

**Subsection 42.102(b), Texas local Government Code  
Petition for ETJ Release**

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF WYLIE, TEXAS:

The undersigned Rosser P Miller, III, a Texas citizen (the "Petitioner"), acting pursuant to the provisions of Subsection 42.102(b), Texas Local Government Code, petitions the City of Wylie, Texas (the "City") for the release of the property described and depicted on Exhibit A (the "Property"), a copy of which is attached hereto and incorporated herein, from the City's extraterritorial jurisdiction ("ETJ"). The Petitioner resides at 101 Hunters Glen, Wylie, Texas 75098-6235. The Property is currently located within the City's ETJ, and is not located in an area described by Section 42.101, Texas Local Government Code; therefore, the Property is eligible for release from the City's ETJ pursuant to Section 42.102(b), Texas Local Government Code. The undersigned is the sole owner of the Property and holds title to the Property, as indicated by the tax rolls of the Dallas Central Appraisal District. Pursuant to Subsections 42.105(c) and (d), Texas Local Government Code, (a) the City shall immediately release the Property from the City's ETJ; and (b) if the City fails to take action to release the Property from the City's ETJ by the later of the 45<sup>th</sup> day after the date the City receives this Petition for ETJ Release or the next meeting of the City's governing body that occurs after the 30<sup>th</sup> day after the date the City receives this Petition for ETJ Release, the Property is released from the City's ETJ by operation of law.

SUBMITTED this 1st day of September, 2023.

PETITIONER:

Rosser P. Miller, III

Signature: Rosser P. Miller III

Petitioner's Printed Name: Rosser Preston Miller, III

Petitioner's Date of Birth: July 25, 1964

Petitioner's address of residence: 101 Hunters Glen, Wylie, Texas 75098-6235

Petitioner's address listed on voter registration: 101 Hunters Glen, Wylie, Texas 75098-6235

Petitioner's voter registration number: 1174265740

Date of Execution: Sept 01, 2023

THE STATE OF TEXAS

§

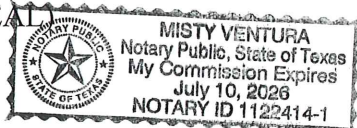
§

COUNTY OF DALLAS

§

This instrument was acknowledged before me on September 1, 2023, by Rosser P. Miller, III, the owner of 101 Hunters Glen, Wylie, Texas 75098-6235, in his capacity as owner.

(NOTARY SEAL)



Misty Ventura  
Notary Public in and for the State of Texas

**EXHIBIT A**  
**DESCRIPTION AND DEPICTION OF THE PROPERTY**  
**(INCLUDES DEED, SURVEY AND TAX INFORMATION)**

101 Hunters Glen  
Wylie, Texas 75098-6235

Dallas Central Appraisal District Residential Account #60003200010010000

American File No. 288778-X/ER/JMM  
GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY

THE STATE OF TEXAS }

COUNTY OF DALLAS }

KNOW ALL MEN BY THESE PRESENTS:

THAT RALPH W. TODD

PD02 7.00  
T01L 7.00  
A001 0028 0000000 1929 8:24AM 12/29/93

(hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by

ROSSER P. MILLER III, A SINGLE PERSON

whose address is 101 HUNTERS GLENN, DALLAS, TX 75098

(hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the note in the principal sum of Fifty Six Thousand and No/100 (\$56,000.00 )

payable to the order of AMCAP MORTGAGE, INC.  
(hereinafter referred to as "BENEFICIARY") at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, the said Grantees herein have executed their note of even date herewith for said amount payable to the order of said Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to JAN C. BROWN

Trustee, reference to which is here made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

Being Lot 1, Block 1 of HUNTERS GLEN ADDITION, an Addition in the County of Dallas, Texas, according to the Plat thereof recorded in Volume 85182, Page 1473, Map Records, DALLAS County, Texas.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee. 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.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

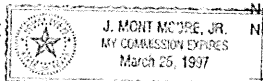
Executed on this the 17th day of December, 1993

Ralph W. Todd  
RALPH W. TODD

THE STATE OF TEXAS:  
COUNTY OF

This instrument was acknowledged before me on December 17, 1993  
by RALPH W. TODD

RETURN TO:  
ROSSER P. MILLER III  
101 HUNTERS GLENN  
DALLAS, TX 75098



Notary Public, State of Texas  
Notary's name printed:

My commission expires:

GENERAL WARRANTY DEED  
WITH VENDOR'S LIEN

93251 0845

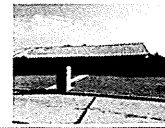
P&P Form 200.1L 6/89  
Lasted (TM) by Delphi Information Sciences Corp. L001633



# 101 Hunters Glen Drive

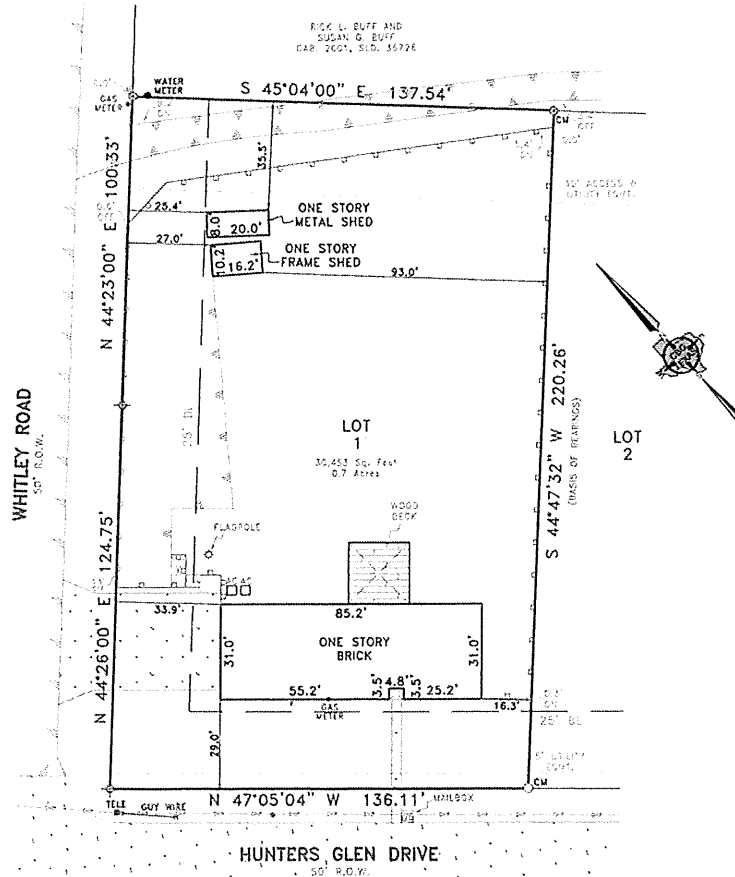
Being Lot 1, Block 1, of Hunters Glen Addition, an addition in the County of Dallas, Texas, according to the Plat thereof recorded in Volume 85182, Page 1473, Map Records, Dallas County, Texas.

**MBL**  
TITLE.



## LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ 1" PIPE FOUND/SET
- ⊗ 3/4" ROD FOUND
- ✚ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- FE FENCE EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- DHP— OVERHEAD ELECTRIC POWER
- CES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X — BARBED WIRE
- □ — DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



## EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the flood file records for the existence of easements, restrictive covenants or other encumbrances.

## NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48113C0235K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by MBL Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: ALC

Scale: 1" = 30'

Date: 09/17/18

GF No.: GFN

Job No.: 1820058



100-25-33-34 Road, Ste. 240  
Dallas, TX 75228  
P 414-949-9455  
F 414-949-4416  
Fax No. 414-949-4416  
www.cbgtitle.com



Accepted by: \_\_\_\_\_  
Purchaser  
Purchaser



DALLAS CENTRAL APPRAISAL DISTRICT  
NOTICE OF APPRAISED VALUE - RESIDENTIAL  
TAX YEAR 2023

Mailing Address:  
Residential Division  
PO Box 560348  
Dallas, TX 75356-0348

www.dallascad.org (214) 905-9402



Account Number: 60003200010010000

Ownership:

MILLER ROSSER P III  
101 HUNTERS GLEN DR  
WYLIE, TX 75098-6235

Property Address:  
101 HUNTERS GLEN DR

Legal Description:  
HUNTERS GLEN  
BLK 1 LOT 1

Dear Property Owner:

This letter is your official notice of the 2023 proposed property tax appraisal for the account listed above. The Dallas Central Appraisal District (DCAD) appraises all of the property in Dallas County for property tax purposes. State law requires that appraisal districts appraise all taxable property at its fair market value. Your county, city, school district and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance and many others.

As of January 1, 2023, the DCAD appraised your real property at:

2023 Market Value:	\$246,850
2023 Appraised Capped Value:	\$219,518

Your current year exemptions are: **Homestead**

*The Texas legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials and all of those inquiries should be directed to those officials.*

The governing body of each taxing jurisdiction decides whether or not taxes on your property will increase. The DCAD only determines the value of the property in accordance with the Texas Constitution and Statutes.

The percentage difference between the 2018 appraised value of \$138,721 and the proposed 2023 appraised value is an increase of 58.24% over a 5-year period.

To **PROTEST** the proposed 2023 value or other issues, you must file a protest with the Appraisal Review Board (ARB) by using the **uFile Online Protest System (preferred method)** or by submitting a written protest (form enclosed).

**If you agree with the proposed value, no further action is required.**

**Deadline for filing a protest: May 22, 2023 or 30 Days From Appraisal Notice Post Mark Date.**

Location of ARB hearings: 2949 N. Stemmons Fwy, Dallas, TX 75247

ARB hearings will begin: After May 15

ARB deliberations will end: By July 20

More information about your appraisal and the protest process is on the back of this notice and on the inserts enclosed.

**Homestead "Capped" Limitation:** The Texas Constitution provides that property with a homestead exemption may not be increased in value more than 10% per year, excluding any new improvements made. This provision takes effect the first year following the year the owner qualified for a homestead. Because of this constitutional limitation, if you received a homestead exemption on this property in the previous year, it will be "capped" at the appropriate limit.

DALLAS CENTRAL APPRAISAL DISTRICT  
 NOTICE OF APPRAISED VALUE - RESIDENTIAL  
 Tax Year 2023  
 www.dallascad.org

Owner Name: MILLER ROSSER P III  
 Account Number: 60003200010010000  
 Property Address: 101 HUNTERS GLEN DR

CURRENT YEAR 2023	County and School Equalization	City	School	Hospital	College	Special District	Canceled/Reduced Exemption
Jurisdictions	Dallas County		Garland ISD	Parkland Hospital	Dallas College		
Market Value - Land	\$ 66,220		\$ 66,220	\$ 66,220	\$ 66,220		
Market Value - Structure(s)	\$ 180,630		\$ 180,630	\$ 180,630	\$ 180,630		
Market Value	\$ 246,850		\$ 246,850	\$ 246,850	\$ 246,850		
Less Deductions							
Homestead Capped Limitation	\$ 27,332		\$ 27,332	\$ 27,332	\$ 27,332		
Age-use Value							
Absolute Exemption							
Appraised Value	\$ 219,518		\$ 219,518	\$ 219,518	\$ 219,518		
Less Exemption Amount							
Homestead	\$ 43,903		\$ 40,000	\$ 43,903	\$ 43,903		
Exemption Amount Subtotal	\$ 43,903		\$ 40,000	\$ 43,903	\$ 43,903		
Estimated Taxable Value	\$ 175,615		\$ 179,518	\$ 175,615	\$ 175,615		

PRIOR YEAR 2022	County and School Equalization	City	School	Hospital	College	Special District
Jurisdictions	Dallas County		Garland ISD	Parkland Hospital	Dallas College	
Market Value - Land	\$ 66,220		\$ 66,220	\$ 66,220	\$ 66,220	
Market Value - Structure(s)	\$ 180,630		\$ 180,630	\$ 180,630	\$ 180,630	
Market Value	\$ 246,850		\$ 246,850	\$ 246,850	\$ 246,850	
Less Deductions						
Homestead Capped Limitation	\$ 47,288		\$ 47,288	\$ 47,288	\$ 47,288	
Age-use Value						
Absolute Exemption						
Appraised Value	\$ 199,562		\$ 199,562	\$ 199,562	\$ 199,562	
Less Exemption Amount						
Homestead	\$ 39,912		\$ 40,000	\$ 39,912	\$ 39,912	
Exemption Amount Subtotal	\$ 39,912		\$ 40,000	\$ 39,912	\$ 39,912	
Estimated Taxable Value	\$ 159,650		\$ 159,562	\$ 159,650	\$ 159,650	

**Tax Ceiling:** If you received the Age 65 or Older or the Disabled Person homestead exemption, your school, county, and certain city taxes for this year will not be any higher than they were for the year in which you first received the exemption, unless you have made new improvements to your home. If you improved your property by remodeling or adding an addition, your school, county, and certain city taxes may increase for new improvements. If you are the surviving spouse of a person who was age 65 or older or disabled at death and you were age 55 or older at the time of death, you may retain the school, county, and certain city tax ceilings.

Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes. [HB 2723]