



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: Aun Steel

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: _____

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

General Location of Property: _____

Site Address: 15101 High Point Rd
Terrell, TX 75160

Parcel ID No(s): 26294 and 26295

Total Area (acres) 1 acre and 10 acres

Subdivision: High Point Estates (91530)
Lot _____ Block 5

Reason for Request: To be removed from the ETJ

Attachments/Exhibits used:

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

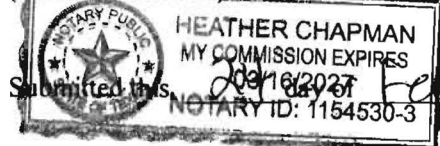
Property Tax Roll records (current property details listed on Kaufman County Appraisal District

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

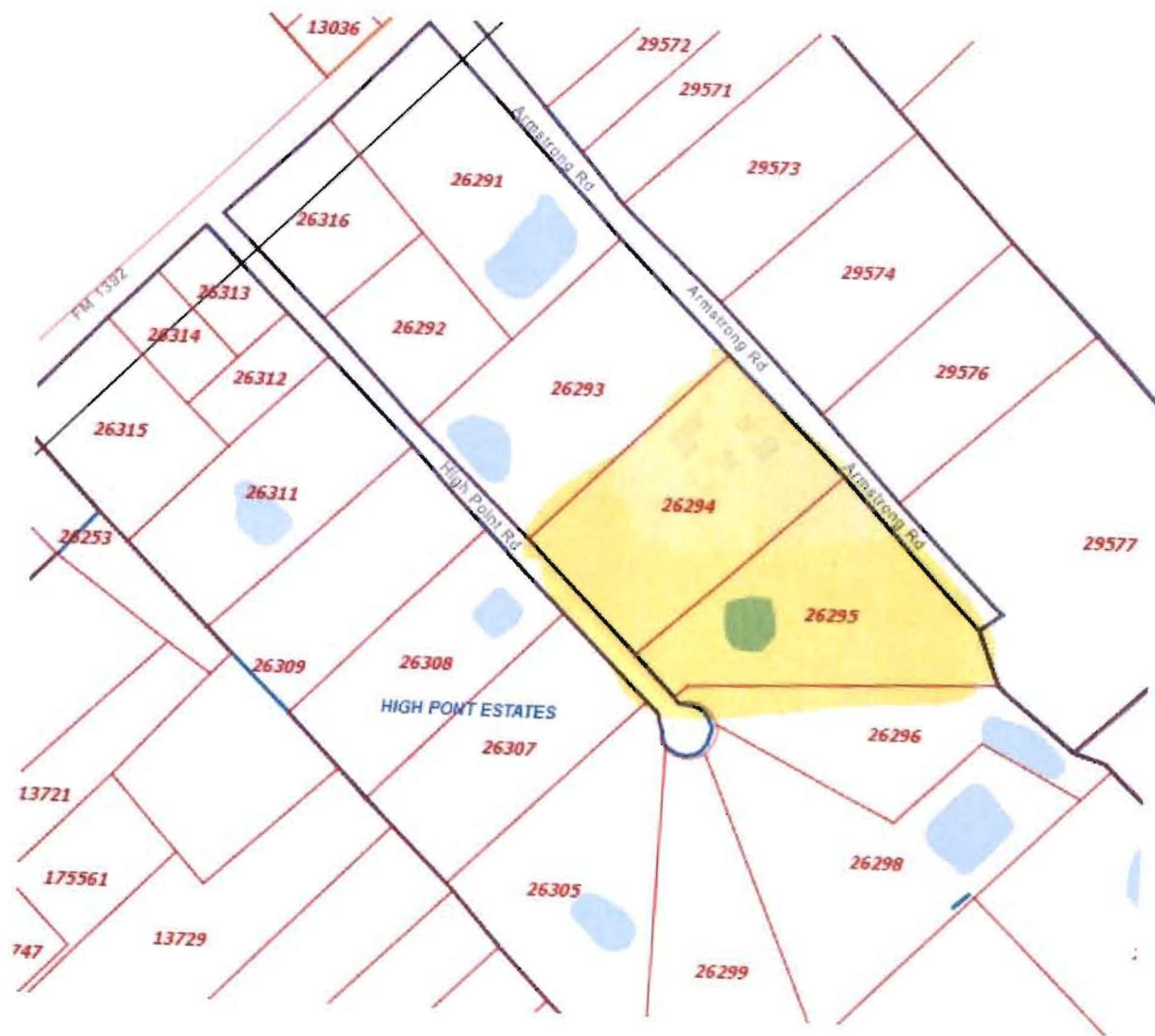


Submitted this 24th day of Feb, 2025

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: 81530

Block: 4

Neighborhood Code: 28-RVGD/AV

School District: 97

City Limits:

Property Location

Situs Number: 15101

Situs Street Prefix:

Situs Street Name: HIGH POINT

Situs Street Suffix: 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: 167

Deed Number: 3775

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: 91530

Block: 5

Neighborhood Code: 25-001

School District: ST

City Limits:

Property Location

Situs Number:

Situs Street Prefix:

Situs Street Name: CO RD 241

Situs Street Suffix:

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

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.

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 (+)

Market Value:	\$305,999 (=)
Agricultural Value Loss:?	\$304,551 (-)

Appraised Value:	\$1,448 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)

Assessed Value:	\$1,448
Ag Use Value:	\$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> (tel: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
Receipt No: <u>10-3224</u>	LIEN
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

780-7151VM

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 ()
 ()
 COUNTY OF TARRANT () KNOW ALL MEN BY THESE PRESENTS:

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 "GRANTEES" 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 Grantee 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 11th day of February, 2010

Seller:

[Signature]
SHANE SONNTAG

SHARON SONNTAG (SPOUSE)

[Signature]
LINDA VILLANO

ACKNOWLEDGMENT:

→ THE STATE OF ~~MISSISSIPPI~~
COUNTY OF ~~TARRANT~~

PA
Monroe

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

[Signature]
Notary Public, State of ~~Miss~~ 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

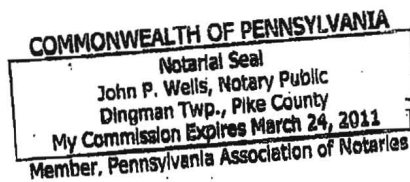
ACKNOWLEDGMENT:

THE STATE OF ~~TEXAS~~

COUNTY OF ~~TARRANT~~

PA
MONROE

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



[Signature]
Notary Public, State of ~~Texas~~

PA

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