

**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 **Clinton W Brewer II & Kelly Brewer**, a Texas citizen (the "Petitioner(s)"), 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 **137 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 45th 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 30th 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 **20th day of March, 2024**.

PETITIONER:

Clinton W Brewer II

Signature: 

Petitioner's Printed Name: **Clinton W. Brewer II**

Petitioner's Date of Birth: [REDACTED]


Petitioner's address of residence: **137 Hunters Glen, Wylie, Texas 75098-6235**

Petitioner's address listed on voter registration: **137 Hunters Glen, Wylie, Texas 75098-6235**

Petitioner's voter registration number: **1175633481**

PETITIONER:

Kelly Brewer

Signature: 

Petitioner's Printed Name: **Kelly Brewer**

Petitioner's Date of Birth: [REDACTED]

Petitioner's address of residence: **137 Hunters Glen, Wylie, Texas 75098-6235**

Petitioner's address listed on voter registration: **137 Hunters Glen, Wylie, Texas 75098-6235**

Petitioner's voter registration number: **1041196400**

Date of Execution: July 1, 2024

THE STATE OF TEXAS

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COUNTY OF DALLAS

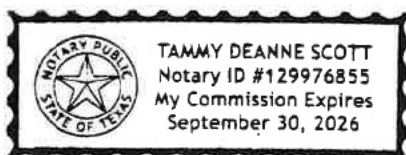
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This instrument was acknowledged before me on July 1, 2024, by **Clinton & Kelly Brewer, the owners of 137 Hunters Glen Dr & 144 Wagons Wheel Ln, Wylie, Texas 75098-6235**, in the capacity as owner.

(NOTARY SEAL)


Notary Public in and for the State of Texas



0300.018\888757.1

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

137 Hunters Glen Dr.
Wylie, Texas 75098-6235

Dallas Central Appraisal District Residential
Account #65025577510470000
Account #650255775104700HS

144 Wagon Wheel Ln.
Wylie, Texas 75098-6235

Dallas Central Appraisal District Residential
Account #65025577510450000



NOTES:
REARERS ARE BASED ON PLAT RECORDED IN VOL. 83182, PG. 1473.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNDER OTHERWISE NOTED.

157 and 144 Wagon Wheel Lane

[illegible]

to Access America's
and the U.S. Coast
Guard, 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000, 10100, 10200, 10300, 10400, 10500, 10600, 10700, 10800, 10900, 11000, 11100, 11200, 11300, 11400, 11500, 11600, 11700, 11800, 11900, 12000, 12100, 12200, 12300, 12400, 12500, 12600, 12700, 12800, 12900, 13000, 13100, 13200, 13300, 13400, 13500, 13600, 13700, 13800, 13900, 14000, 14100, 14200, 14300, 14400, 14500, 14600, 14700, 14800, 14900, 15000, 15100, 15200, 15300, 15400, 15500, 15600, 15700, 15800, 15900, 16000, 16100, 16200, 16300, 16400, 16500, 16600, 16700, 16800, 16900, 17000, 17100, 17200, 17300, 17400, 17500, 17600, 17700, 17800, 17900, 18000, 18100, 18200, 18300, 18400, 18500, 18600, 18700, 18800, 18900, 19000, 19100, 19200, 19300, 19400, 19500, 19600, 19700, 19800, 19900, 20000, 20100, 20200, 20300, 20400, 20500, 20600, 20700, 20800, 20900, 21000, 21100, 21200, 21300, 21400, 21500, 21600, 21700, 21800, 21900, 22000, 22100, 22200, 22300, 22400, 22500, 22600, 22700, 22800, 22900, 23000, 23100, 23200, 23300, 23400, 23500, 23600, 23700, 23800, 23900, 24000, 24100, 24200, 24300, 24400, 24500, 24600, 24700, 24800, 24900, 25000, 25100, 25200, 25300, 25400, 25500, 25600, 25700, 25800, 25900, 26000, 26100, 26200, 26300, 26400, 26500, 26600, 26700, 26800, 26900, 27000, 27100, 27200, 27300, 27400, 27500, 27600, 27700, 27800, 27900, 28000, 28100, 28200, 28300, 28400, 28500, 28600, 28700, 28800, 28900, 29000, 29100, 29200, 29300, 29400, 29500, 29600, 29700, 29800, 29900, 30000, 30100, 30200, 30300, 30400, 30500, 30600, 30700, 30800, 30900, 31000, 31100, 31200, 31300, 31400, 31500, 31600, 31700, 31800, 31900, 32000, 32100, 32200, 32300, 32400, 32500, 32600, 32700, 32800, 32900, 33000, 33100, 33200, 33300, 33400, 33500, 33600, 33700, 33800, 33900, 34000, 34100, 34200, 34300, 34400, 34500, 34600, 34700, 34800, 34900, 35000, 35100, 35200, 35300, 35400, 35500, 35600, 35700, 35800, 35900, 36000, 36100, 36200, 36300, 36400, 36500, 36600, 36700, 36800, 36900, 37000, 37100, 37200, 37300, 37400, 37500, 37600, 37700, 37800, 37900, 38000, 38100, 38200, 38300, 38400, 38500, 38600, 38700, 38800, 38900, 39000, 39100, 39200, 39300, 39400, 39500, 39600, 39700, 39800, 39900, 40000, 40100, 40200, 40300, 40400, 40500, 40600, 40700, 40800, 40900, 41000, 41100, 41200, 41300, 41400, 41500, 41600, 41700, 41800, 41900, 42000, 42100, 42200, 42300, 42400, 42500, 42600, 42700, 42800, 42900, 43000, 43100, 43200, 43300, 43400, 43500, 43600, 43700, 43800, 43900, 44000, 44100, 44200, 44300, 44400, 44500, 44600, 44700, 44800, 44900, 45000, 45100, 45200, 45300, 45400, 45500, 45600, 45700, 45800, 45900, 46000, 46100, 46200, 46300, 46400, 46500, 46600, 46700, 46800, 46900, 47000, 47100, 47200, 47300, 47400, 47500, 47600, 47700, 47800, 47900, 48000, 48100, 48200, 48300, 48400, 48500, 48600, 48700, 48800, 48900, 49000, 49100, 49200, 49300, 49400, 49500, 49600, 49700, 49800, 49900, 50000, 50100, 50200, 50300, 50400, 50500, 50600, 50700, 50800, 50900, 51000, 51100, 51200, 51300, 51400, 51500, 51600, 51700, 51800, 51900, 52000, 52100, 52200, 52300, 52400, 52500, 52600, 52700, 52800, 52900, 53000, 53100, 53200, 53300, 53400, 53500, 53600, 53700, 53800, 53900, 54000, 54100, 54200, 54300, 54400, 54500, 54600, 54700, 54800, 54900, 55000, 55100, 55200, 55300, 55400, 55500, 55600, 55700, 55800, 55900, 56000, 56100, 56200, 56300, 56400, 56500, 56600, 56700, 56800, 56900, 57000, 57100, 57200, 57300, 57400, 57500, 57600, 57700, 57800, 57900, 58000, 58100, 58200, 58300, 58400, 58500, 58600, 58700, 58800, 58900, 59000, 59100, 59200, 59300, 59400, 59500, 59600, 59700, 59800,

(Cassman Church)
 Being a 40 foot driveway, utility end across eastward centered on the common lot line of Lot 9 and Lot 10, Block 1, at Hunting Glen Addition, on section in the City of Dallas County, Texas, according to the Map thereof recorded in Volume 86122, Page 1475, of the Map Records of Dallas County, TEXAS.

SURVIVOR'S CERTIFICATE

[illegible]

Estimated file 21st day of November, 2011

Registered Professional Land Surveyor No. 450

[illegible]

CLASS FORM

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DATE _____

PERIOD _____

TEACHER _____

SUBJECT _____

UNIT _____

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TOPIC _____

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METES AND BOUNDS
A. CLEMENTS SURVEY, ABSTRACT NO. 255
DALLAS COUNTY, TEXAS
137 & 144 WAGON WHEEL LANE

**ELECTRONICALLY RECORDED 201700076423
03/17/2017 10:44:17 AM DEED 1/5**

Allegiance Title GF #1768525-ALPL

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

General Warranty Deed

Date: March 6, 2017

Grantor: Billy Don Reddy

Grantor's Mailing Address: 135 Hunters Glen, Wylie, Texas 75098

Grantee: Clinton Brewer and Kelly Brewer, husband and wife

Grantee's Mailing Address: 3303 N. Spring Drive, Richardson, Texas 75082

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017 and subsequent years, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Allegiance Title GF #1768525-ALPL

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

General Warranty Deed

Date: March 6, 2017

Grantor: Billy Don Reddy

Grantor's Mailing Address: 135 Hunters Glen, Wylie, Texas 75098

Grantee: Clinton Brewer and Kelly Brewer, husband and wife

Grantee's Mailing Address: 3303 N. Spring Drive, Richardson, Texas 75082

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

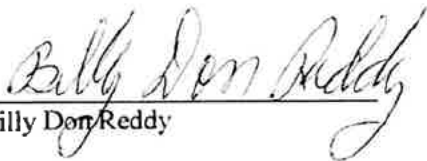
See Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017 and subsequent years, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.


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

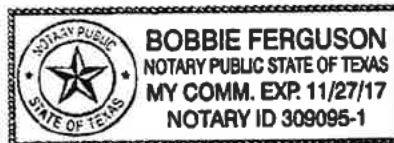

Billy Don Reddy

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on March 6, 2017, by Billy Don Reddy.

(Notary Seal)


Notary Public, State of Texas



Prepared by:
Dawn Enoch Moore, P.C.
8111 Preston Road, #300
Dallas, Texas 75225
214/635-3700

After recording return to:
Clinton Brewer
3303 N. Spring Drive
Richardson, TX 75082

EXHIBIT "A"

TRACT 1: (Fee Simple)

Being a tract of land situated in the A. Clements Survey, Abstract No. 255, in Dallas County, Texas, same being all that tract of land conveyed to Billy Don Reddy, a single man, by deed recorded in Volume 82098, Page 2769, Real Property Records, Dallas County, Texas, and the remainder of that certain tract conveyed to Billy Don Reddy recorded in Volume 81002, Page 1805, Deed Records, Dallas County Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the South corner of that tract of land conveyed to William Richard Coleman, Sr. and Cathy Bateman Coleman, by deed recorded in Volume 87182, Page 2101, Deed Records of Dallas County, Texas and being the North corner of a tract of land conveyed to Floyd L. Phipps and Janet C. Delong, by deed recorded in Volume 81217, Page 1026, Deed Records, Dallas County, Texas;

THENCE South 47 degrees 24 minutes 13 seconds West, along the Northwest line of said Phipps/Delong tract, a distance of 311.36 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of a tract of land conveyed to Billy Don Reddy and wife, Catherine Terry Reddy, by deed recorded in Volume 82088, Page 2624, Deed Records, Dallas County, Texas;

THENCE North 59 degrees 08 minutes 45 seconds West, along the North line of said Reddy tract (Vol. 82088, Pg. 2624), a distance of 221.94 feet to 1/2 inch iron rod set with a yellow plastic cap stamped "CBG Surveying" for corner;

THENCE North 47 degrees 59 minutes 47 seconds West, along the Northeast line of said Reddy tract (Vol. 82088, Pg. 2624), a distance of 432.96 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Reddy tract (Vol. 82088, Pg. 2624), and lying in the Southeast line of Hunters Glen Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 85185, Page 1473, Map Records, Dallas County, Texas;

THENCE North 45 degrees 49 minutes 00 seconds East, along the Southeast line of said Hunters Glen Addition, a distance of 170.71 feet to a point for corner, said corner being the East corner of said Hunters Glen Addition and being the South corner of a tract of land conveyed to Fred Daugherty, by deed recorded in Instrument No. 20080294734, Real Property Records, Dallas County, Texas;

THENCE North 45 degrees 16 minutes 36 seconds East, along the Southeast line of said Daugherty tract, a distance of 262.10 feet to a 1/2 inch iron rod found for corner;

THENCE South 69 degrees 15 minutes 43 seconds East, along the South line of said Daugherty tract, a distance of 91.07 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Daugherty and lying in the Northwest line of a tract of land

conveyed to Woodrow D. Breedlove and Katherine Breedlove, by deed recorded in Volume 79232, Page 2167, Deed Records, Dallas County, Texas, being the beginning of a non-tangent curve to the right, with a radius of 753.51 feet, a delta angle of 03 degrees 38 minutes 34 seconds, a chord bearing of South 09 degrees 10 minutes 58 seconds West, and a chord length of 47.90 feet;

THENCE along said curve to the right, along the Northwest line of said Breedlove tract, an arc length of 47.91 feet to a 1/2 iron rod found for corner;

THENCE South 69 degrees 50 minutes 52 seconds East, along the South line of said Breedlove tract, a distance of 247.98 feet to a 1/2 inch iron rod found for corner, said corner lying in the approximate centerline of Wagon Wheel Lane (Public right-of-way) and being the North corner of said Coleman tract; being the beginning of a non-tangent curve to the right, with a radius of 620.00 feet, a delta angle of 13 degrees 56 minutes 46 seconds, a chord bearing of South 26 degrees 27 minutes 09 seconds West, and a chord length of 150.54 feet;

THENCE along said curve to the right, along the Northwest line of said Coleman tract, an arc length of 150.91 feet to a 3/8 iron rod found for corner;

THENCE South 43 degrees 56 minutes 43 seconds East, along the Southwest line of said Coleman tract, a distance of 273.05 feet to the POINT OF BEGINNING and containing 270,151 square feet or 6.20 acres of land.

TRACT 2: (Easement)

Easement estate created and described in Easement executed by Billy Don Reddy and wife, Catherine Terry Reddy filed February 24, 1988, recorded in Volume 88037, Page 2572, Real Property Records, Dallas County, Texas, over the following described property:

Being a tract of land situated in the A. CLEMENTS SURVEY, Abstract No. 255, in Dallas County, Texas, same being part of that 5.0 acre tract of land conveyed to Billy Don Reddy, a single man, by deed recorded in Volume 82088, Page 2624, Real Property Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying in the South line of Hunters Glen Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 85185, Page 1473, Map Records, Dallas County, Texas and and being the North corner of said Reddy 5.0 acre tract and being the West corner of a tract of land conveyed to Billy Don Reddy, a single man, by deed recorded in Volume 82098, Page 2769, Deed Records, Dallas County, Texas;

THENCE South 47 degrees 59 minutes 47 seconds East, along the East line of said Reddy 5.0 acre tract, a distance of 40.09 feet to a point for corner;

THENCE South 45 degrees 49 minutes 00 seconds West a distance of 60.34 feet to a point for corner;

THENCE North 46 degrees 37 minutes 59 seconds West a distance of 40.04 feet to a point

for corner in the North line of said Reddy 5.0 acre tract;

THENCE North 45 degrees 49 minutes 00 seconds East, along the North line of said Reddy 5.0 acre tract, a distance of 59.39 feet to the POINT OF BEGINNING and containing 2,394.5 square feet or 0.05 acres of land.

TRACT 3: (Easement)

Easement estate dedicated by Tommy J. Roan and C.M. Barrow on the Plat of Hunters Glen Addition, an addition to Dallas County, Texas, as shown on the Plat thereof recorded in Volume 85182, Page 1473, Map Records, Dallas County, Texas; and additionally described in Easement granted by Tommy Roan and C.M. Barrow filed October 7, 1987, recorded in Volume 87194, Page 857, Real Property Records, Dallas County, Texas, over the following described property:

Being a 40 foot drainage, utility and access easement, 20 feet in width along the southwest line of Lot 9 and 20 feet in width along the northeast line of Lot 10 of HUNTERS GLEN ADDITION, an addition situated in the A. Clements Survey, Abstract No. 235, in Dallas County, Texas.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/17/2017 10:44:17 AM
\$42.00
201700076423





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

www.dallascad.org (214) 905-9402

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

Account Number: 650255775104700HS

Ownership:

BREWER CLINTON & KELLY
137 HUNTERS GLEN DR
WYLIE, TX 75098-6235

Property Address:
137 HUNTERS GLEN DR

Legal Description:
ATKINSON CLEMENTS ABST 255 PG 775
TR 47 ACS 1.000
SEE 65025577510470000 FOR REM ACS

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:	\$598,960
2023 Appraised Value:	\$598,960

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 fifth previous year value is not available.

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.

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	\$ 95,000		\$ 95,000	\$ 95,000	\$ 95,000		
Market Value - Structure(s)	\$ 503,960		\$ 503,960	\$ 503,960	\$ 503,960		
Market Value	\$ 598,960		\$ 598,960	\$ 598,960	\$ 598,960		
Less Deductions							
Homestead Capped Limitation							
Ag-use Value							
Absolute Exemption							
Appraised Value	\$ 598,960		\$ 598,960	\$ 598,960	\$ 598,960		
Less Exemption Amount							
Homestead	\$ 119,792		\$ 40,000	\$ 119,792	\$ 119,792		
Exemption Amount Subtotal	\$ 119,792		\$ 40,000	\$ 119,792	\$ 119,792		
Estimated Taxable Value	\$ 479,168		\$ 558,960	\$ 479,168	\$ 479,168		

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	\$ 95,000		\$ 95,000	\$ 95,000	\$ 95,000	
Market Value - Structure(s)	\$ 503,960		\$ 503,960	\$ 503,960	\$ 503,960	
Market Value	\$ 598,960		\$ 598,960	\$ 598,960	\$ 598,960	
Less Deductions						
Homestead Capped Limitation						
Ag-use Value						
Absolute Exemption						
Appraised Value	\$ 598,960		\$ 598,960	\$ 598,960	\$ 598,960	
Less Exemption Amount						
Homestead	\$ 119,792		\$ 40,000	\$ 119,792	\$ 119,792	
Exemption Amount Subtotal	\$ 119,792		\$ 40,000	\$ 119,792	\$ 119,792	
Estimated Taxable Value	\$ 479,168		\$ 558,960	\$ 479,168	\$ 479,168	

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]



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

Mailing Address:
Commercial Division
PO Box 560448
Dallas, TX 75356-0448

www.dallascad.org (214) 905-9406



Account Number: 65025577510470000

Ownership:

BREWER CLINTON & KELLY
137 HUNTERS GLEN DR
WYLIE, TX 75098-6235

Property Address:
137 HUNTERS GLEN DR

Legal Description:
ATKINSON CLEMENTS ABST 255 PG 775
TR 47 ACS 3.128
SEE 6502557751047000HS FOR REM ACS

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:	\$297,160
2023 Appraised Ag-Use Value:	\$250

Your current year exemptions are: **No Exemptions**

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 \$131,830 and the proposed 2023 appraised value is a decrease of 99.81% 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: June 26, 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.

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	\$ 297,160		\$ 297,160	\$ 297,160	\$ 297,160		
Market Value - Structure(s)	\$ 0		\$ 0	\$ 0	\$ 0		
Market Value	\$ 297,160		\$ 297,160	\$ 297,160	\$ 297,160		
Less Deductions							
Homestead Capped Limitation							
Ag-use Value	\$ 296,910		\$ 296,910	\$ 296,910	\$ 296,910		
Absolute Exemption							
Appraised Value	\$ 250		\$ 250	\$ 250	\$ 250		
Exemption Amount Subtotal							
Estimated Taxable Value	\$ 250		\$ 250	\$ 250	\$ 250		

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	\$ 297,160		\$ 297,160	\$ 297,160	\$ 297,160	
Market Value - Structure(s)	\$ 0		\$ 0	\$ 0	\$ 0	
Market Value	\$ 297,160		\$ 297,160	\$ 297,160	\$ 297,160	
Less Deductions						
Homestead Capped Limitation						
Ag-use Value	\$ 296,910		\$ 296,910	\$ 296,910	\$ 296,910	
Absolute Exemption						
Appraised Value	\$ 250		\$ 250	\$ 250	\$ 250	
Exemption Amount Subtotal						
Estimated Taxable Value	\$ 250		\$ 250	\$ 250	\$ 250	

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]



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

Mailing Address:
Commercial Division
PO Box 560448
Dallas, TX 75356-0448

www.dallascad.org (214) 905-9406



Account Number: 65025577510450000

Ownership:

BREWER CLINTON & KELLY
137 HUNTERS GLEN DR
WYLIE, TX 75098-6235

Property Address:
144 WAGON WHEEL LN

Legal Description:
ATKINSON CLEMENTS ABST 255 PG 775
TR 45 ACS 2.057

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:	\$51,430
2023 Appraised Ag-Use Value:	\$164

Your current year exemptions are: **No Exemptions**

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 \$109,480 and the proposed 2023 appraised value is a decrease of 99.85% 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: June 26, 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

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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	\$ 51,430		\$ 51,430	\$ 51,430	\$ 51,430		
Market Value - Structure(s)	\$ 0		\$ 0	\$ 0	\$ 0		
Market Value	\$ 51,430		\$ 51,430	\$ 51,430	\$ 51,430		
Less Deductions							
Homestead Capped Limitation							
Ag-use Value	\$ 51,266		\$ 51,266	\$ 51,266	\$ 51,266		
Absolute Exemption							
Appraised Value	\$ 164		\$ 164	\$ 164	\$ 164		
Exemption Amount Subtotal							
Estimated Taxable Value	\$ 164		\$ 164	\$ 164	\$ 164		

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	\$ 51,430		\$ 51,430	\$ 51,430	\$ 51,430	
Market Value - Structure(s)	\$ 0		\$ 0	\$ 0	\$ 0	
Market Value	\$ 51,430		\$ 51,430	\$ 51,430	\$ 51,430	
Less Deductions						
Homestead Capped Limitation						
Ag-use Value	\$ 51,266		\$ 51,266	\$ 51,266	\$ 51,266	
Absolute Exemption						
Appraised Value	\$ 164		\$ 164	\$ 164	\$ 164	
Exemption Amount Subtotal						
Estimated Taxable Value	\$ 164		\$ 164	\$ 164	\$ 164	

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.

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