



August 11, 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.: 17-2025

Property Owner: Felix and Maria T Santoyo

Property ID: 11974 and 11975

Address of Property: 0 FM RD 1392, Terrell, TX 75160 and 12392 FM RD 1392, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Felix and Maria T. Santoyo on July 31, 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 11, 2025.

CITY OF TERRELL, TEXAS

By: Mark C. Mills
Mark Mills, Interim City Manager

Attest:

Dawn Steil
Dawn Steil, City Secretary

RECEIVED

JUL 31 2025

**PETITION FOR RELEASE FROM
THE CITY OF TERRELL'S EXTRATERRITORIAL JURISDICTION**

BY: Dawn Stael

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF TERRELL, TEXAS:

COMES NOW the undersigned (the "Petitioner"), acting pursuant to Chapter 42 of the Texas Local Government Code, as amended (the "Act"), respectfully petitions the City of Terrell, Texas (the "City") to release certain property located within the City's extraterritorial jurisdiction, as more particularly described in the attached Exhibit "A" (the "Property"). In support of same, Petitioner would respectfully show the following:

I.

The Property is located within the extraterritorial jurisdiction of the City of Terrell, Texas in Kaufman County, Texas, and is not within the corporate limits or extraterritorial jurisdiction of any other municipality. Petitioner requests release from the extraterritorial jurisdiction of the City of Terrell, Texas.

II.

The Property does not lie in an area:

- (i) within five (5) miles of the boundary of a military base, at which an active training program is conducted, as defined by Section 43.0117 of the Texas Local Government Code, as amended;
- (ii) that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county in which the population grew by more than fifty percent (50%) from the previous federal census in the federal census conducted in the year 2020 and has a population of greater than 240,000;
- (iii) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million and that is within fifteen (15) miles of the boundary of a military base, at which an active training program is conducted, and in a county with a population of more than two (2) million;
- (iv) designated as an industrial district under Section 42.044 of the Texas Local Government Code, as amended; or
- (v) subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code, as amended.

III.

The persons or entities (through authorized representatives) signing this Petition constitute a majority in value of the holders of title to the Property, as shown by the tax rolls and conveyances of record since the date of preparation of said county tax rolls.

IV.

The Petitioner, having met the petition requirements in § 42.104 of the Act, requests the City immediately release the Property from the City's extraterritorial jurisdiction pursuant to § 42.105(c) of the Act. Otherwise, the Property shall be released by operation of law pursuant to § 42.105(d) of the Act.

V.

This Petition will be filed with the City Secretary, City of Terrell, Texas.

VI.

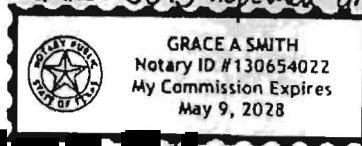
WHEREFORE, the Petitioner respectfully prays that this Petition be granted in all respects and that the City Council of the City of Terrell, Texas adopts an ordinance or resolution releasing the Property from the City's extraterritorial jurisdiction.

[SIGNATURE PAGE TO FOLLOW]

RESPECTFULLY SUBMITTED, this 24th day of MAY, 2025.

PETITIONER:

Maria T. Santoyo
Name: Maria T. Santoyo
Residence Address: 5013 Hopewell driv, Garland, Texas 75043



THE STATE OF TEXAS
COUNTY OF DALLAS

§  / 

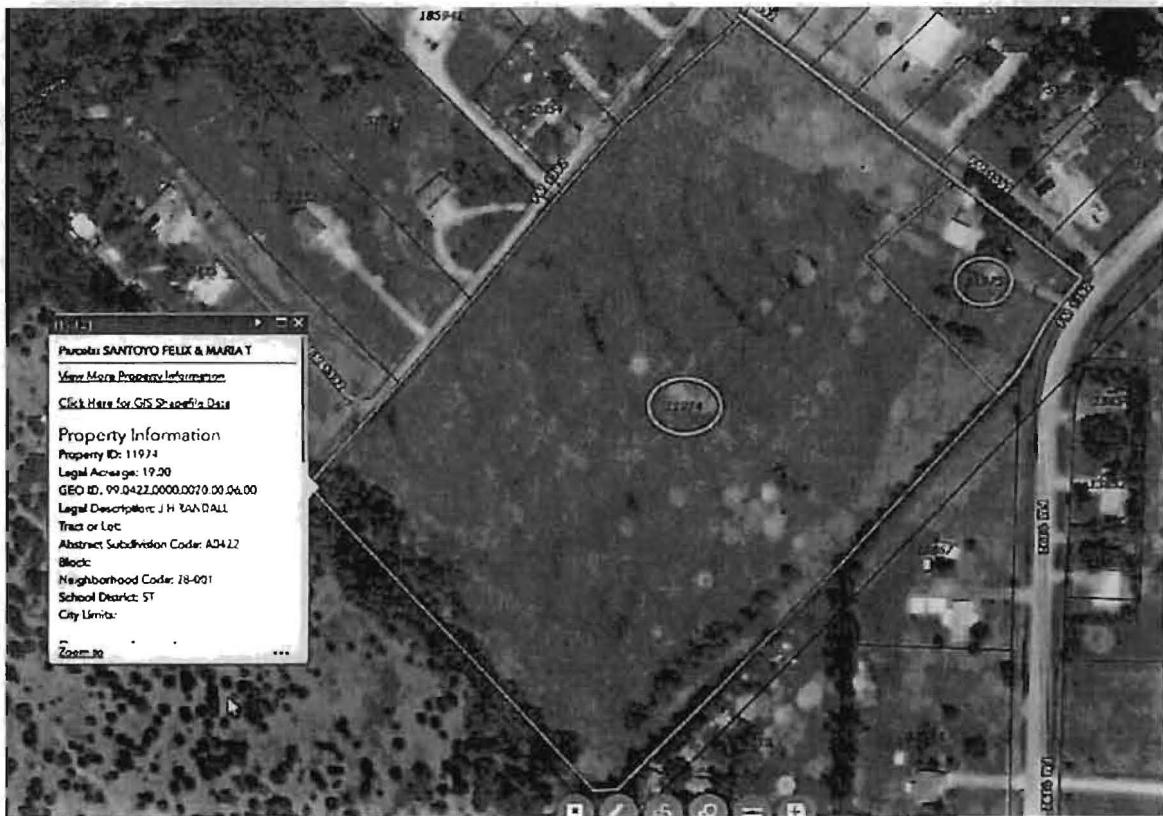
Date: 05/29/2025

This instrument was acknowledged before me on this 29th day of MAY, 2025 by Maria T. Santoyo, in the capacity stated therein.

Grace A. Smith

Notary Public in and for the State of Texas

(NOTARY SEAL)



LEGAL DESCRIPTION
20.416 ACRES

BEING a tract of land situated in the J.H. RANDALL SURVEY, ABSTRACT NO. 422, Kaufman County ETJ, Texas and being all of that tract of land described in Deed to Felix Santoyo, and spouse, Maria T. Santoyo, as recorded in Document No. 2013-0015886 (Volume 4417, Page 85), Deed Records, Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found in the northwest line of FM Road 1329, a variable width right of way, for the common southernmost corner of that tract of land described as Tract 1 in Deed to Lathsamy Alounhalath, as recorded in Document No. 2019-0027603 (Volume 6194, Page 531), Deed Records, Kaufman County, Texas and eastern most corner of said Felix Santoyo, and spouse, Maria T. Santoyo tract at the beginning of a curve to the left having a central angle of 28 degrees 40 minutes 44 seconds, a radius 428.05 feet and a chord bearing and distance of South 25 degrees 54 minutes 14 seconds West, 212.03 feet;

THENCE Southerly, with said northwest line and with said curve to the left, an arc distance of 214.26 feet to a 1/2 inch iron rod found for corner;

THENCE South 42 degrees 46 minutes 01 seconds West, leaving said southwest line, a distance of 444.99 feet to a 1/2 inch iron rod found for the common northwest corner of that tract of land described in Deed to Hunter Blaine Pierrotti, as recorded in Document No. 2014-0014283 (Volume 4625, Page 10), Deed Records Kaufman County, Texas and northeast corner of that tract of land described in Deed to Clarence E. Smith, as recorded in Document No. 2014-0014731 (Volume 4629, Page 340), Deed Records, Kaufman County, Texas;

THENCE South 44 degrees 28 minutes 39 seconds West, a distance of 578.04 feet to the south corner of this tract;

THENCE North 44 degrees 28 minutes 51 seconds West, passing at a distance of 29.26 feet a 3/8 inch iron rod found for reference to said south corner, continuing in all for a total distance of 726.47 feet to a 5/8 inch iron rod found for the common southernmost corner of that tract of land described in Deed to Khamphanh Phounsavath and Phonesak Phachansiri, as recorded in Volume 1392, Page 967, Deed Records, Kaufman County, Texas and the western most corner of the above mentioned Felix Santoyo, and spouse, Maria T. Santoyo tract;

THENCE North 39 degrees 00 minutes 43 seconds East, a distance of 1,082.58 feet to a X-Tie corner post found for the common southernmost corner of that tract of land described in Deed to Blanca Estella Primero, as recorded in Volume 1399, Page 964, Deed Records, Kaufman County, Texas and the southernmost corner of that tract of land described in Deed to Juan Falcon, and wife, Maria G. Falton, as recorded in Volume 1594, Page 39, Deed Records, Kaufman County, Texas and the northern most corner of said Felix Santoyo, and spouse, Maria T. Santoyo tract;

THENCE South 55 degrees 35 minutes 31 seconds East, a distance of 760.35 feet to the POINT OF BEGINNING and containing 20.416 acres of land, more or less.

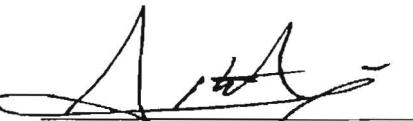
AFFIDAVIT

KAUFMAN CENTRAL APPRAISAL DISTRICT §

COUNTY OF KAUFMAN §

THE STATE OF TEXAS §

I, Albert Gomez, Director of GIS/Mapping of the Kaufman Central Appraisal District, hereby certify that: (1) I have reviewed the property description contained in Exhibit "A" attached hereto; (2) according to the appraisal rolls of Kaufman County, on July 31, 2025, Maria Teresa Santoyo held title to 100 percent of the 20.416 acres listed in Exhibit "A" attached hereto, the taxable value of which was \$ 696,344 and the market value of which was \$ 696,344.

By: 

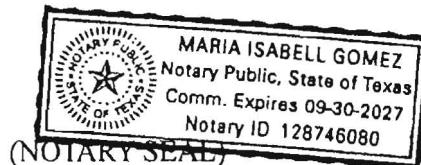
Name: Albert Gomez

Title: Director of GIS/Mapping

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

This instrument was acknowledged before me on this 31 day of July, 2025, by Albert Gomez Director of GIS of the Kaufman Central Appraisal District.



Notary Public in and for the State of Texas

Kaufman CAD Property Search

Property Details

Account

Property ID: 11974 **Geographic ID:** 99.0422.0000.0020.00.06.00

Type: R **Zoning:**

Property Use: **Condo:**

Location

Situs Address: 0 FM RD 1392 TERRELL, TX 75160

Map ID: C3-C-2 **Mapsco:**

Legal Description: JNO H RANDALL, TRACT 20; 19. ACRES

Abstract/Subdivision: A0422

Neighborhood: (28-001) Terrell ISD

Owner

Owner ID: 191518

Name: SANTOYO FELIX & MARIA T

Agent:

Mailing Address: 5013 HOPEWELL DR
GARLAND, TX 75043

% 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: \$417,999 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$417,999 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: \$417,999 (=)

HS Cap Loss: \$0 (-)

Circuit Breaker: \$0 (-)

Assessed Value: \$417,999**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: SANTOYO FELIX & MARIA T %**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	
ST	TERRELL ISD	N/A	N/A	
TV	TRINITY VALLEY CC	N/A	N/A	
P2	PRECINCT 2	N/A	N/A	
RB	ROAD & BRIDGE	N/A	N/A	
CAD	KAUFMAN CAD	N/A	N/A	

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	19.00	827,640.00	0.00	0.00	\$417,999	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$417,999	\$0	\$417,999	\$0	\$417,999
2024	\$0	\$417,999	\$0	\$417,999	\$0	\$417,999
2023	\$0	\$379,999	\$0	\$379,999	\$0	\$379,999
2022	\$0	\$332,499	\$0	\$332,499	\$0	\$332,499
2021	\$0	\$209,000	\$0	\$209,000	\$0	\$209,000
2020	\$0	\$152,000	\$0	\$152,000	\$0	\$152,000
2019	\$0	\$152,000	\$0	\$152,000	\$0	\$152,000
2018	\$0	\$114,000	\$0	\$114,000	\$0	\$114,000
2017	\$0	\$114,000	\$0	\$114,000	\$0	\$114,000
2016	\$0	\$114,000	\$0	\$114,000	\$0	\$114,000

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/10/2025	WD	WARRANTY DEED	SANTOYO FELIX & MARIA T	SANTOYO MARIA MATERESA	8929	459	10899
8/20/2013	WD	WARRANTY DEED	WILLIAMS GLORIA Y JOHNSON & JOHNSON MARVIN JR	JOHNSON MARVIN JR	4417	85	15886
8/20/2013	WD	WARRANTY DEED	JOHNSON MARVIN JR	SANTOYO FELIX & MARIA T	4417	85	15886

Kaufman CAD Property Search

Property Details

Account

Property ID: 11975 **Geographic ID:** 99.0422.0000.0025.00.06.00

Type: R **Zoning:**

Property Use: **Condo:**

Location

Situs Address: 12393 FM RD 1392 TERRELL, TX 75160

Map ID: C3-A-4 **Mapsco:**

Legal Description: JNO H RANDALL, TRACT 25; 1. ACRES

Abstract/Subdivision: A0422

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

Owner

Owner ID: 191518

Name: SANTOYO FELIX & MARIA T

Agent:

Mailing Address: 5013 HOPEWELL DR
GARLAND, TX 75043

% Ownership: 100.0%

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

Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$259,048 (+)

Land Homesite Value: \$0 (+)

Land Non-Homesite Value: \$22,000 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$281,048 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: \$281,048 (=)

HS Cap Loss: \$0 (-)

Circuit Breaker: \$0 (-)

Assessed Value: \$281,048**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: SANTOYO FELIX & MARIA T %**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	
ST	TERRELL ISD	N/A	N/A	
TV	TRINITY VALLEY CC	N/A	N/A	
P2	PRECINCT 2	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: 1796.0 sqft Value: \$213,716

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RVAV1	1970	1796
CP	Porch, Covered	*	1970	145
CP	Porch, Covered	*	1970	196
AGF2	Attached Garage, Finished, 2 Car	*	1970	484
STGA	Storage Bldg, Average	STGA	2016	630

Description: OUTBUILDING Type: REAL PROPERTY Living Area: 0 sqft Value: \$45,332

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	90SA	2020	1225

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	\$22,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$259,048	\$22,000	\$0	\$281,048	\$0	\$281,048
2024	\$267,071	\$22,000	\$0	\$289,071	\$0	\$289,071
2023	\$266,950	\$20,000	\$0	\$286,950	\$0	\$286,950
2022	\$222,981	\$17,500	\$0	\$240,481	\$0	\$240,481
2021	\$179,897	\$11,000	\$0	\$190,897	\$0	\$190,897
2020	\$170,450	\$8,000	\$0	\$178,450	\$0	\$178,450
2019	\$166,180	\$8,000	\$0	\$174,180	\$0	\$174,180
2018	\$78,880	\$6,000	\$0	\$84,880	\$0	\$84,880
2017	\$73,870	\$6,000	\$0	\$79,870	\$0	\$79,870
2016	\$64,520	\$6,000	\$0	\$70,520	\$0	\$70,520

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/10/2025	WD	WARRANTY DEED	SANTOYO FELIX & MARIA T	SANTOYO MARIA MATERESA	8929	459	10899
8/20/2013	WD	WARRANTY DEED	JOHNSON MARVIN JR	SANTOYO FELIX & MARIA T	4417	85	15886
8/20/2013	WD	WARRANTY DEED	WILLIAMS GLORIA Y JOHNSON & JOHNSON MARVIN JR	JOHNSON MARVIN JR	4417	85	15886