



April 16, 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.: 37-2024

Property Owner: Sharon Cassidy

Property ID: 2983

Address of Property: 11195 Co. Rd. 313, Terrell, TX 75161

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Sharon Cassidy on April 9, 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 May 13, 2024.

CITY OF TERRELL, TEXAS

By: _____

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

RECEIVED

Extraterritorial Jurisdiction Release Petition

APR 9 2024

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

BY: Dawn Steil

I/We Sharon Cassidy,
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:

<u>Scassidy</u> <u>4/9/24</u>	_____ Signature Date	_____ Signature Date
<u>Sharon Cassidy</u>	_____ Printed Name	_____ Printed Name
Date of Birth: <u>[REDACTED]</u>	_____ Date of Birth:	_____ Date of Birth:

Mailing address: 11195 CR 313 Terrell, TX 75126
Phone #: 972-742-5057
Email: SHARIPLUS3@HOTMAIL.COM

General Location of Property: Elmo, TX
Site Address: 11195 CR 313 Terrell, TX 75126

Parcel ID No(s): 2983
Geographic ID 99.0072.0000.0240.01.99.00
Total Area (acres) Approx 3.3
Subdivision: _____
Lot _____ 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)

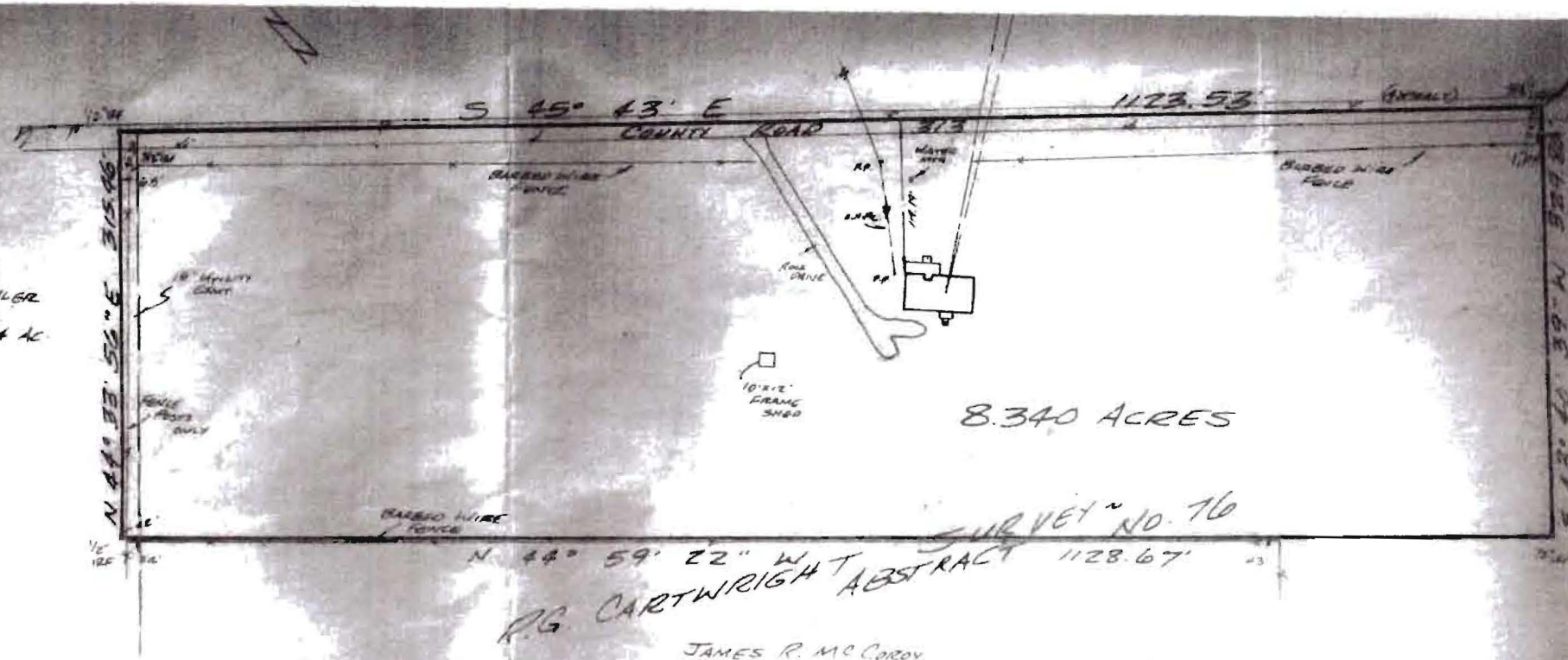
State Of Texas
County of Hunt

This instrument was acknowledged before me on 04/09/2024
By: Sharon Cassidy
(Personalized Seal) Notary Public's Signature: Kirsten C. Spear



Submitted this _____ day of _____,

DAVID
BRANCHLER
CALL
34.14 AC



8.340 ACRES

SURVEY NO. 76
R.G. CARTWRIGHT ABSTRACT 1128.67
N 44° 59' 22" W

JAMES R. MCCROY
VOL 917 PG. 236

PROPERTY IS SUBJECT TO
EASE TO COLLEGE MOUND
WATER SUPPLY CORP. VOL 657 PG.

EASEMENT'S RECORDED IN THE FOLLOWING
VOLUME & PAGE TO THE BEST OF MY
KNOWLEDGE AND BELIEF DO NOT AFFECT
THE ABOVE DESCRIBED PROPERTY.
VOL. 289 PG. 397

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
PARTIES INVOLVED IN TRANSACTION SF 213.
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR
BY OTHER PARTIES SHALL BE AT THEIR RISK AND
THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
FOR ANY LOSS RESULTING THEREFROM.

STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEING all that certain lot, tract or parcel of land situated in Kaufman County, Texas, in the R.G Cartwright Survey, Abstract Number 76 and being part of that same tract of land called 100.64 acres conveyed to C.W. Traylor and Mary E. Traylor from Frank L. Calens by deed dated July 17, 1974, and recorded in Volume 593, Page 157, of the Deed Records of Kaufman County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for corner near the centerline of County Road 313, and for description purposes, said iron rod lies North 45 degrees 43 minutes West 644.32 feet from the East corner of said 100.64 acre tract;

THENCE South 43 degrees 40 minutes 39 seconds West passing a 1" iron pipe found for reference at 22.78 feet and containing a total distance of 329.80 feet with the Northwest side of a 30.0 foot wide access and utility easement to a 3/8" iron rod found for corner;

THENCE North 44 degrees 59 minutes 22 seconds West 1128.67 feet to a 1/2" iron rod found for corner in the Northwest line of a 15.00 foot wide utility easement ;

THENCE North 44 degrees 33 minutes 56 seconds East passing a 3/8" iron rod found for reference at 285.1 feet and containing a total distance of 315.46 feet to a 1/2" iron rod found for corner near the center of a public road;

THENCE South 45 degrees 43 minutes East 1128.33 feet with the center of a public road to the PLACE OF BEGINNING and containing 8.340 acres of land, of which 0.686 acres lies within the said public road.

THE ABOVE DESCRIBED PROPERTY IS LOCATED IN A
FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A.
FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.

The plat herein is true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, and that the distance from the nearest intersecting street or road, as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS.

THIS CERTIFICATE IN WITNESS WHEREOF, I HAVE THIS DATE MADE A
CAREFUL AND SOLEMN OATH ON THE GROUND OF THIS PROPERTY.

BARRY RHODES

7509 PENN RIDGE CIRCLE

PHONE 972-475-8946

ROWLETT TEXAS 75088

FAX 972-475-9036

Scale

1"=100'

Date

2-2-75

Sheet No.

213-55

Map No.

50-5-2-2

STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEING all that certain lot, tract or parcel of land situated in Kaufman County, Texas, in the R.G Cartwright Survey, Abstract Number 76 and being part of that same tract of land called 100.64 acres conveyed to C.W. Traylor and Mary E. Traylor from Frank L. Calens by deed dated July 17, 1974, and recorded in Volume 593, Page 157, of the Deed Records of Kaufman County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for corner near the centerline of County Road 313, and for description purposes, said iron rod lies North 45 degrees 43 minutes West 644.32 feet from the East corner of said 100.64 acre tract;

THENCE South 43 degrees 40 minutes 39 seconds West passing a 1" iron pipe found for reference at 22.78 feet and containing a total distance of 329.80 feet with the Northwest side of a 30.0 foot wide access and utility easement to a 3/8" iron rod found for corner;

THENCE North 44 degrees 59 minutes 22 seconds West 1128.67 feet to a 1/2" iron rod found for corner in the Northwest line of a 15.00 foot wide utility easement ;

THENCE North 44 degrees 33 minutes 56 seconds East passing a 3/8" iron rod found for reference at 285.1 feet and containing a total distance of 315.46 feet to a 1/2" iron rod found for corner near the center of a public road;

THENCE South 45 degrees 43 minutes East 1123.53 feet with the center of a public road to the PLACE OF BEGINNING and containing 8.340 acres of land, of which 0.686 acres lies within the said public road.

THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A
FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A.
FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.

48041-0128-5 Zone C

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS,

THIS CERTIFICATION REFLECTS THAT I HAVE, THIS DATE, ^{EXCEPT AS SHOWN} MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THIS PROPERTY.

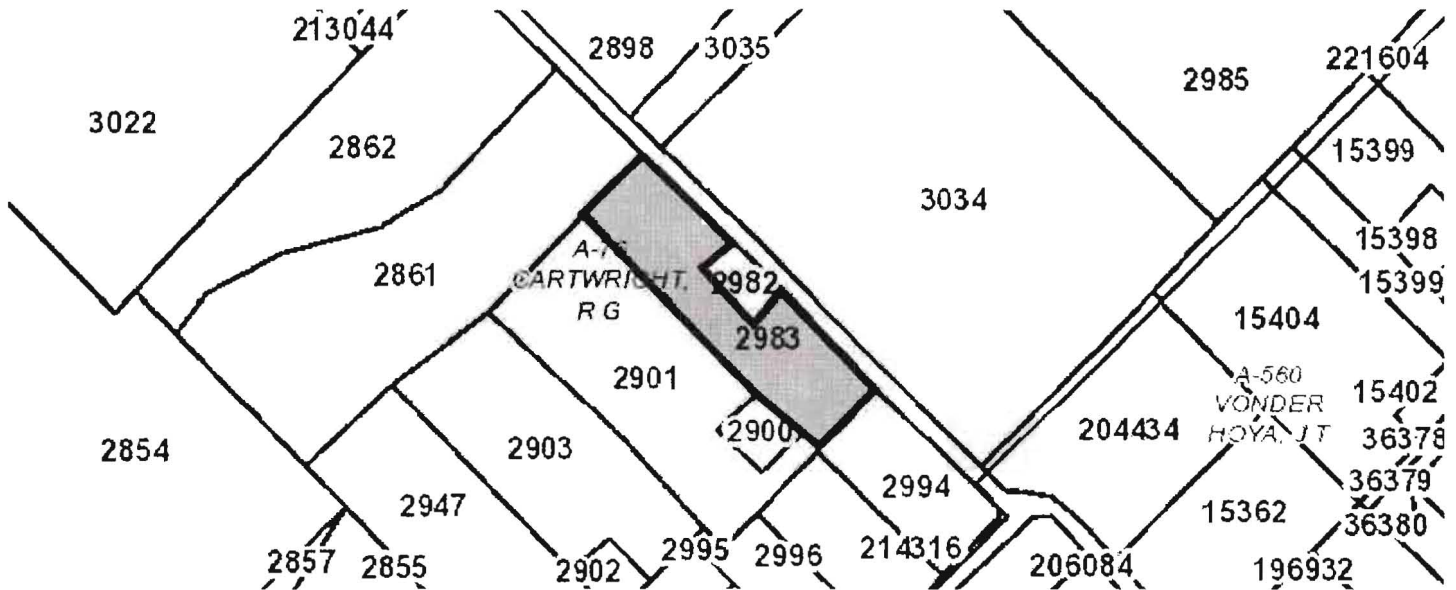
BARRY RHODES REGISTERED PROFESSIONAL LAND SURVEYOR

7509 PENN RIDGE CIRCLE ROWLETT TEXAS 75088

PHONE 972-475-8940 FAX 972-475-9036

Scale 1"=100'	Date 11-22-96	G. F. No. 213155	Job No. 56599
---------------	---------------	------------------	---------------

 Map



Property Details

Account		
Property ID:	2983	Geographic ID: 99.0076.0000.0640.01.99.00
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	CO RD 313 TX	
Map ID:	D5-B-3	Mapsco:
Legal Description:	R G CARTWRIGHT, 6.654 ACRES	
Abstract/Subdivision:	A0076 - R G CARTWRIGHT	
Neighborhood:	29-001	
Owner		
Owner ID:	17674	
Name:	CASSIDY SHARON	
Agent:		
Mailing Address:	11195 CO RD 313 TERRELL , TX 75161	
% Ownership:	100.0%	

Exemptions:

For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$719 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$173,129 (+)
Market Value:	\$173,848 (=)
Agricultural Value Loss: ⓘ	\$172,651 (-)
Appraised Value:	\$1,197 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$1,197
Ag Use Value:	\$478

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: CASSIDY SHARON %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$173,848	\$1,197
CAD	KAUFMAN CAD	0.000000	\$173,848	\$1,197
KC	KAUFMAN COUNTY	0.328958	\$173,848	\$1,197
P3	PRECINCT 3	0.000000	\$173,848	\$1,197
RB	ROAD & BRIDGE	0.082500	\$173,848	\$1,197
SW	WILLS POINT ISD	0.736200	\$173,848	\$1,197

Total Tax Rate: 1.247658

Property Improvement - Building

Description: STORAGE 10X12 **Type:** REAL PROPERTY **State Code:** D2 **Living Area:** 0.00sqft
Value: \$719

Type	Description	Class CD	Year Built	SQFT
STGA	Storage Bldg, Average	STGA	0	120.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZC	NATIVE PASTURE	6.6540	289,848.24	0.00	0.00	\$173,129	\$478

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	\$719	\$173,129	\$478	\$1,197	\$0	\$1,197
2022	\$804	\$132,055	\$495	\$1,299	\$0	\$1,299
2021	\$768	\$79,028	\$512	\$1,280	\$0	\$1,280
2020	\$0	\$79,030	\$550	\$550	\$0	\$550
2019	\$0	\$64,360	\$550	\$550	\$0	\$550
2018	\$0	\$41,460	\$570	\$570	\$0	\$570
2017	\$0	\$41,460	\$570	\$570	\$0	\$570
2016	\$0	\$41,460	\$570	\$570	\$0	\$570
2015	\$0	\$41,460	\$570	\$570	\$0	\$570
2014	\$0	\$41,460	\$570	\$570	\$0	\$570
2013	\$0	\$41,460	\$600	\$600	\$0	\$600

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/6/1996	Deed	Deed	OGILBEE, RONALD	CASSIDY SHARON	1236	810	0