



April 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.: 10-2025

Property Owner: Mary P. Gibbs

Property ID: 26294 and 26295

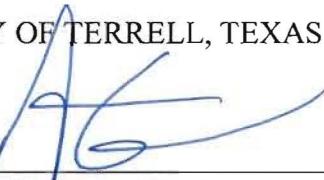
Address of Property: CO Rd 241, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Mary P. Gibbs on February 24, 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 April 14, 2025.

CITY OF TERRELL, TEXAS

By: 

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary



FEB 24 2025

## Extraterritorial Jurisdiction Release Petition

BY: Dawn Stiel

To: City of Terrell Hall- City Secretary  
201 East Nash Street  
Terrell, Tx 75161

I/We Mary P. Gibbs,  
majority owner/owners of parcel/parcels of land in ETJ of Terrell, Tx  
hereby petition City, under Tx Local Gov Code Section 42, Sub-chapter D, for the area  
of land described in attached Exhibits, to be released from the ETJ of City of Terrell.

Majority owner/owners of land title holders have signed this petition below for land area described in petition, as  
shown in attached Exhibits from Kaufman County tax roll records of county central appraisal district.

Petitioner Signatures:

Mary P. Gibbs 12/10/24

Signature

Date

Signature

Date

Mary P. Gibbs

Printed Name

Printed Name

Date of Birth: [REDACTED]

Date of Birth: [REDACTED]

Mailing address: 15101 High Point RdPhone #: 214-478-2481Email: miles-gibbs@yahoo.com

General Location of Property:

Site Address: 15101 High Point Rd  
Terrell, TX 75160Parcel ID No(s): 26294 and 26295Total Area (acres) 1 acre and 10 acresSubdivision: High Point Estates (91530)  
Lot 5 Block 5Reason for Request: To be removed from the ETJ

Attachments/Exhibits used:

Metes and bounds or a copy of the recorded plat for the property

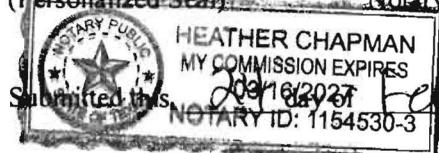
Property Tax Roll records (current property details listed on Kaufman County Appraisal District

State Of Texas  
County of Kaufman

This instrument was acknowledged before me on \_\_\_\_\_

By: Mary P. Gibbs

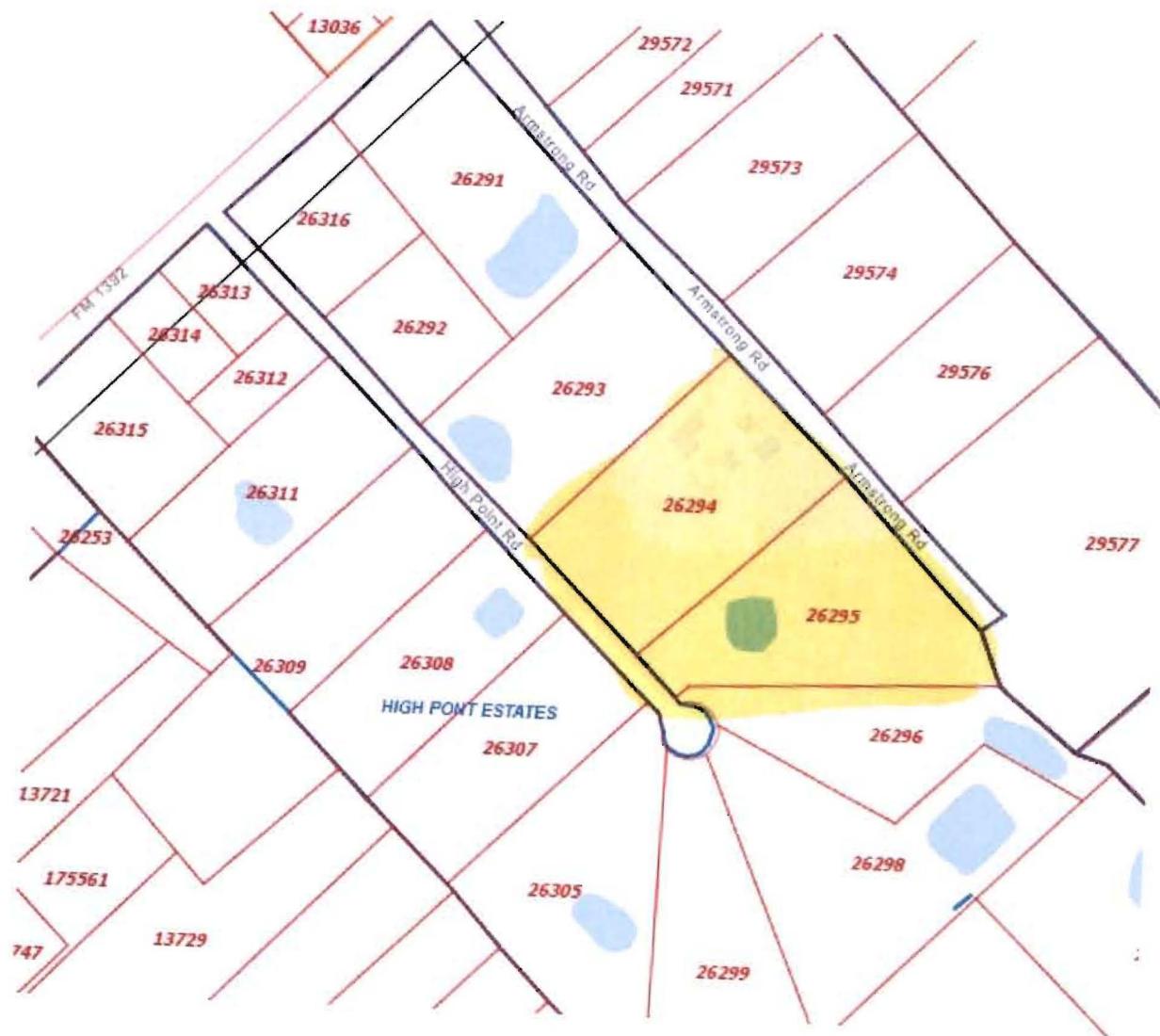
(Personalized Seal)

Notary Public's Signature: Heather Chapman

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND DEPICTION OF AREA TO BE REMOVED FROM THE  
EXTRATERRITORIAL JURISDICTION**

**[Please See Attached]**



## Property Information

Property ID: 26294

Legal Acreage: 1.00

GEO ID: 00.1530.0004.0000.00.06.00

Legal Description: HIGH POINT ESTATES, BLOCK 4, & HOUSE  
Tract or Lot:

Abstract Subdivision Code: 91530

Block: 4

Neighborhood Code: 28-RVGD/AV

School District: 9T

City Limits:

## Property Location

Situs Number: 15101

Situs Street Prefix:

Situs Street Name: HIGH POINT

Situs Street Sufix: RD

Situs City: TERRELL

Situs State: TX

Situs Zip: 75160

## Owner Information

Owner Name: GIBBS MARY

Mailing Address: 15101 HIGH POINT RD

Mailing Address City: TERRELL

Mailing Address State: TX

Mailing Address Zip: 75160

## Deed Information

Deed Sequence: 0

Deed Date: 02/11/2010

Deed Volume: 3725

Deed Page: 157

Deed Number: 3375

**EXHIBIT "B"**

**OWNERSHIP OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL  
JURISDICTION**

**[Please See Attached]**

## Property Information

Property ID: 26295

Legal Acreage: 10.00

GEO ID: 00.1530.0005.0000.00.06.00

Legal Description: HIGH POINT ESTATES, BLOCK 5

Tract or Lot:

Abstract Subdivision Code: S1530

Block: 5

Neighborhood Code: 26-001

School District: ST

City Limits:

## Property Location

Situs Number:

Situs Street Prefix:

Situs Street Name: CO RD 241

Situs Street Sufix:

Situs City: TERRELL

Situs State: TX

Situs Zip: 75160

## Owner Information

Owner Name: GIBBS MARY

Mailing Address: 15101 HIGH POINT RD

Mailing Address City: TERRELL

Mailing Address State: TX

Mailing Address Zip: 75160

## Deed Information

Deed Sequence: 0

Deed Date: 02/11/2010

Deed Volume: 2010-0003275

Deed Page: 167

Deed Number: 3725

9. 932-6081

## Property Details

### Account

**Property ID:** 26294 **Geographic ID:** 00.1530.0004.0000.00.06.00

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

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

### Location

**Situs Address:** 15101 HIGH POINT RD TERRELL, TX 75160

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

**Legal Description:** HIGH PONT ESTATES, BLOCK 4, & HOUSE

**Abstract/Subdivision:** S1530

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

### Owner

**Owner ID:** 189902

**Name:** GIBBS MARY

### Agent:

**Mailing Address:** 15101 HIGH POINT RD  
TERRELL, TX 75160

**% Ownership:** 100.0%

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

## Property Values

**Improvement Homesite Value:** \$291,630 (+)

**Improvement Non-Homesite Value:** \$28,128 (+)

**Land Homesite Value:** \$22,950 (+)

**Land Non-Homesite Value:** \$7,650 (+)

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

**Market Value:** \$350,358 (=)

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

**Appraised Value:** \$350,358 (=)

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

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

**Assessed Value:** \$350,358

**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:** GIBBS MARY % **Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	\$350,358	\$350,358
KC	KAUFMAN COUNTY	\$350,358	\$335,358
ST	TERRELL ISD	\$350,358	\$240,358
TV	TRINITY VALLEY CC	\$350,358	\$335,358
P2	PRECINCT 2	\$350,358	\$350,358
RB	ROAD & BRIDGE	\$350,358	\$335,358
CAD	KAUFMAN CAD	\$350,358	\$350,358

**Total Tax Rate:** 1.683973

## Property Roll Value History

Year	Improvements	Land	Market	Ag	Valuation	Appraised	HS Cap	Loss	Assessed
2024	\$319,758		\$30,600		\$0	\$350,358		\$0	\$350,358
2023	\$321,874		\$26,600		\$0	\$348,474		\$0	\$348,474
2022	\$341,198		\$20,700		\$0	\$361,898		\$32,770	\$329,128
2021	\$283,051		\$13,400		\$0	\$296,451		\$0	\$296,451
2020	\$269,670		\$7,250		\$0	\$276,920		\$0	\$276,920
2019	\$221,010		\$7,250		\$0	\$228,260		\$0	\$228,260
2018	\$201,350		\$7,250		\$0	\$208,600		\$1,000	\$207,600
2017	\$186,430		\$7,250		\$0	\$193,680		\$4,953	\$188,727
2016	\$164,320		\$7,250		\$0	\$171,570		\$0	\$171,570

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/25/2007	WD	WARRANTY DEED	MC NUTT WAYNE T	SONNTAG SHANE & LINDA VILLANO	3192	259	15347
2/11/2010	WD	WARRANTY DEED	SONNTAG SHANE & LINDA VILLANO	GIBBS MARY	3725	167	3275

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## Property Details

### Account

**Property ID:** 26295      **Geographic ID:** 00.1530.0005.0000.00.06.00

**Type:** R      **Zoning:**

**Property Use:** Condo

### Location

**Situs Address:** CO RD 241 TERRELL, TX 75160

**Map ID:** B3-D-3      **Mapsco:**

**Legal Description:** HIGH PONT ESTATES, BLOCK 5

**Abstract/Subdivision:** S1530

**Neighborhood:** (28-001) Terrell ISD

### Owner

**Owner ID:** 189902

**Name:** GIBBS MARY

### Agent:

**Mailing Address:** 15101 HIGH POINT RD  
TERRELL, TX 75160

**% 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:** \$0 (+)

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

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

**Agricultural Market Valuation:** \$305,999 (+)

<b>Market Value:</b>	\$305,999 (=)
<b>Agricultural Value Loss:</b> 	\$304,551 (-)
<b>Appraised Value:</b>	\$1,448 (=)
<b>HS Cap Loss:</b> 	\$0 (-)
<b>Circuit Breaker:</b> 	\$0 (-)
<b>Assessed Value:</b>	\$1,448
<b>Ag Use Value:</b>	\$1,448

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:** GIBBS MARY % **Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	\$305,999	\$1,448
KC	KAUFMAN COUNTY	\$305,999	\$1,448
ST	TERRELL ISD	\$305,999	\$1,448
TV	TRINITY VALLEY CC	\$305,999	\$1,448
P2	PRECINCT 2	\$305,999	\$1,448
RB	ROAD & BRIDGE	\$305,999	\$1,448
CAD	KAUFMAN CAD	\$305,999	\$1,448

**Total Tax Rate:** 1.683973

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	10.00	435,600.00	0.00	0.00	\$305,999	\$1,448

## Property Roll Value History

Year	Improvements	Land	Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0		\$305,999	\$1,448	\$1,448	\$0	\$1,448
2023	\$0		\$265,999	\$1,479	\$1,479	\$0	\$1,479
2022	\$0		\$207,000	\$1,462	\$1,462	\$0	\$1,462
2021	\$0		\$134,000	\$1,364	\$1,364	\$0	\$1,364
2020	\$0		\$72,500	\$1,300	\$1,300	\$0	\$1,300
2019	\$0		\$72,500	\$1,260	\$1,260	\$0	\$1,260
2018	\$0		\$72,500	\$1,350	\$1,350	\$0	\$1,350
2017	\$0		\$72,500	\$1,350	\$1,350	\$0	\$1,350
2016	\$0		\$72,500	\$1,350	\$1,350	\$0	\$1,350

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/25/2007	WD	WARRANTY DEED	MC NUTT WAYNE T	SONNTAG SHANE & LINDA VILLANO	3192	259	15347
2/11/2010	WD	WARRANTY DEED	SONNTAG SHANE & LINDA VILLANO	GIBBS MARY <u>2010-0003275</u> <u>(tel:2010-0003275)</u>	2010-0003275	167	3725

Kaufman County  
Laura Hughes  
County Clerk

Instrument Number: 2010-0003275

WARRANTY DEED

Party: SONNTAG SHANE

Billable Pages: 5  
Number of Pages: 6

FILED AND RECORDED - REAL RECORDS		CLERKS COMMENTS
On:	03/02/2010 at 10:04 AM	MAILBACK
Document Number:	<u>2010-0003275</u>	WARRANTY DEED WITH VENDOR'S LIEN
Receipt No:	<u>10-3224</u>	
Amount:	\$ <u>32.00</u>	
Vol/Pg:	<u>V:3725 P:167</u>	



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 A. Hughes*

Laura Hughes, County Clerk

Recorded By: Karen Jones, 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:  
MARY P GIBBS  
15101 HIGH POINT RD  
TERRELL, TX 75160



## Warranty Deed with Vendor's Lien

180-7151VM

### NOTICE OF CONFIDENTIALITY RIGHTS:

**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

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

THAT, Shane Sonntag, a Married Man and Linda Villano, a Single Woman (hereinafter called "GRANTORS" whether one or more), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and OTHER GOOD AND VALUABLE CONSIDERATIONS cash in hand paid by:

Mary P. Gibbs, A Single Woman  
 15101 High Point Road  
 Terrell, TX 75160

(hereinafter called "GRANTEEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Granteee of one certain Promissory Note in the principal sum of **ONE HUNDRED SEVENTY SIX THOUSAND DOLLARS 00/100 (\$176,000..00)**, of even date herewith, payable to the order of **COLONIAL NATIONAL MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A.**.. hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from grantee to **J. DAVID MOTLEY AND /OR F. ALLEN MAULSBY**, Trustee.

Grantor has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey unto the said Grantee, all of the Grantor's interest in that certain land situated in the County of TARRANT, State of Texas and described as:

**BEING TRACTS FOUR (4), AND FIVE (5), HIGH POINT ESTATES, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET I, ENVELOPE 203, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.**

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantees and the heirs, successors or assigns of said Grantee forever. And Grantors do hereby bind themselves, and

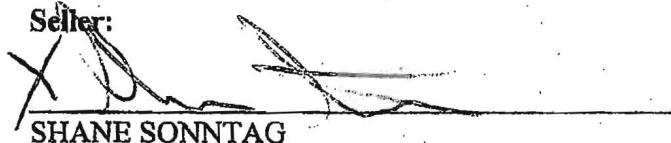
their heirs, executors, administrators and successors of said Grantors to warrant and forever defend all and singular the said premises unto the said Grantees and their heirs, assigns and successors of said Grantee, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances or other governmental authorities.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payees of said Notes against the above-described Property, and improvements, until said Notes and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

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

Dated the 11<sup>th</sup> day of February, 2010

Seller:



SHANE SONNTAG

SHARON SONNTAG (SPOUSE)

  
LINDA VILLANO

ACKNOWLEDGMENT:  
THE STATE OF ~~PENNSYLVANIA~~  
COUNTY OF ~~PENNSYLVANIA~~

PA  
Monroe

→ This instrument was acknowledged before me on 2-11-10 by SHANE SONNTAG

  
Notary Public, State of ~~PENNSYLVANIA~~ PA

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal	
John P. Wells, Notary Public	
Dingman Twp., Pike County	
My Commission Expires March 24, 2011	
Member, Pennsylvania Association of Notaries	

**ACKNOWLEDGMENT :**  
THE STATE OF TEXAS  
COUNTY OF TARRANT

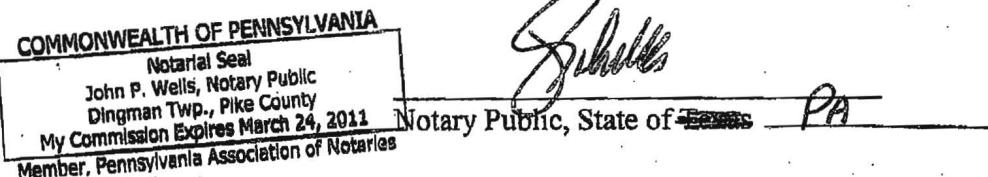
This instrument was acknowledged before me on \_\_\_\_\_, by  
SHARON SONNTAG

Notary Public, State of Texas

**ACKNOWLEDGMENT :**  
THE STATE OF ~~TEXAS~~  
COUNTY OF ~~TARRANT~~

PA  
Monroe

This instrument was acknowledged before me on 2-11-10, by LINDA  
VILLANO.



AFTER RECORDING RETURN TO:  
MARY P. GIBBS  
15101 HIGH POINT RD.  
TERRELL, TX 75160

PREPARED IN THE LAW OFFICE OF:  
A. Randall Camacho, PLLC  
1300 Glade Road  
Colleyville, TX 76034