



January 22, 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.: 14-2024

Property Owner: Danny and Karien Thomas

Property ID: 9422, 2846, 2847

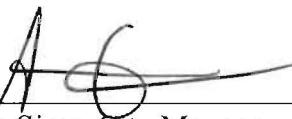
Address of Property: 11730 Co Rd 309, Terrell, TX

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Danny and Karien Thomas on January 2, 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 January 22, 2024.

CITY OF TERRELL, TEXAS

By: 
Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary



TUE JAN 2 RECD

Dawn Steil

Petition for Release of Area(s) From Extraterritorial Jurisdiction

Property ID's: 9422, 2846, & 2847 (3 Parcels Totaling 56.9 Acres)

From: Danny & Karien Thomas

Address: 606 North Church Street, McKinney TX, 75069

To: City of Terrell City Hall – City Secretary

201 East Nash Street

Terrell TX, 75160

Submitted this 3rd day of January, 2024

**PETITION FOR RELEASE OF AREA
FROM THE EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §

COUNTY OF KAUFMAN COUNTY §

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

The undersigned (hereinafter called "Petitioner"), being an owner of a majority in value of land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area as indicated by the tax rolls of the Kaufman County Central Appraisal District, acting pursuant to Section 42.102 of the Texas Local Government Code, as amended, hereby respectfully petitions the City of Terrell, Texas (hereinafter called the "City"), for the removal of the area described in Exhibit A herein (the "Property") from the extraterritorial jurisdiction (the "ETJ") of the City. 3 Parcels (9422, 2846 & 2847)

In support of this Petition, Petitioner would respectfully show:

I.

Petitioner has authority, pursuant to Section 42.102(b), Texas Local Government Code, to file this Petition as the owner(s) of the majority in value of an area of land in the City's ETJ.

II.

This Petition is signed by a majority in value of the holders of title of land in the area described by this Petition, as indicated by the tax rolls of the Kaufman County Central Appraisal District attached as Exhibit B.

III.

This Petition has satisfied the signature requirements described by Sections 42.103 and 42.104(a), Texas Local Government Code, and Chapter 277, Election Code, not later than the 180th day after the date the first signature for the Petition is obtained.

IV.

The signature(s) collected for this Petition is in writing, pursuant to Section 42.104(c), Texas Local Government Code.

V.

jurisdiction of the City and, to the best of the Petitioner's knowledge, is not subject to any of the exceptions from applicability described in Section 42.101, Texas Local Government Code.

VI.

This Petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.

VII.

The City must notify the residents and landowners of the Property of the results of the Petition, which notification requirement may be satisfied by notifying the Petitioner in writing at the following address: 606 North Church Street, McKinney TX 75069, Attn: Danny Thomas.

VIII.

Because this Petition contains the number of signatures required by Section 42.104, Texas Local Government Code, to release the Property from the City's ETJ, the City shall immediately release the Property from its ETJ, pursuant to Section 42.105(c), Texas Local Government Code. Should the City fail to take action to release the Property by the later of (i) 45 days after the date the City receives this Petition or (ii) the next meeting of the City's governing body that occurs after the 30th day after the date the City's receives this Petition, the Property shall be released from the ETJ by operation of law, pursuant to Section 42.105(d), Texas Local Government Code.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that: (a) this Petition be filed with the City Secretary of the City of Terrell, Texas, and that, thereafter, the Property be removed from the ETJ of the City, in the manner provided by law, including Sections 42.102-105, Texas Local Government Code, as amended; (b) that this Petition be granted, and that it and the City's action thereon be filed of record and be recorded in the Office of the City Secretary of Terrell, Texas; and (c) that Petitioner have such other order and relief to which they may show itself entitled.

[Remainder of Page Intentionally Blank]

RESPECTFULLY SUBMITTED this 3rd, day of January 2024

PETITIONER SIGNATURES

X D. M.

Printed Name Danny Thomas

Date of Birth: [REDACTED]

Residence Address: 606 North Church Street, McKinney TX 75069

x Barrie Thomas

Printed Name Karien Thomas

Date of Birth:

Residence Address: 606 North Church Street, McKinney TX 75069

State of Texas

County of :

This instrument was acknowledged before me on

By Brooke Meyers

(Personalized Seal)



Frederick Hayes
Notary Public's Signature

Notary Public's Signature

EXHIBIT "A"

**LEGAL DESCRIPTION AND DEPICTION OF AREA TO BE REMOVED FROM THE
EXTRATERRITORIAL JURISDICTION**

[Please See Attached]

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2018-0015623

Billable Pages: 5
Number of Pages: 6

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 06/27/2018 at 04:11 PM	WALK IN
Document Number: 2018-0015623	
Receipt No: 18-14029	
Amount: \$ 42.00	
Vol/Pg: V:5721 P:266	



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

A handwritten signature in black ink that reads "Laura A. Hughes".

Laura Hughes, County Clerk

Recorded By: Cynthia Ramirez, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

HUFF AND JUNGMAN LAW OFFICE LLP
SUITE 216 AMERICAN NATIONAL BANK
102 WEST MOORE AVENUE
TERRELL, TX 75160



INST # 2018-0015623

**TRUSTEE'S SPECIAL WARRANTY DEED
WITHOUT TITLE EXAMINATION OR SURVEY**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

Date: June 22, 2018.

Grantor: Bobby Dan Thomas, the trustee of the Bobby Dan Thomas and Jackie Jo Thomas Family Living Trust created by an instrument identified as the "Thomas Family Living Trust" and being dated October 18, 1999.

Grantor's Mailing Address: 11730 County Road 309, Terrell, Texas 75161-6715.

Grantees and Grantees' Mailing Addresses:

Bobby Dan Thomas as trustee of the Bobby Dan Thomas Surviving Settlor's Trust
11730 County Road 309
Terrell, Texas 75161-6715

Bobby Dan Thomas as trustee of the Jackie Jo Thomas Family Estate Trust
11730 County Road 309
Terrell, Texas 75161-6715

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

Property: The interest owned by the Thomas Family Living Trust in and to the real property and all improvements located thereon located in Kaufman County, Texas, and being described on Exhibit "A" which is attached hereto and incorporated herein by reference.

Exceptions To Conveyance and Warranty:

1. All visible or apparent easements on or across the Property the existence of which do not appear of record and all easements, rights-of-way, and prescriptive rights of record.
2. All presently recorded instruments affecting the Property.

3. Ad valorem taxes for the year 2018, the payment of which Grantees assume, and subsequent assessments due to change in land usage, ownership, or both, the payment of which Grantees assume.
4. Any portion of the Property lying within the bounds of a public road, whether dedicated to the public or not.
5. All zoning laws, regulations, and ordinances of municipal and/or other governmental authorities applicable to and enforceable against the Property.

Conveyance: Grantor, as trustee of the Thomas Family Living Trust, for the consideration stated herein and subject to the exceptions to conveyance and warranty as specified herein, grants, sells, and conveys to Grantees the Property. This conveyance is made together with all and singular the rights and appurtenances thereto in anywise belonging to the Property, to have and hold it to the Grantees, and the Grantees' successors and assigns forever. Grantor hereby binds Grantor in Grantor's fiduciary capacity and also binds Grantor's successors to warrant and forever defend all and singular the Property to Grantees and Grantees' successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the exceptions to conveyance and warranty.

Notwithstanding anything that might be interpreted herein to the contrary, the Grantor is acting in the Grantor's capacity as trustee and is bound only in that fiduciary capacity to the said Grantees to warrant and forever defend the Property against any person lawfully claiming by, through, or under the said Grantor.

By acceptance of this deed, Grantor and Grantees acknowledge that Huff & Jungman Law Office, LLP ("HJLLP") (1) has not ordered or examined title to the Property, (2) has made no other independent investigation of the title to the Property but has prepared this deed based on information and documents furnished to HJLLP, and (3) makes no representation or warranty, express or implied, regarding the Property or the validity or quality of its title.

GRANTOR:

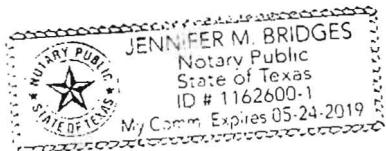
BOBBY DAN THOMAS AND JACKIE
JO THOMAS FAMILY LIVING TRUST

By: Booby Dan Thomas
BOBBY DAN THOMAS,
Trustee

THE STATE OF TEXAS

COUNTY OF KAUFMAN

This instrument was acknowledged before me on the 22nd day of June, 2018, by
Bobby Dan Thomas, Trustee of the Bobby Dan Thomas and Jackie Jo Thomas Family
Living Trust.



A handwritten signature of Jennifer M. Bridges in black ink.

Notary Public for the State of Texas

PREPARED IN:

Huff & Jungman Law Office, LLP
Suite 216 American National Bank
102 West Moore Avenue
Terrell, Texas 75160

AFTER RECORDING RETURN TO:

Huff & Jungman Law Office, LLP
Suite 216 American National Bank
102 West Moore Avenue
Terrell, Texas 75160

**TRUSTEE'S SPECIAL WARRANTY DEED
WITHOUT TITLE EXAMINATION OR SURVEY
EXHIBIT "A"**

TRACT ONE (2.0 ACRES): All that certain 2.00 acre tract of land situated in the A. BENNETT SURVEY, A-20 (1.0 acres) and in the R. CARTWRIGHT SURVEY A-76 (1.0 acres) of Kaufman County, Texas and being a part of a called 57.8 acre tract described in deed to P. H. Reynolds, Jr., as recorded in Volume 555, Page 962 of the Kaufman County Deed Records, said tract being further described as follows:

BEGINNING AT A CORNER in a public road on the Northwest line of said 57.8 acre tract and being S 44° 59' 54" W. 706.59 feet from the North corner of said 57.8 acre tract, from said corner a 3/8 inch iron rod set for a reference marker bears S 33° 25' 55" E 16.5 feet;

THENCE S 33° 25' 55" E 426.56 feet to a 3/8 inch iron rod set for a corner;

THENCE S 49° 26' 45" W 187.66 feet to a large fence corner post;

THENCE N 39° 40' 40" W 405.09 feet to a corner in a public road on the Northwest line of said 57.8 acre tract, from said corner a 3/8 inch iron rod set for a reference marker bears S 39° 40' 40" E 15.3 feet;

THENCE N 44° 59' 54" E along said road and Northwest line 235.06 feet to the point of beginning and containing 2.00 acres of land of which 0.09 acres lies in an existing public roadway.

TRACT TWO (34.9 ACRES): All that certain 34.9 acre tract of land situated in the A. BENNETT SURVEY, A-20, (1.55 acres) and in the R. CARTWRIGHT SURVEY, A-76 (32.35 acres) and in the R. MEAD SURVEY A-306 (1.0 acres) of Kaufman County, Texas and being part of a called 57.8 acre tract described in deed to P. H. Reynolds, Jr., as recorded in Volume 555 Page 962 of the Kaufman County, Deed Records, said tract being further described as follows:

BEGINNING at a corner in a public road on the Northwest line of said 57.8 acre tract and being S 44° 59' 54" W 485.00 feet from the North corner of said 57.8 acre tract, from said corner a 3/8 inch iron rod set for a reference marker bears S 47° 47' 14" E 13.2 feet;

THENCE S 47° 47' 14" E 2005.76 feet to a 3/8 inch iron rod set on the fenced Southeast line of said 57.8 acre tract and being S 45° 30' 14" W 477.21 feet from the East corner of said 57.8 acre tract;

THENCE S 45° 30' 14" W along the fenced Southeast line of said 57.8 acre tract 845.50 feet to a 1/2 inch pipe found at a fence intersection at the South corner of said 57.8 acre tract;

**TRUSTEE'S SPECIAL WARRANTY DEED
WITHOUT TITLE EXAMINATION OR SURVEY
EXHIBIT "A" (CONTINUED)**

THENCE N 45° 24' 55" W along the fenced Southwest line of said 57.8 acre tract 1995.98 feet to the West corner of said 57.8 acre tract in the center of an existing public road, from said corner a fence corner bears S 45° 24' 55" E 15.7 feet;

THENCE N 44° 59' 54" E along said road along the Northwest line of said 57.8 acre tract 305.76 feet to a corner, from said corner a 3/8 inch iron rod set for a reference marker bears S 39° 40' 40" E 15.3 feet;

THENCE S 39° 40' 40" E 405.09 feet to a large fence corner post;

THENCE N 49° 26' 45" E 187.66 feet to a 3/8 inch iron rod set for a corner;

THENCE N 33° 25' 55" W 426.56 feet to a corner in a public road on the Northwest line of said 57.8 acre tract, from said corner a 3/8 inch iron rod set for a reference marker bears S 33° 25' 55" E 16.5 feet;

THENCE N 44° 39' 54" E along said road and Northwest line 221.59 feet to the point of beginning and containing 34.9 acres of land of which 0.18 acres lies in an existing public roadway.

INST # 2018-0015623
Filed for record in Kaufman County
On: 6/27/18 at 4:11 PM

GIFT DEED WITHOUT TITLE EXAMINATION

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

Date: June 22, 2018.

Grantor: Bobby Dan Thomas, a single person.

Grantor's Mailing Address: 11730 County Road 309, Terrell, Texas 75161-6715.

Grantee: Danny Joe Thomas, as his sole and separate property.

Grantee's Mailing Address: 606 N. Church Street, McKinney, Texas 75069.

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, including the love and affection held by the Grantor for the Grantee herein, the receipt and sufficiency of which is hereby acknowledged by Grantor; it being the intent of the Grantor to make an absolute gift of the herein-described realty to Grantee.

Property: The real property and all improvements thereon described on Exhibit "A" which is attached hereto and incorporated herein by reference.

Exceptions to Conveyance and Warranty:

1. All visible or apparent easements on or across the Property the existence of which do not appear of record and all easements, rights-of-way, and prescriptive rights of record.
2. All presently recorded instruments affecting the Property.
3. Ad valorem taxes for the year 2018, the payment of which Grantee assumes, and subsequent assessments due to change in land usage, ownership, or both, the payment of which Grantee assumes.
4. Any portion of the Property lying within the bounds of a public road.
5. All zoning laws, regulations, and ordinances of municipal and/or other governmental authorities applicable to and enforceable against the Property.

Conveyance: Grantor, for the consideration and subject to 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby 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 exceptions to warranty.

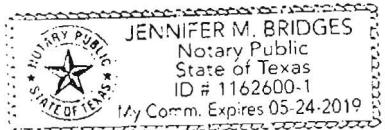
By acceptance of this deed, Grantor and Grantee acknowledge that Huff & Jungman Law Office, LLP ("HJLLP") (1) has not ordered or examined title to the Property, (2) has made no other independent investigation of the title to the Property but has prepared this deed based on information and documents furnished to HJLLP, and (3) makes no representation or warranty, express or implied, regarding the Property or the validity or quality of its title.

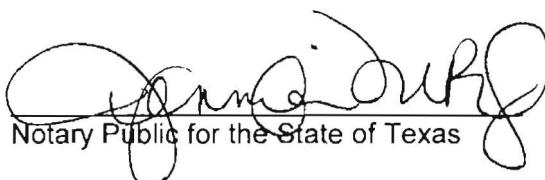
Bobby Dan Thomas
BOBBY DAN THOMAS,
Grantor

THE STATE OF TEXAS

COUNTY OF KAUFMAN

This instrument was acknowledged before me on the 22nd day of June, 2018, by
Bobby Dan Thomas, Grantor.




Notary Public for the State of Texas

PREPARED IN:

Huff & Jungman Law Office, LLP
Suite 216 American National Bank
102 West Moore Avenue
Terrell, Texas 75160

AFTER RECORDING RETURN TO:

Huff & Jungman Law Office, LLP
Suite 216 American National Bank
102 West Moore Avenue
Terrell, Texas 75160

**GIFT DEED WITHOUT TITLE EXAMINATION
EXHIBIT "A"**

TRACT ONE (2.0 ACRES): All that certain 2.00 acre tract of land situated in the A. BENNETT SURVEY, A-20 (1.0 acres) and in the R. CARTWRIGHT SURVEY A-76 (1.0 acres) of Kaufman County, Texas and being a part of a called 57.8 acre tract described in deed to P. H. Reynolds, Jr., as recorded in Volume 555, Page 962 of the Kaufman County Deed Records, said tract being further described as follows:

BEGINNING AT A CORNER in a public road on the Northwest line of said 57.8 acre tract and being S 44° 59' 54" W. 706.59 feet from the North corner of said 57.8 acre tract, from said corner a 3/8 inch iron rod set for a reference marker bears S 33° 25' 55" E 16.5 feet;

THENCE S 33° 25' 55" E 426.56 feet to a 3/8 inch iron rod set for a corner;

THENCE S 49° 26' 45" W 187.66 feet to a large fence corner post;

THENCE N 39° 40' 40" W 405.09 feet to a corner in a public road on the Northwest line of said 57.8 acre tract, from said corner a 3/8 inch iron rod set for a reference marker bears S 39° 40' 40" E 15.3 feet;

THENCE N 44° 59' 54" E along said road and Northwest line 235.06 feet to the point of beginning and containing 2.00 acres of land of which 0.09 acres lies in an existing public roadway.

TRACT TWO (34.9 ACRES): All that certain 34.9 acre tract of land situated in the A. BENNETT SURVEY, A-20, (1.55 acres) and in the R. CARTWRIGHT SURVEY, A-76 (32.35 acres) and in the R. MEAD SURVEY A-306 (1.0 acres) of Kaufman County, Texas and being part of a called 57.8 acre tract described in deed to P. H. Reynolds, Jr., as recorded in Volume 555 Page 962 of the Kaufman County, Deed Records, said tract being further described as follows:

BEGINNING at a corner in a public road on the Northwest line of said 57.8 acre tract and being S 44° 59' 54" W 485.00 feet from the North corner of said 57.8 acre tract, from said corner a 3/8 inch iron rod set for a reference marker bears S 47° 47' 14" E 13.2 feet;

THENCE S 47° 47' 14" E 2005.76 feet to a 3/8 inch iron rod set on the fenced Southeast line of said 57.8 acre tract and being S 45° 30' 14" W 477.21 feet from the East corner of said 57.8 acre tract;

THENCE S 45° 30' 14" W along the fenced Southeast line of said 57.8 acre tract 845.50 feet to a 1/2 inch pipe found at a fence intersection at the South corner of said 57.8 acre tract;

**GIFT DEED WITHOUT TITLE EXAMINATION
EXHIBIT "A" (CONTINUED)**

THENCE N 45° 24' 55" W along the fenced Southwest line of said 57.8 acre tract 1995.98 feet to the West corner of said 57.8 acre tract in the center of an existing public road, from said corner a fence corner bears S 45° 24' 55" E 15.7 feet;

THENCE N 44° 59' 54" E along said road along the Northwest line of said 57.8 acre tract 305.76 feet to a corner, from said corner a 3/8 inch iron rod set for a reference marker bears S 39° 40' 40" E 15.3 feet;

THENCE S 39° 40' 40" E 405.09 feet to a large fence corner post;

THENCE N 49° 26' 45" E 187.66 feet to a 3/8 inch iron rod set for a corner;

THENCE N 33° 25' 55" W 426.56 feet to a corner in a public road on the Northwest line of said 57.8 acre tract, from said corner a 3/8 inch iron rod set for a reference marker bears S 33° 25' 55" E 16.5 feet;

THENCE N 44° 39' 54" E along said road and Northwest line 221.59 feet to the point of beginning and containing 34.9 acres of land of which 0.18 acres lies in an existing public roadway.

INST #: 2018-0015625
Filed for record in Kaufman County
On: 6/27/18 at 4:11 PM

EXHIBIT A

All that certain 20.90 acre tract of land situated in the A. BENNETT SURVEY, A-20 (2.2 acres) and in the R. CARTWRIGHT SURVEY, A-76 (17.8 acres) of Kaufman County, Texas and being a part of a called 57.8 acre tract described in deed to P.H. Reynolds, Jr., as recorded in Volume 555 Page 962 of the Kaufman County, Deed Records, said tract being further described as follows:

BEGINNING at the North corner of said 57.8 acre tract in the center of an existing public road, from said corner a 3/4 inch pipe set for a reference marker bears S $44^{\circ} 39' 45''$ E 14.3 feet;

THENCE S $44^{\circ} 39' 45''$ E along the fenced Northeast line of said 57.8 acre tract 1107.02 feet to a bois de arc fence corner post found at an ell corner of said 57.8 acre tract;

THENCE S $50^{\circ} 41' 57''$ E along a fenced line of said 57.8 acre tract 83.99 feet to a bois de arc fence corner post found at an ell corner of said 57.8 acre tract;

THENCE S $50^{\circ} 41' 57''$ E along a fenced line of said 57.8 acre tract 926.54 feet to a bois de arc fence corner post found at the East corner of said 57.8 acre tract;

THENCE S $45^{\circ} 36' 17''$ E along the fenced Southeast line of said 57.8 acre tract 477.21 feet to a 3/8 inch iron rod set for a corner;

THENCE S $45^{\circ} 36' 17''$ E 477.21 feet to a corner in a public road on the Northeast line of said 57.8 acre tract, from said corner a 3/8 inch iron rod set for a reference marker bears S $45^{\circ} 37' 14''$ E 13.7 feet;

THENCE S $45^{\circ} 37' 14''$ E along said road and Northwest line 483.60 feet to the point of Beginning of said 57.8 acre tract of land of which 0.10 acres lies in an existing road;

RR
ttr

FILED FOR RECORD AT 9:44 OCLOCK 11 M 6 11 1991
CLECK COUNTY CLERK'S OFFICE, COUNTY TEXAS, BY CRISSY GANN
7/16/91 DEPUTY.

DEED OF TRUST**4578**

Date: June 6, 1991

Grantor: Dunny J. Thomas and wife, Kurien M. Thomas

Grantor's Mailing Address (including county): 3613 Scott Drive, Rowlett, Dallas County, Texas 75088

Trustee: Wayne Gent

Trustee's Mailing Address (including county): P. O. Box 556, Kaufman, Kaufman County, Texas 75142

Beneficiary: Herman Reynolds III and Rosemary Rosenbaum

Beneficiary's Mailing Address (including county): 1909 Branch Hollow, Carrollton, Denton County, Texas 75007

Note(s)

Date: June 6, 1991

Amount: \$18,900.00

Maker: Dunny J. Thomas and Kurien M. Thomas

Payee: Herman Reynolds, III and Rosemary Rosebaum

Final Maturity Date: June 6, 2001

Terms of Payment (optional). In monthly payments of \$249.77 according to the terms of the note.

This note is payable in 120 monthly installments and shall not be pre-paid prior to final maturity date, without written agreement of the payees under the note.

Property (including any improvements): See Exhibit A attached hereto and made a part hereof for all intents and purposes.

Prior Lien(s) (including recording information): None.

1. If requested by Beneficiary to foreclose this lien, Trustee shall:
 a. file and serve all or part of the property to the beneficiary to the extent a proceeding was timely brought;
 b. apply proceeds of the sale, in this order:
 i. from the proceeds of the sale; and
 ii. to Plaintiff, any judgment or decree for attorney's fees and other charges due and unpaid;
 iii. to Plaintiff, any amounts due before payment to Plaintiff; attorney's fees, costs and other charges due and unpaid;
 iv. to Plaintiff, any amounts due before payment to Plaintiff; attorney's fees, costs and other charges due and unpaid; and
 v. to Plaintiff, any balance;

Trustee's Duties

Wenckebach's Rhythms

Մագավորության ուղարկությունները կ լիրավուն 8 արե գելելք աւ

REFERENCES

For example, executives and managers can use surveys to determine what motivates workers and what does not. Surveys can also be used to measure the effectiveness of training programs. In addition, surveys can be used to measure the satisfaction of employees with their jobs and the satisfaction of customers with the products or services provided by the company.

1. Any exceptions that may affect the records.
2. Visit the individual records that do not appear in records.
3. Any part of the property that may lie within a public road.
4. Beneficiaries herein, within one-half (1/2) of the minutes that they own.

General Provisions

1. If any of the property is sold under this deed of trust, Grantor shall immediately surrender possession to the purchaser. If Grantor fails to do so, Grantor shall become a tenant at sufferance of the purchaser, subject to an action for forcible detainer.
2. Recitals in any Trustee's deed conveying the property will be presumed to be true.
3. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.
4. This lien shall remain superior to liens later created even if the time of payment of all or part of the note is extended or part of the property is released.
5. If any portion of the note cannot be lawfully secured by this deed of trust, payments shall be applied first to discharge that portion.
6. Grantor assigns to Beneficiary all sums payable to or received by Grantor from condemnation of all or part of the property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the property. After deducting any expenses incurred, including attorney's fees, Beneficiary may release any remaining sums to Grantor or apply such sums to reduce the note. Beneficiary shall not be liable for failure to collect or to exercise diligence in collecting any such sums.
7. Grantor assigns to Beneficiary absolutely, not only as collateral, all present and future rent and other income and receipts from the property. Leases are not assigned. Grantor warrants the validity and enforceability of the assignment. Grantor may as Beneficiary's licensee collect rent and other income and receipts as long as Grantor is not in default under the note or this deed of trust. Grantor will apply all rent and other income and receipts to payment of the note and performance of this deed of trust, but if the rent and other income and receipts exceed the amount due under the note and deed of trust, Grantor may retain the excess. If Grantor defaults in payment of the note or performance of this deed of trust, Beneficiary may terminate Grantor's license to collect and then as Grantor's agent may rent the property if it is vacant and collect all rent and other income and receipts. Beneficiary neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the property. Beneficiary may exercise Beneficiary's rights and remedies under this paragraph without taking possession of the property. Beneficiary shall apply all rent and other income and receipts collected under this paragraph first to expenses incurred in exercising Beneficiary's rights and remedies and then to Grantor's obligations under the note and this deed of trust in the order determined by Beneficiary. Beneficiary is not required to act under this paragraph, and acting under this paragraph does not waive any of Beneficiary's other rights or remedies. If Grantor becomes a voluntary or involuntary bankrupt, Beneficiary's filing a proof of claim in bankruptcy will be tantamount to the appointment of a receiver under Texas law.
8. Interest on the debt secured by this deed of trust shall not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law; any interest in excess of that maximum amount shall be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess shall be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.
9. When the context requires, singular nouns and pronouns include the plural.
10. The term *note* includes all sums secured by this deed of trust.
11. This deed of trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.
12. If Grantor and Maker are not the same person, the term *Grantor* shall include Maker.
13. Grantor represents that this deed of trust and the note are given for the following purposes:

The debt evidenced by the note is in part payment of the purchase price of the property; the debt is secured both by this deed of trust and by a vendor's lien on the property, which is expressly retained in a deed to Grantor of even date. This deed of trust does not waive the vendor's lien, and the two liens and the rights created by this instrument shall be cumulative. Beneficiary may elect to foreclose under either of the liens without waiving the other or may foreclose under both. The deed is incorporated into this deed of trust.
14. Grantors shall provide to the Beneficiaries herein a copy of the paid tax receipts each year showing all ad valorem taxes paid, and said copies of paid tax receipts shall be provided to beneficiaries no later than February 1 of each and every year.
15. As a further term of this deed of trust, Grantors, herein, shall pay to the Beneficiaries, herein, \$ 300.00 for a water hook-up fee and cost of water lines, which have already been paid by the Beneficiaries herein.

Danny J. Thomas
 Danny J. Thomas

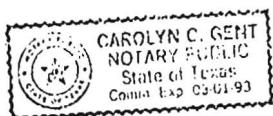
Stephen M. Thomas
 Stephen M. Thomas

vol 1023-265

(Acknowledgment)

STATE OF TEXAS
COUNTY OF KAUFMAN

This instrument was acknowledged before me on the 6th day of JUNE, 19 91
by Danny J. Thomas and wife, Karlen M. Thomas



Carlynn C. Gent
Notary Public, State of Texas

Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the day of , 19
by of a corporation, on behalf of said corporation.

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

Notary's commission expires:

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

EXHIBIT A

All that certain 20.00 acre tract of land situated in the A. BENNETT SURVEY, A-20 (2.2 acres) and in the R. CARTWRIGHT SURVEY, A-76 (17.8 acres) of Kaufman County, Texas and being a part of a called 57.8 acre tract described in deed to P.E. Reynolds, Jr., as recorded in Volume 555 Page 962 of the Kaufman County, Deed Records, said tract being further described as follows;

BEGINNING at the North corner of said 57.8 acre tract in the center of an existing public road, from said corner a 3/4 inch pipe set for a reference marker bears S 44° 39' 45" E 14.3 feet;

THENCE S 44° 39' 45" E along the fenced Northeast line of said 57.8 acre tract 1107.02 feet to a bois de arc fence corner post found at an ell corner of said 57.8 acre tract;

THENCE S 50° 41' 46" W along a fenced line of said 57.8 acre tract 83.99 feet to a bois de arc fence corner post found at an ell corner of said 57.8 acre tract;

THENCE S 56° 11' 36" E along a fenced line of said 57.8 acre tract 926.54 feet to a bois de arc fence corner post found at the East corner of said 57.8 acre tract;

THENCE S 42° 30' 47" W along the fenced Southeast line of said 57.8 acre tract 477.11 feet to a 3/8 inch iron rod set for a corner;

THENCE N 45° 43' 14" W 366.76 feet to a corner in a public road on the Northwest line of said 57.8 acre tract, from said corner a 3/8 inch iron rod set for a reference marker bears S 47° 47' 14" E 13.2 feet;

THENCE N 47° 52' 57" W along said road and Northwest line 485.00 feet to the South line of the tract containing 18.36 acres of land of which 0.15 acres is in the preceding tract and the balance in the tract described as follows;

EF

D.T.

FILED FOR RECORD AT 9:58 O'CLOCK A.M. 6-11
CLERK COUNTY COURT KAUFMAN COUNTY TEXAS BY *CRISSY GANN* 1991
Deputy

2/11/00

Form FmHA-TX 442-9
(Rev. 4-91)

03828

UNITED STATES DEPARTMENT OF AGRICULTURE

Farmers Home Administration

RIGHT OF WAY EASEMENT
(General Type Easement)

KNOW ALL MEN BY THESE PRESENTS, that Danny J. Thomas,
(hereinafter called "Grantors"), in consideration of one dollar (\$1.00) and other good and valuable
consideration paid by Elaine W. (hereinafter called "Grantee"), the receipt and
sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said
Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install, and lay and
thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and
appurtenances over and across .25 acres of land, more particularly described in instrument recorded
in Vol. 622 Page 222, Deed Records, Guadalupe County, Texas, together with the right of
ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are
granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to
designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the
easement herein granted shall be limited to a strip of land 15' in width the center line thereof being the
pipeline as installed.

In the event the easement hereby granted abuts on a public road and the county or state hereafter
widens or relocates the public road so as to require the relocation of this water line as installed, Grantor
further grants to Grantee an additional easement over and across the land described above for the purpose of
laterally relocating said water line as may be necessary to clear the road improvements, which easement
hereby granted shall be limited to a strip of land 15' in width the center line thereof being the pipeline as
relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors
by reason of the installation of the structures referred to herein and the Grantee will maintain such easement
in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantor's
premises. This agreement together with other provisions of this grant shall constitute a covenant running with
the land for the benefit of the Grantee, its successors, and assigns. The Grantors covenant that they are the
owners of the above described land and that said lands are free and clear of all encumbrances and liens except
the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This
easement is subject to the provisions of the Title VI of the Civil Rights Act of 1964 and the regulations issued
pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which
financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantors have executed this instrument this 8 day of
Sept, 2001.

Danny J. Thomas

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Kaufman

0
P

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally R
appeared Rhonda F. Laster known to me to be the person(s) whose name(s)
is(are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same
for the purposes and consideration therein expressed.

0

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8 day of OCT, 2001

1

Rhonda F. Laster
(Seal)

Kaufman County, Texas
(Notary Public in and for)

9

5

5

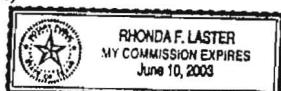
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VOL 1023 NO 258

2253
Prepared by the State Bar of Texas for use by lawyers only.

Revised 10-85

© 1985 by the State Bar of Texas

4577

WARRANTY DEED WITH VENDOR'S LIEN

Date: June 6, 1991

Grantor: Herman Reynolds, III and Rosemary Rosenbaum

Grantor's Mailing Address (including county): 1909 Branch Hollow, Carrollton, Denton County, Texas 75007

Grantee: Danny J. Thomas and wife, Kurien M. Thomas

Grantee's Mailing Address (including county): 3613 Scott Drive, Rowlett, Dallas County, Texas 75088

Consideration: Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery to Grantors herein of Grantees one certain promissory note in the original principal sum of EIGHTEEN THOUSAND NINE HUNDRED and NO/100 DOLLARS (\$18,900.00), said note drawing interest at the rate of ten percent (10%) per annum, and providing for monthly payments of \$249.77 each for 120 months.

Property (including any improvements) intended for all

See Exhibit A attached hereto and made a part hereof for all
intents and purposes.

vol 1023 page 250

Reservations from and Exceptions to Conveyance and Warranty

1. Any exceptions that may appear of record.
2. Visible and apparent easements that do not appear of record.
3. Any part of the property that may lie within a public road.
4. For Grantor and Grantor's successors, a reservation of an undivided one-half interest that Grantors own in the oil, gas, and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.
5. Grantees, herein, shall be solely responsible for any additional taxes as a result of any tax rollback due to change in usage by Grantees of said property.

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 hereby 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 warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

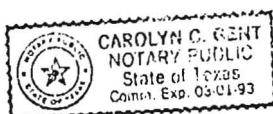
Herman Reynolds, III
Herman Reynolds, III

Rosemary Rosenbaum
Rosemary Rosenbaum

(Acknowledgment)

STATE OF TEXAS
COUNTY OF KAUFMAN

This instrument was acknowledged before me on the 6th day of June 1991
by Herman Reynolds, III, and Rosemary Rosenbaum.



Carolyn C. Gent

Notary Public, State of Texas
Notary's name (printed)

Notary's commission expires

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the day of
by of
a corporation, on behalf of said corporation.

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

Notary's commission expires:

AFTER RECORDING RETURN TO

PREPARED IN THE LAW OFFICE OF

EXHIBIT A

All that certain 20.60 acre tract of land situated in the A. BENNETT SURVEY, A-20 (2.2 acres) and in the R. CARTWRIGHT SURVEY, A-76 (17.8 acres) of Kaufman County, Texas and being a part of a called 57.8 acre tract described in deed to P.H. Reynolds, Jr., as recorded in Volume 555 Page 962 of the Kaufman County, Deed Records, said tract being further described as follows:

BEGINNING at the North corner of said 57.8 acre tract in the center of an existing public road, from said corner a 3/4 inch pipe set for a reference marker bears S 54° 39' 45" E 14.3 feet;

THENCE S 54° 39' 45" E along the fenced Northeast line of said 57.8 acre tract 1107.02 feet to a bois de arc fence corner post found at an ell corner of said 57.8 acre tract;

THENCE S 50° 41' 40" E along a fenced line of said 57.8 acre tract 83.99 feet to a bois de arc fence corner post found at an ell corner of said 57.8 acre tract;

THENCE S 56° 11' 30" E along a fenced line of said 57.8 acre tract 926.54 feet to a bois de arc fence corner post found at the East corner of said 57.8 acre tract;

THENCE S 56° 10' 12" E along the fenced Southeast line of said 57.8 acre tract 477.41 feet to a 3/8 inch iron rod set for a corner;

THENCE N 57° 41' 12" E along the road to a corner in a public road on the Northwest line of said 57.8 acre tract, from said corner a 3/8 inch iron rod set for a reference marker bears N 57° 47' 40" E 13.7 feet;

THENCE N 57° 47' 40" E along the said road and Northwest line 485.30 feet to the point of beginning, containing over a net of land of which 0.10 acres are in the section line.

RR

HR

FILED FOR RECORD AT 9:46 O'CLOCK 11 M 6 11 1991
CLERK COUNTY COURT HOUSE, COUNTY, TEXAS BY CRISSY GANN
HICKLE, DEPUTY.

Kaufman County
Honorable Laura Hughes
County Clerk
Kaufman, Texas 75142



70 2008 00022379

Instrument Number: 2008-00022379

As

Release of Lien

Recorded On: November 25, 2008

Parties: REYNOLDS HERMAN III

To THOMAS BOBBY D

Billable Pages: 3

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

** Examined and Charged as Follows: **

Release of Lien 24.00

Total Recording: 24.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2008-00022379

Receipt Number: 106804

Recorded Date/Time: November 25, 2008 03:36:54P

Book-Vol/Pg: BK-OR VL-3501 PG-56

User / Station: P Singleton - Cash Station #3

Record and Return To:

BOBBY D THOMAS

11730 CR 309

TERRELL TX 75161



THE STATE OF TEXAS

COUNTY OF KAUFMAN

I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, Kaufman County Clerk

INST # 2008- 00022379

**SUPPLEMENTAL
RELEASE OF LIEN**

Date:

Note:

Date: June 6, 1991

Original Amount: \$35,000.00

Maker: Bobby D. Thomas and wife Jackie J. Thomas

Payee: Herman Reynolds, III and Rosemary Rosenbaum

Date of Maturity: as therein provided

Holder of Note and Lien: Herman Reynolds, III and Rosemary Rosenbaum

Holder's Mailing Address (including county):

1909 Branch Hollow, Carrollton, Denton County
Texas, 75007

Note and Lien are Described in the Following Documents, Recorded in: A Deed of Trust recorded in Volume 1023, Page 253, of the Deed Records of Kaufman County, Texas.

Property (including any improvements) Subject to Lien:

All that certain 34.9 acre tract of land situated in the A. BENNETT SURVEY, A-20, (1.55 acres) and in the R. CARTWRIGHT SURVEY, A-76 (32.35 acres) and in the R. MEAD SURVEY A-306 (1.0 acres) of Kaufman County, Texas and being part of a called 57.8 acre tract described in deed to P. H. Reynolds, Jr., as recorded in Volume 555 Page 962 of the Kaufman County, Deed Records, said tract being further described as follows:

BEGINNING at a corner in a public road on the Northwest line of said 57.8 acre tract and being S 44 degrees 59' 54" W 485.00 feet from the North corner of said 57.8 acre tract, from said corner a 3/8 inch iron rod set for a reference marker bears S 47 degrees 47' 14" E 13.2 feet;

THENCE S 47 degrees 47' 14" E 2005.76 feet to a 3/8 inch iron rod set on the fenced Southeast line of said 57.8 acre tract and being S 45 degrees 30' 14" W 477.21 feet from the East corner of said 57.8 acre tract;

THENCE S 45 degrees 30' 14" W along the fenced Southeast line of said 57.8 acre tract 845.50 feet to a 1/2 inch pipe found at a fence intersection at the South corner of said 57.8 acre tract;

THENCE N 45 degrees 24' 55" W along the fenced Southwest line of said 57.8 acre tract 1995.98 feet to the West corner of said 57.8 acre tract in the center of an existing public road, from said corner a fence corner bears S 45 degrees 24' 55" E 15.7 feet;

THENCE N 44 degrees 59' 54" E along said road along the Northwest line of said 57.8 acre tract 305.76 feet to a corner, from said corner a 3/8 inch iron rod set for a reference marker bears S 39 degrees 40' 40" E 15.3 feet;

THENCE S 39 degrees 40' 40" E 405.09 feet to a large fence corner post;

THENCE N 49 degrees 26' 45" E 187.66 feet to a 3/8 inch iron rod set for a corner;

THENCE N 33 degrees 25' 55" W 426.56 feet to a corner in a public road on the Northwest line of said 57.8 acre tract, from said corner a 3/8 inch iron rod set for a reference marker bears S 33 degrees 25' 55" E 16.5 feet;

THENCE N 44 degrees 59' 54" E along said road and Northwest line 221.59 feet to the point of beginning and containing 34.9 acres of land of which 0.18 acres lies in an existing public roadway.

Holder of the note and lien acknowledges its payment and releases the property from the lien and from all liens held by Holder of the note and lien without regard to how they were created or evidenced.

Holder of the note and lien expressly releases all present and future rights to establish or enforce the lien as security for the payment of any future or other advances.

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

Gloria J. Reynolds
GLORIA J. REYNOLDS

Jeanne Webster
JEANIE WEBSTER
Jeanne
ACKNOWLEDGMENT

STATE OF TEXAS

S

COUNTY OF Kaufman

S

S

This instrument was acknowledged before me on November 7,
2008, by Gloria J. Reynolds.



Cassi Prestidge
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

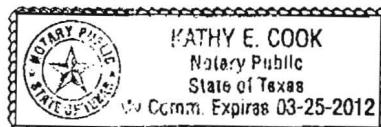
S

COUNTY OF Kaufman

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S

This instrument was acknowledged before me on Nov 25,
2008, by Jeanie Webster.



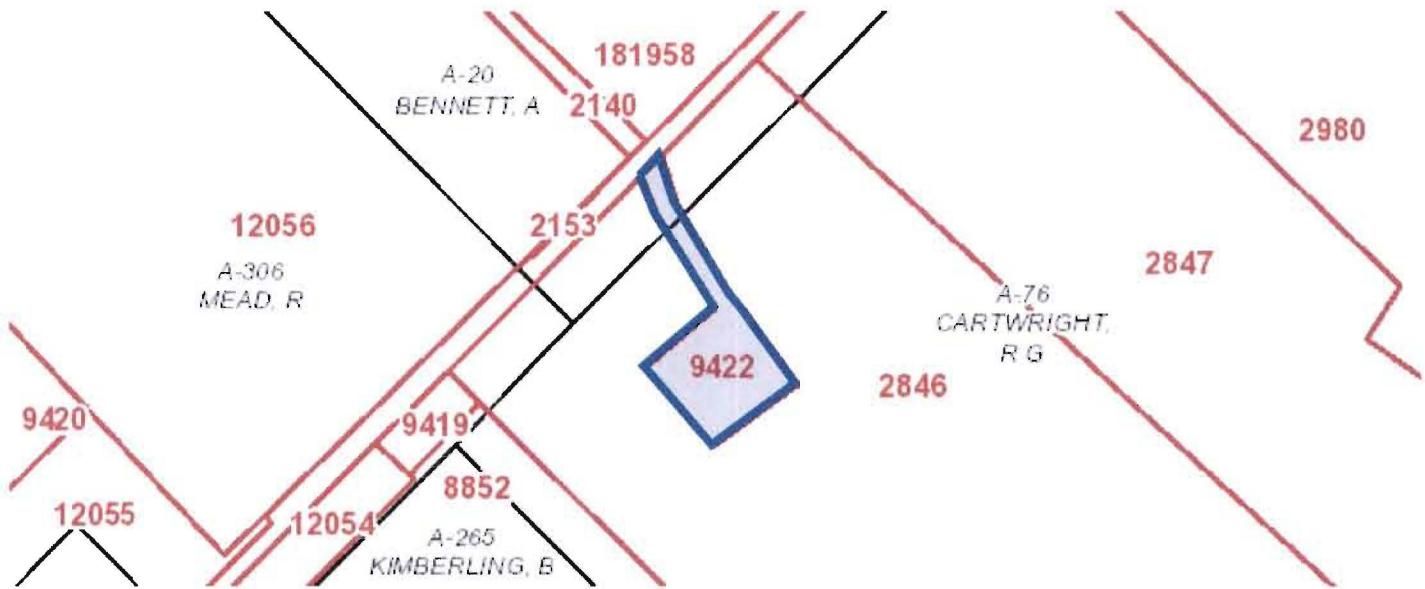
Kathy E. Cook
Notary Public, State of Texas

SUPPLEMENTAL RELEASE OF LIEN - 3

Inst #: 2008- 00022379

Filed for Record in: Kaufman County
On: Nov 25, 2008 at 03:36P

📍 Map



📘 Property Details

Account

Property ID:	9422	Geographic ID:	
			99.0306.0000.0030.02.06.00
Type:	Real	Zoning:	

Property Use: Condo:

Location

Situs Address:	11730 CO RD 309 TX		
Map ID:	D5-A-1	Mapsco:	
Legal Description:	RICHARD MEADE, 1. ACRES, & HOUSE		
Abstract/Subdivision:	A0306 - RICHARD MEADE		

Neighborhood: 28-RVGD/AV

Owner

Owner ID:	215671
Name:	THOMAS DANNY JOE

Agent:

Mailing Address:	606 N CHURCH ST MC KINNEY, TX 75069
% Ownership:	100.0%

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

■ Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$265,984 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$15,620 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$281,604 (=)
Agricultural Value Loss: 	\$0 (-)
Appraised Value:	\$281,604 (=)
Homestead Cap Loss: 	\$0 (-)
Assessed Value:	\$281,604
Ag Use Value:	\$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: THOMAS DANNY JOE %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$281,604	\$281,604
CAD	KAUFMAN CAD	0.000000	\$281,604	\$281,604
KC	KAUFMAN COUNTY	0.328958	\$281,604	\$281,604
P3	PRECINCT 3	0.000000	\$281,604	\$281,604
RB	ROAD & BRIDGE	0.082500	\$281,604	\$281,604
ST	TERRELL ISD	1.068200	\$281,604	\$281,604
TV	TRINITY VALLEY CC	0.110990	\$281,604	\$281,604

Total Tax Rate: 1.690648

Property Improvement - Building

Description: HOUSE Type: REAL PROPERTY State Code: E1 Living Area: 2,326.00sqft Value: \$265,984

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RVAV1	20 - Brick	1995	2,078.00
CP	Porch, Covered	*		1995	480.00
AGF3	Attached Garage, Finished, 3 Car	*		1995	572.00
DC	Detached Caport	DCA		1995	528.00
EP	Porch, Enclosed	*		1995	128.00
ADNA	Addition, Average	*		1995	248.00

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	\$15,620	\$0

Property Roll Value History

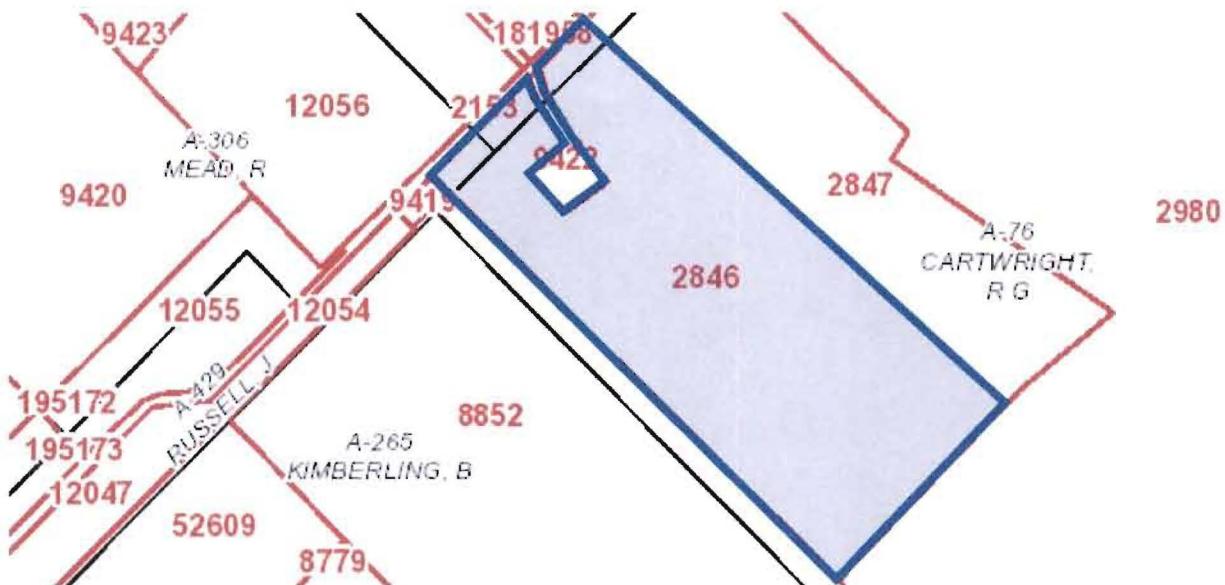
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
------	--------------	-------------	--------------	-----------	-------------	----------

2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$265,984	\$15,620	\$0	\$281,604	\$0	\$281,604
2022	\$275,565	\$14,155	\$0	\$289,720	\$0	\$289,720
2021	\$221,636	\$8,310	\$0	\$229,946	\$0	\$229,946
2020	\$210,500	\$6,480	\$0	\$216,980	\$0	\$216,980
2019	\$204,980	\$6,480	\$0	\$211,460	\$0	\$211,460
2018	\$154,010	\$5,440	\$0	\$159,450	\$17,602	\$141,848
2017	\$135,090	\$5,440	\$0	\$140,530	\$11,577	\$128,953
2016	\$112,360	\$4,870	\$0	\$117,230	\$0	\$117,230
2015	\$113,150	\$4,870	\$0	\$118,020	\$0	\$118,020
2014	\$114,540	\$4,870	\$0	\$119,410	\$0	\$119,410
2013	\$115,900	\$4,870	\$0	\$120,770	\$0	\$120,770

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/22/2018	SWD	SPECIAL WARRANTY DEED	THOMAS BOBBY D & JACKIE TRUST	THOMAS BOBBY D TR SURVIVING SETTLOR'S TRUST &	5721	266	15623
6/22/2018	GD	GIFT DEED	THOMAS BOBBY D	THOMAS DANNY JOE	5721	278	15625
6/22/2018	SWD	SPECIAL WARRANTY DEED	THOMAS BOBBY D TR SURVIVING SETTLOR'S TRUST &	THOMAS BOBBY D	5721	272	15624
10/18/1999	Deed	Deed	THOMAS, BOBBY D ETUX	THOMAS, BOBBY D & JACKIE JO TR	1399	373	0

📍 Map



📘 Property Details

Account

Property ID: 2846 **Geographic ID:** 99.0076.0000.0030.00.06.00

Type: Real **Zoning:**

Property Use: Condo:

Location

Situs Address: 0 CO RD 309 TX

Map ID: D5-A-1 **Mapsco:**

Legal Description: R G CARTWRIGHT, 35.9 ACRES, & OUTBUILDINGS & (PT A BENNETT)

Abstract/Subdivision: A0076 - R G CARTWRIGHT

Neighborhood: 28-001

Owner

Owner ID: 215671

Name: THOMAS DANNY JOE

Agent:

Mailing Address: 606 N CHURCH ST
MC KINNEY, TX 75069

% Ownership: 100.0%

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

■ **Property Values**

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$94,713 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$560,757 (+)
Market Value:	\$655,470 (=)
Agricultural Value Loss: 	\$555,449 (-)
Appraised Value:	\$100,021 (=)
Homestead Cap Loss: 	\$0 (-)
Assessed Value:	\$100,021
Ag Use Value:	\$5,308

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: THOMAS DANNY JOE **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$655,470	\$100,021
CAD	KAUFMAN CAD	0.000000	\$655,470	\$100,021
KC	KAUFMAN COUNTY	0.328958	\$655,470	\$100,021
P3	PRECINCT 3	0.000000	\$655,470	\$100,021
RB	ROAD & BRIDGE	0.082500	\$655,470	\$100,021
ST	TERRELL ISD	1.068200	\$655,470	\$100,021
TV	TRINITY VALLEY CC	0.110990	\$655,470	\$100,021

Total Tax Rate: 1.690648

Property Improvement - Building

Description: OUTBUILDING **Type:** REAL PROPERTY **State Code:** D2 **Living Area:** 0.00sqft

Value: \$75,983

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	90SL	29 - Steel Siding	1993	1,500.00
OB	OUT BUILDING	90SA		0	1,560.00

Description: OUTBUILDING **Type:** REAL PROPERTY **State Code:** D2 **Living Area:** 0.00sqft

Value: \$18,730

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SA	0	1,900.00
STGA	Storage Bldg, Average	STGA	0	378.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	2.5500	111,078.00	0.00	0.00	\$39,831	\$377
ZB	IMPROVED PASTURES	33.3500	1,452,726.00	0.00	0.00	\$520,926	\$4,931

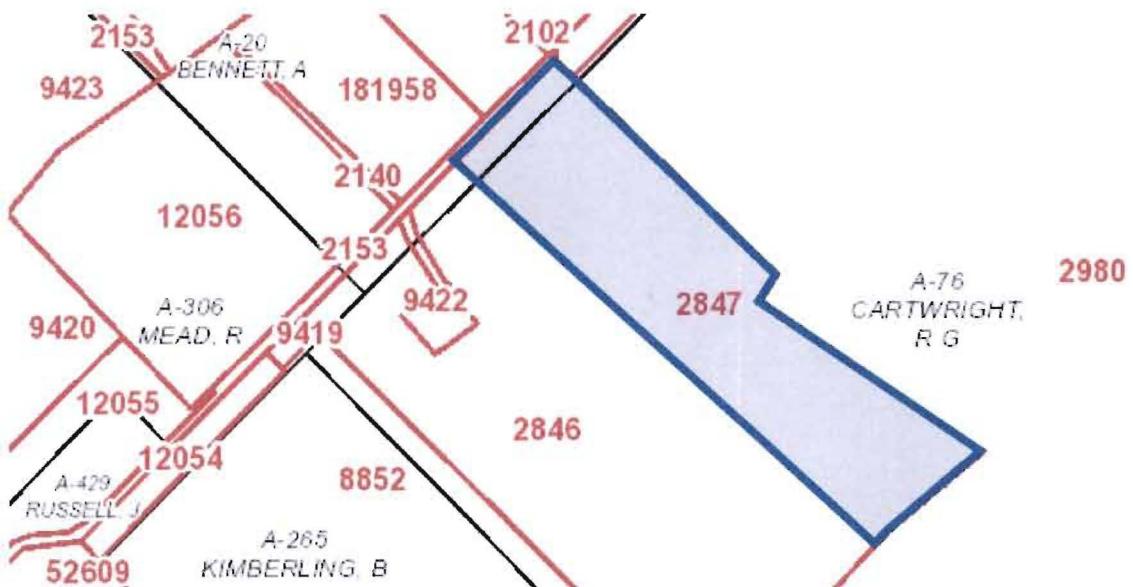
Property Roll Value History

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	\$94,713	\$560,757	\$5,308	\$100,021	\$0	\$100,021
2022	\$12,969	\$508,164	\$5,250	\$18,219	\$0	\$18,219
2021	\$21,366	\$252,235	\$4,549	\$25,915	\$0	\$25,915
2020	\$19,560	\$216,190	\$4,350	\$23,910	\$0	\$23,910
2019	\$19,560	\$216,190	\$4,220	\$23,780	\$0	\$23,780
2018	\$22,160	\$181,310	\$4,460	\$28,520	\$0	\$28,520
2017	\$15,110	\$181,310	\$4,460	\$21,470	\$0	\$21,470
2016	\$15,110	\$162,530	\$4,460	\$21,280	\$0	\$21,280
2015	\$15,110	\$162,530	\$4,460	\$21,280	\$0	\$21,280
2014	\$15,110	\$162,530	\$4,460	\$21,280	\$0	\$21,280
2013	\$15,110	\$162,530	\$4,880	\$21,700	\$0	\$21,700

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/22/2018	SWD	SPECIAL WARRANTY DEED	THOMAS BOBBY D & JACKIE TRUST	THOMAS BOBBY D TR SURVIVING SETTLOR'S TRUST &	5721	266	15623
6/22/2018	SWD	SPECIAL WARRANTY DEED	THOMAS BOBBY D TR SURVIVING SETTLOR'S TRUST &	THOMAS BOBBY D	5721	272	15624
6/22/2018	GD	GIFT DEED	THOMAS BOBBY D	THOMAS DANNY JOE	5721	278	15625
10/18/1999	Deed	Deed	THOMAS, BOBBY D ETUX	THOMAS BOBBY D & JACKIE TRUST	1399	373	0

📍 Map



▶ Property Details

Account

Property ID:

2847

Geographic ID:

99.0076.0000.0030.01.06.00

Type:

Real

Zoning:

Property Use:

Condo:

Location

Situs Address:

0 CO RD 309 TX

Map ID:

D5-A-1

Mapsco:

Legal Description:

R G CARTWRIGHT, TRACT 30.01; 20.0 ACRES, & OUTBUILDING & (PTA BENNETT)

Abstract/Subdivision: A0076 - R G CARTWRIGHT

Neighborhood: 28-001

Owner

Owner ID:

16685

Name:

THOMAS DANNY J ETUX

Agent:

Mailing Address: 606 NORTH CHURCH ST
MCKINNEY, TX 75069

% 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: \$0 (+)

Agricultural Market Valuation: \$400,000 (+)

Market Value: \$400,000 (=)

Agricultural Value Loss: \$397,043 (-)

Appraised Value: \$2,957 (=)

Homestead Cap Loss: \$0 (-)

Assessed Value: \$2,957

Ag Use Value: \$2,957

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

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Property Taxing Jurisdiction

Owner: THOMAS DANNY J ETUX %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$400,000	\$2,957
CAD	KAUFMAN CAD	0.000000	\$400,000	\$2,957
KC	KAUFMAN COUNTY	0.328958	\$400,000	\$2,957
P3	PRECINCT 3	0.000000	\$400,000	\$2,957
RB	ROAD & BRIDGE	0.082500	\$400,000	\$2,957
ST	TERRELL ISD	1.068200	\$400,000	\$2,957
TV	TRINITY VALLEY CC	0.110990	\$400,000	\$2,957

Total Tax Rate: 1.690648

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	2.2000	95,832.00	0.00	0.00	\$44,000	\$325
ZB	IMPROVED PASTURES	7.8000	339,768.00	0.00	0.00	\$156,000	\$1,153
ZB	IMPROVED PASTURES	10.0000	435,600.00	0.00	0.00	\$200,000	\$1,479

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	\$400,000	\$2,957	\$2,957	\$0	\$2,957
2022	\$3,675	\$350,000	\$2,925	\$6,600	\$0	\$6,600
2021	\$2,424	\$134,578	\$2,428	\$4,852	\$0	\$4,852
2020	\$2,940	\$142,400	\$2,320	\$5,260	\$0	\$5,260
2019	\$2,940	\$142,400	\$2,250	\$5,190	\$0	\$5,190
2018	\$2,940	\$106,800	\$2,400	\$5,340	\$0	\$5,340
2017	\$0	\$106,800	\$2,400	\$2,400	\$0	\$2,400
2016	\$0	\$106,800	\$2,400	\$2,400	\$0	\$2,400
2015	\$0	\$106,800	\$2,400	\$2,400	\$0	\$2,400
2014	\$0	\$106,800	\$2,400	\$2,400	\$0	\$2,400
2013	\$0	\$106,800	\$2,630	\$2,630	\$0	\$2,630

EXHIBIT "B"

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

[Please See Attached]



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