



March 6, 2024

Rick Carmona  
Mayor

Grady Simpson  
Council Member  
District 2

Mayrani Velazquez  
Mayor Pro Tem  
District 3

Stephanie Thomas  
Deputy Mayor Pro Tem  
District 4

Phil Robison  
Council Member  
District 5

Mike Sims  
City Manager

Extraterritorial Jurisdiction Release No.: 19-2024

Property Owner: Amanias and Alberto Guevara

Property ID: 13770 and 13771

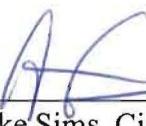
Address of Property: 15138 Co Rd 234 and 15100 Co Rd 234, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Amanias and Alberto Guevara on January 23, 2024. 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.

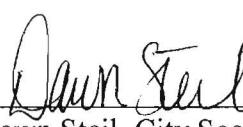
After review and finding the Petition to be sufficient, the property described in the Petition is hereby released from the Extraterritorial Jurisdiction of the City of Terrell, effective March 6, 2024.

CITY OF TERRELL, TEXAS

By: 

Mike Sims, City Manager

Attest:

  
Dawn Steil, City Secretary

Dawn Steil

## Extraterritorial Jurisdiction Release Petition

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

I/We Amanias Guevara, Alberto Guevara,

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:

Amanias  
Signature

1/26/2024  
Date

Alberto Guevara  
Signature

1/26/2024  
Date

Amanias Guevara  
Printed Name

Alberto Guevara  
Printed Name

Date of Birth: 01-01-19

Date of Birth: 01-01-19

Mailing address: 15100 County Road 234 Terrell, TX 75160

Phone #: 214 830-4338

Email: aguevara00@yahoo.com

General Location of Property: WE Sullivan ; Neighborhood ID: 28-001 / 28-010

Site Address: 15100 County Road 234; 15138 County Road 234

Terrell, TX 75160

Parcel ID No(s): 13770; 13771

Total Area (acres) 6.56

Subdivision: A0490- WE Sullivan

Lot 869 Block  

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

# **EXHIBIT A**

## **DESCRIPTION OF THE BOUNDARIES OF THE LAND**

EXHIBIT "A"  
LEGAL DESCRIPTION

Being all that certain tract or parcel of land in the W.E.Sullivan Survey, Abstract No. 490, Kaufman County, Texas, and being part of that 144.697 acre tract of land conveyed to Russ Parsons, recorded in Volume 1200, Page 339, Deed Records, Kaufman County, Texas, and being the same tracts of land conveyed to Johnny Stanbrough and Shanna Stanbrough commonly known as Lot 8, recorded in Instrument No. 2008-00008638, Deed Records, Kaufman County, Texas, and commonly known as Lot 9, recorded in Volume 1318, Page 183, Deed Records, Kaufman County, Texas, and being described by metes and bounds as follows:

BEGINNING at a point for corner, near the center of County Road No. 234, said point being the West corner of said Lot 9 and herein described tract and the North corner of a tract of land conveyed to Baldomero and Irma Muratalla, recorded in Volume 3270, Page 362, Deed Records, Kaufman County, Texas, known as Lot 10, from which a 1/2 inch iron rod found for witness bears South 45 degrees 09 minutes 47 seconds East - 17.33 feet;

THENCE North 44 degrees 50 minutes 13 seconds East near the center of said County Road No. 234 a distance of 476.92 feet to a point for corner, the North corner of herein described tract, commonly known as Lot 8, said point being the West corner of a tract of land conveyed to Marvaline Jackson Martin, recorded in Instrument No. 2008-00003508, Deed Records, Kaufman County, Texas, (commonly known as Lot 7);

THENCE South 45 degrees 09 minutes 07 seconds East along the Northeast line of said Martin tract passing a 1/2 inch iron rod found for witness at a distance of 17.59 feet and continuing for a total distance of 599.74 feet to a 1/2 inch iron rod found for corner, the East corner of herein described tract, said point being in the Northwest line of a tract of land conveyed to Parsons/Schroeder, LLC recorded in Volume 1386, Page 592, Deed Records, Kaufman County, Texas;

THENCE South 44 degrees 50 minutes 13 seconds West along the Northwest line of said Parsons/Schroeder Tract a distance of 476.92 feet to a 1/2 inch iron rod found for corner, the South corner of herein described tract known as Lot 9, said point being the East corner of said Muratalla tract;

THENCE North 45 degrees 09 minutes 47 seconds West along the Northeast line of said Muratalla tract a distance of 599.74 feet to the PLACE OF BEGINNING and containing 286,028.00 square feet or 6.566 acres of land, more or less.

# **EXHIBIT B**

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

**WARRANTY DEED**

**Notice of confidentiality rights:** If you are a natural person, you may remove or strike any and all of the following information from any instrument that transfers an interest in real property before it is filed of record in the public records: your Social Security number or your driver's license number.

**DATE:** May 15, 2017

**GRANTOR:** Craig Bennight and wife, Johanna E. Bennight

**GRANTOR'S ADDRESS :** 3309 Steven Drive, Plano, TX 75023

**GRANTEE:** Amanias Guevara and Alberto Guevara

**GRANTEE'S MAILING ADDRESS:**

**CONSIDERATION:** Cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

**PROPERTY (INCLUDING ANY IMPROVEMENTS):** All that certain lot, tract or parcel of land situated in the W. E. Sullivan Survey, Abstract No. 940, Kaufman County, Texas, being the tract of land conveyed to Craig Bennight and Johanna E. Bennight, husband and wife in deed recorded in Volume 3407, Page 106, Real Property Records, Kaufman County, Texas, and being more particularly described by metes and bounds on the attached Exhibit A:

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

The herein described property is conveyed subject to any and all easements, restrictions, reservations, whether of minerals or other kinds, covenants and agreements of record, if any, as same may affect said property, including but not limited to the following:

The restrictive covenants are recorded in Volume 1318, Page 183, Real Property Records, Kaufman County, Texas.

Easement dated September 31, 1962, from W. C. Griffith to Lone Star Gas Company recorded in Volume 459, Page 630, Deed Records, Kaufman County, Texas.

Easement dated December 4, 1972, from W. C. Griffith to Southwestern Bell recorded in Volume 573, Page 780, Deed Records, Kaufman County, Texas.

Easement dated January 25, 1973, from F. M. Griffith to Southwestern Bell recorded in Volume 573, Page 782, Deed Records, Kaufman County, Texas.

Easement dated January 25, 1973, from Jerry C. Griffith to Southwestern Bell recorded in Volume 573, Page 784, Deed Records, Kaufman County, Texas.

Easement dated June 9, 1973, from J. W. Griffith to Southwestern Bell recorded in Volume 579, Page 17, Deed Records, Kaufman County, Texas.

Easement dated August 21, 1975, from Guynne Griffith Wimberley, et al to Seaway Pipeline, Inc. recorded in Volume 607, Page 95, Deed Records, Kaufman County, Texas.

Easement dated August 21, 1975, from Guynne Griffith Wimberley, et al to Seaway Pipeline, Inc. recorded in Volume 607, Page 102, Deed Records, Kaufman County, Texas.

Easement dated August 21, 1975, from Guynne Griffith Wimberley, et al to Seaway Pipeline, Inc. recorded in Volume 607, Page 109, Deed Records, Kaufman County, Texas.

Easement dated August 21, 1975, from Guynne Griffith Wimberley, et al to Seaway Pipeline, Inc. recorded in Volume 607, Page 116, Deed Records, Kaufman County, Texas.

Easement dated August 22, 1996, from Russell D. Parsons to Texas Utilities Electric Company recorded in Volume 1243, Page 314, Real Property Records, Kaufman County, Texas.

Easement dated October 22, 1996, from Karen Parson to High Point Water Supply Corporation recorded in Volume 1247, Page 602, Real Property Records, Kaufman County, Texas.

Mineral reservation in deed dated October 6, 1975 from Gwynne Griffith Wimberley, et al to Seaway Pipeline, Inc. recorded in Volume 610, Page 445, Deed Records, Kaufman County, Texas.

Mineral reservation in deed dated October 6, 1975 from Gwynne Griffith Wimberley, et al to Seaway Pipeline, Inc. recorded in Volume 610, Page 450, Deed Records, Kaufman County, Texas.

Mineral reservation in deed dated October 6, 1975 from Gwynne Griffith Wimberley, et al to Seaway Pipeline, Inc. recorded in Volume 610, Page 455, Deed Records, Kaufman County, Texas.

Mineral reservation in deed dated October 6, 1975 from Gwynne Griffith Wimberley, et al to Seaway Pipeline, Inc. recorded in Volume 610, Page 460, Deed Records, Kaufman County, Texas.

Mineral reservation in deed dated July 15, 1993 from M. Ross Griffith to Harvey D. Lynch and Nancy T. Lynch recorded in Volume 1097, Page 350, Real Property Records, Kaufman County, Texas.

Mineral reservation in deed dated July 15, 1993 from The Gwen Griffith Testamentary Trust and The Gail Griffith Testamentary Trust to Harvey D. Lynch and Nancy T. Lynch recorded in Volume 1097, Page 354, Real Property Records, Kaufman County, Texas.

Mineral reservation in deed dated July 15, 1993 from Gwyn Shook Mason to Harvey D. Lynch and Nancy T. Lynch recorded in Volume 1097, Page 358, Real Property Records, Kaufman County, Texas.

Mineral reservation in deed dated July 15, 1993 from Marjorie G. Fallon to Harvey D. Lynch and Nancy T. Lynch recorded in Volume 1097, Page 362, Real Property Records, Kaufman County, Texas.

Mineral reservation in deed dated July 15, 1993 from Amanda G. Herbert to Harvey D. Lynch and Nancy T. Lynch recorded in Volume 1097, Page 366, Real Property Records, Kaufman County, Texas.

Mineral reservation in deed dated July 15, 1993 from Jack B. Shook, Jr. to Harvey D. Lynch and Nancy T. Lynch recorded in Volume 1097, Page 370, Real Property Records, Kaufman County, Texas.

Oil, gas and mineral lease dated July 15, 1981, by and between Jerry C. Griffith, Lessor, and The Dow Chemical Company, Lessee, recorded in Volume 702, Page 561, Deed Records, Kaufman County, Texas.

Oil, gas and mineral lease dated November 24, 1981, by and between F. M. Griffith, Jr., Lessor, and The Dow Chemical Company, Lessee, recorded in Volume 709, Page 711, Deed Records, Kaufman County, Texas.

Oil, gas and mineral lease dated December 28, 1981, by and between Gwynne Wimberley Shook, Independent Executrix of the Lydia Griffith Best Estate, Deceased and Individually, Lessor, and The Dow Chemical Company, Lessee, recorded in Volume 712, Page 56, Deed Records, Kaufman County, Texas.

Oil, gas and mineral lease dated December 28, 1981, by and between Gwynne Griffith Wimberley, Lessor, and The Dow Chemical Company, Lessee, recorded in Volume 712, Page 60, Deed Records, Kaufman County, Texas.

Oil, gas and mineral lease dated April 27, 1982, by and between Patsy Lacy Griffith, Individually and Executrix of the Estate of J. W. Griffith, Deceased, Lessor, and The Dow Chemical Company, Lessee, recorded in Volume 731, Page 553, Deed Records, Kaufman County, Texas.

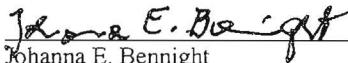
Affidavit as to wastewater treatment system dated March 17, 1998, executed by Shanna Beth Stanbrough, recorded in Volume 1296, Page 823, Real Property Records, Kaufman County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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



Craig Bennight

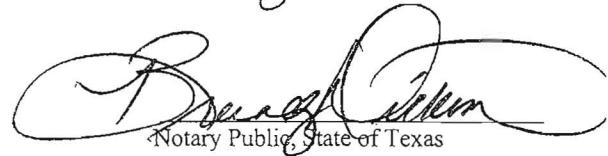
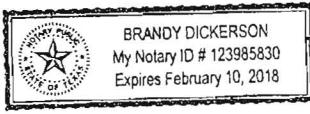


Johanna E. Bennight

STATE OF TEXAS

COUNTY OF KAUFMAN

This instrument was acknowledged before me on this the 15<sup>th</sup> day of May 2017 by Craig Bennight and Johanna E. Bennight.



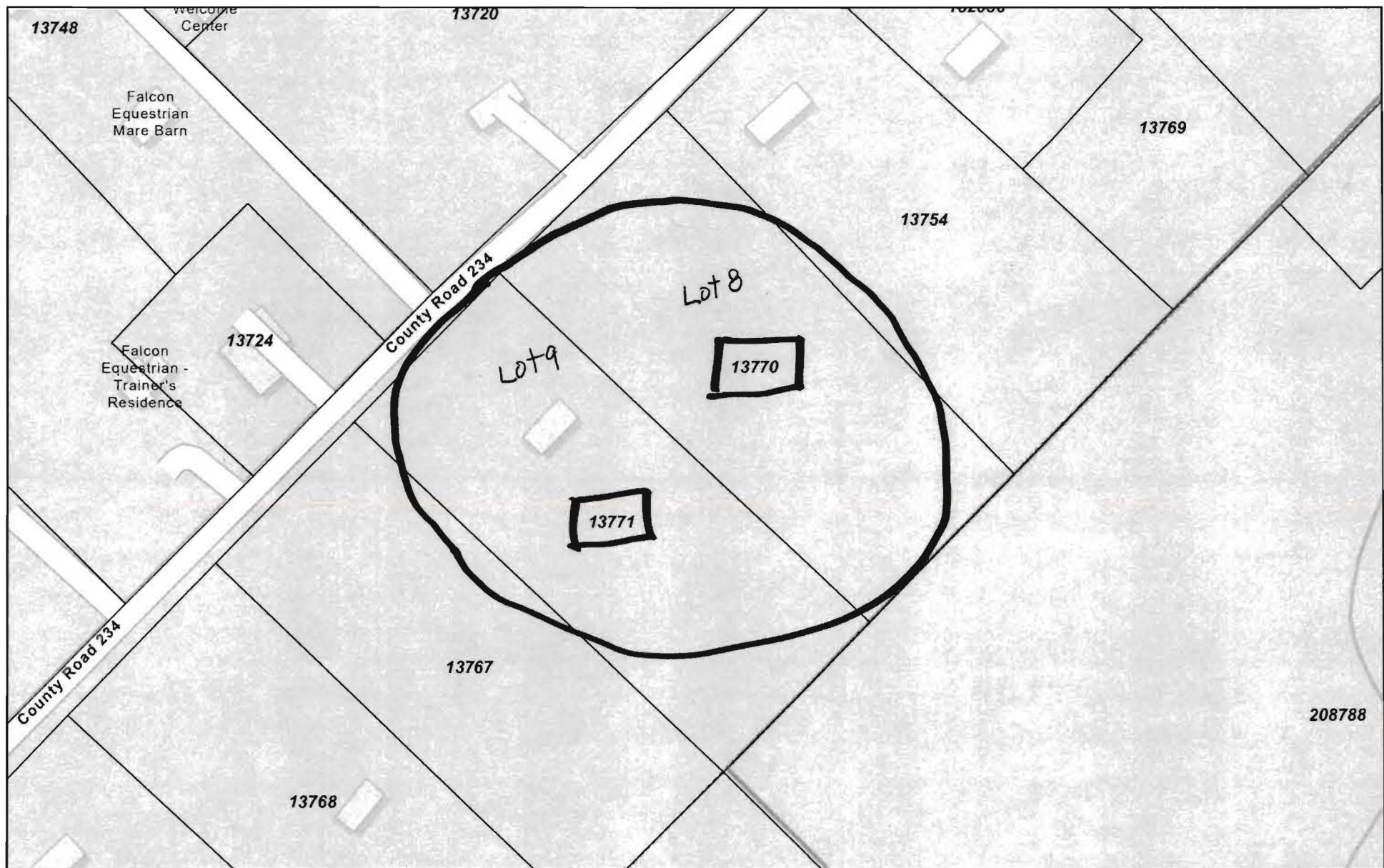
Brandy Dickerson  
Notary Public, State of Texas

After recording return to:  
Amanias Guevara and Alberto Guevara

# **EXHIBIT C**

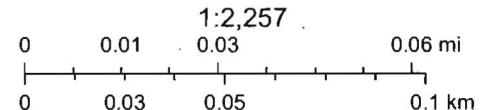
# **MAP OF THE LAND**

# Kaufman CAD Web Map



1/25/2024, 3:07:02 PM

- Parcels
- City Limits



Esri Community Maps Contributors, Baylor University, Kaufman County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin

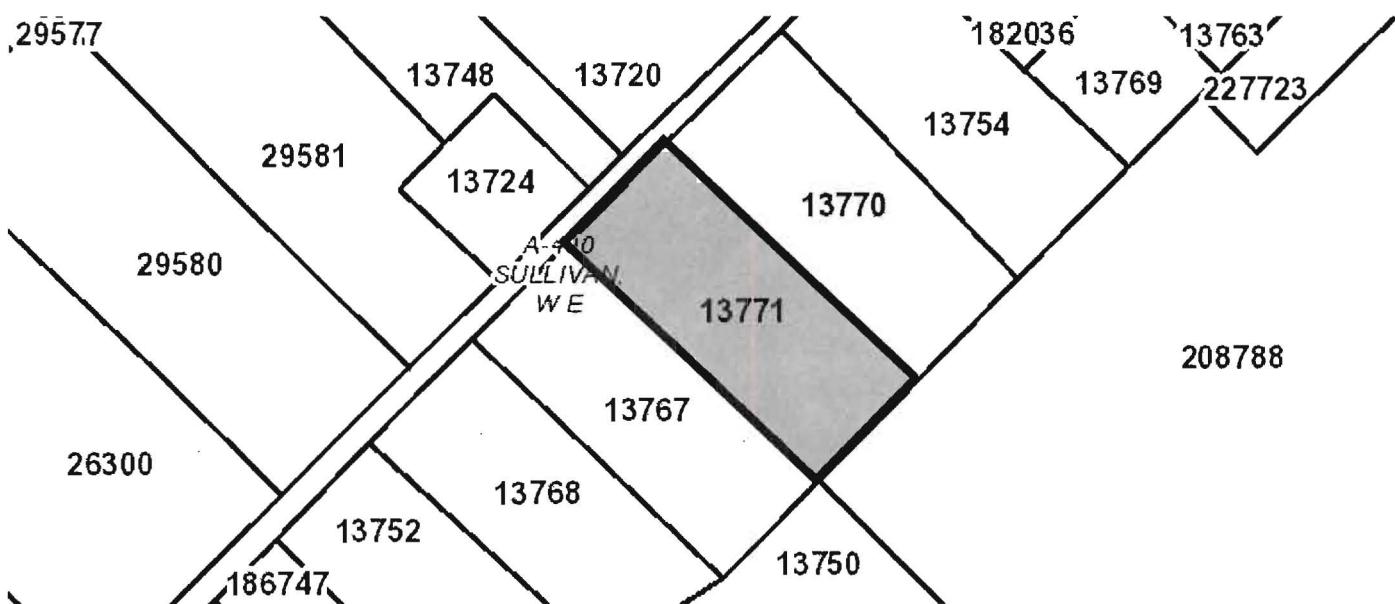
Kaufman County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

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 D**

## **TAXROLLS OF PROPERTY**

Map



Property Details

Account

Property ID:	13771	Geographic ID:	99.0490.0000.0070.26.06.00
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	15100 CO RD 234 TERRELL, TX 75160		
Map ID:	B3-D-3	Mapsco:	
Legal Description:	W E SULLIVAN, 3.283 ACRES, & M/HOME, LABEL# PFS0501657		
Abstract/Subdivision:	A0490 - W E SULLIVAN		
Neighborhood:	28-010		

Owner

Owner ID:	208878
Name:	GUEVARA AMANIAS & ALBERTO
Agent:	
Mailing Address:	15100 CO RD 234 TERRELL, TX 75160
% Ownership:	100.0%

**Exemptions:****HS - HOMESTEAD**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$107,807 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$107,193 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$215,000 (=)
<b>Agricultural Value Loss:</b> 	\$0 (-)
<b>Appraised Value:</b>	\$215,000 (=)
<b>Homestead Cap Loss:</b> 	\$108,673 (-)
<b>Assessed Value:</b>	\$106,327
<b>Ag Use Value:</b>	\$0

**VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.**

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:** GUEVARA AMANIAS & ALBERTO %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$215,000	\$106,327
CAD	KAUFMAN CAD	0.000000	\$215,000	\$106,327
KC	KAUFMAN COUNTY	0.328958	\$215,000	\$106,327

P2	PRECINCT 2	0.000000	\$215,000	\$106,327
RB	ROAD & BRIDGE	0.082500	\$215,000	\$106,327
ST	TERRELL ISD	1.068200	\$215,000	\$6,327
TV	TRINITY VALLEY CC	0.110990	\$215,000	\$106,327

Total Tax Rate: 1.690648

## ■ Property Improvement - Building

**Type: MOBILE HOME State Code: E2 Living Area: 1,530.00sqft Value: \$50,898**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	DWA20	23 - Alum/Vinyl	1998	1,530.00
WD	WOOD DECK	*		1998	960.00

**Description: BARN Type: REAL PROPERTY State Code: E4 Living Area: 0.00sqft Value: \$56,909**

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	90SL	0	1,848.00

## ■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	1.0000	43,560.00	0.00	0.00	\$32,651	\$0
01HS	HOMESITE	2.2830	99,447.48	0.00	0.00	\$74,542	\$0

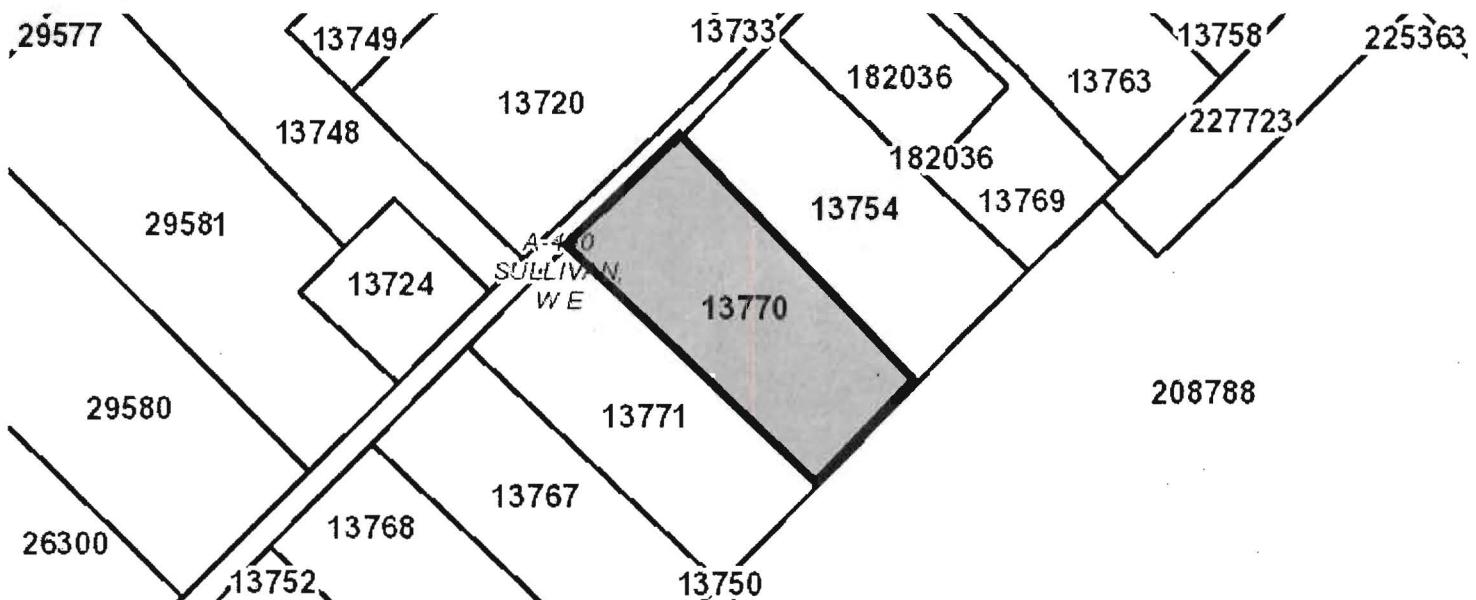
## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$107,807	\$107,193	\$0	\$215,000	\$108,673	\$106,327
2022	\$86,085	\$81,037	\$0	\$167,122	\$70,461	\$96,661
2021	\$93,252	\$54,724	\$0	\$147,976	\$60,102	\$87,874
2020	\$84,740	\$29,410	\$0	\$114,150	\$48,410	\$65,740
2019	\$52,300	\$48,200	\$0	\$100,500	\$24,307	\$76,193
2018	\$27,210	\$38,470	\$190	\$39,120	\$0	\$39,120
2017	\$23,640	\$38,470	\$190	\$35,550	\$0	\$35,550
2016	\$25,000	\$38,470	\$190	\$36,910	\$0	\$36,910
2015	\$26,370	\$38,470	\$190	\$38,280	\$0	\$38,280
2014	\$27,730	\$38,470	\$190	\$39,640	\$0	\$39,640
2013	\$1,500	\$38,470	\$210	\$13,430	\$0	\$13,430

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/7/2017	COR	CORRECTION DEED			5447	7	20429
5/15/2017	WD	WARRANTY DEED	BENNIGHT CRAIG & JOHANNA E	GUEVARA AMANIAS & ALBERTO	5342	210	10892
5/29/2008	WD	WARRANTY DEED	STANBROUGH JOHNNY & SHANNA	BENNIGHT CRAIG & JOHANNA E	3407	106	10835

## Map



## Property Details

### Account

Property ID:	13770	Geographic ID:	99.0490.0000.0070.25.06.00
Type:	Real	Zoning:	
Property Use:		Condo:	

### Location

Situs Address:	15138 CO RD 234 TX		
Map ID:	B3-D-3	Mapsco:	
Legal Description:	W E SULLIVAN, TRACT 8; 3.283 ACRES, TRACEY (UNREC)		
Abstract/Subdivision:	A0490 - W E SULLIVAN		
Neighborhood:	28-001		

### Owner

Owner ID:	208878
Name:	GUEVARA AMANIAS & ALBERTO
Agent:	
Mailing Address:	15100 CO RD 234 TERRELL, TX 75160
% Ownership:	100.0%

**Exemptions:**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$107,193 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$107,193 (=)
<b>Agricultural Value Loss:</b> 	\$0 (-)
<b>Appraised Value:</b>	\$107,193 (=)
<b>Homestead Cap Loss:</b> 	\$0 (-)
<b>Assessed Value:</b>	\$107,193
<b>Ag Use Value:</b>	\$0

**VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.**

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:** GUEVARA AMANIAS & ALBERTO %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$107,193	\$107,193
CAD	KAUFMAN CAD	0.000000	\$107,193	\$107,193
KC	KAUFMAN COUNTY	0.328958	\$107,193	\$107,193
P2	PRECINCT 2	0.000000	\$107,193	\$107,193
RB	ROAD & BRIDGE	0.082500	\$107,193	\$107,193
ST	TERRELL ISD	1.068200	\$107,193	\$107,193
TV	TRINITY VALLEY CC	0.110990	\$107,193	\$107,193

**Total Tax Rate:** 1.690648

---

## ■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZC	NATIVE PASTURE	3.2830	143,007.48	0.00	0.00	\$107,193	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$107,193	\$0	\$107,193	\$0	\$107,193
2022	\$0	\$65,783	\$0	\$65,783	\$0	\$65,783
2021	\$0	\$54,724	\$0	\$54,724	\$0	\$54,724
2020	\$0	\$29,400	\$0	\$29,400	\$0	\$29,400
2019	\$0	\$48,210	\$0	\$48,210	\$0	\$48,210
2018	\$0	\$38,470	\$280	\$280	\$0	\$280
2017	\$0	\$38,470	\$280	\$280	\$0	\$280
2016	\$0	\$38,470	\$280	\$280	\$0	\$280
2015	\$0	\$38,470	\$280	\$280	\$0	\$280
2014	\$0	\$38,470	\$280	\$280	\$0	\$280
2013	\$0	\$38,470	\$300	\$300	\$0	\$300

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/7/2017	COR	CORRECTION DEED			5447	7	20429
5/15/2017	WD	WARRANTY DEED	BENNIGHT CRAIG & JOHANNA E	GUEVARA AMANIAS & ALBERTO	5342	210	10892
5/29/2008	WD	WARRANTY DEED	STANBOROUGH JOHNNY & SHANNA	BENNIGHT CRAIG & JOHANNA E	3407	106	10835
4/30/2007	WD	WARRANTY DEED	FITZPATRICK O L & BARBARA	STANBOROUGH JOHNNY & SHANNA	3389	170	8638
7/6/1998	Deed	Deed	PARSONS, RUSS	FITZPATRICK, O L	1315	33	0