



March 28, 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.: 27-2024

Property Owner: John Brooks Porter

Property ID: 14117, 14118, 14119, 204107, 204108, 8495, 8496, 8497, 8498, 8499, 9430, 12448, 12449, 12450, 14047, 2794

Address of Property: 0 FM Rd 986, TX, 14890 FM Rd 986, TX, 14891 FM Rd 986, TX, 0 Co Rd 318, TX

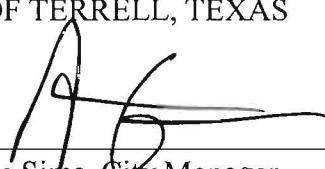
Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from John Brooks Porter on February 22, 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 March 28, 2024.

CITY OF TERRELL, TEXAS

By: \_\_\_\_\_

  
Mike Sims, City Manager

Attest:

  
\_\_\_\_\_  
Dawn Steil, City Secretary

*Attest to  
Dawn Steil  
City Secretary*

FEB 22 2024

**PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION***John Stil*

NOW COME John B. Porter and Carolyn Porter, the owner or owners of the majority in value of an area consisting of one or more parcels of land in the extraterritorial jurisdiction of the City of Terrell, Texas, to petition the City of Terrell, Texas, in accordance with Texas Local Government Code Section 42, Subchapter D, for the area, described in attached Exhibit A and shown in attached Exhibit B, to be released from the extraterritorial jurisdiction of the City of Terrell, Texas.

This petition is signed below by a majority in value of the holders of title of land in the area described by the petition, as indicated by the tax rolls of the applicable central appraisal district, and an online record of such is attached as Exhibit C.

The below signatories certify that the area of land subject of this petition is not:

- (1) within five miles of the boundary of a military base, as defined by Texas Local Government Code Section 43.0117, at which an active training program is conducted;
- (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:
  - (A) in which the population grew by more than 50% from the previous federal decennial census in the federal decennial census conducted in 2020; and
  - (B) that has a population greater than 240,000;
- (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is:
  - (A) within 15 miles of the boundary of a military base, as defined by Texas Local Government Code Section 43.0117, at which an active training program is conducted; and
  - (B) in a county with a population of more than two million;

(4) in an area designated as an industrial district under Texas Local Government Code Section 42.044; or  
(5) in an area subject to a strategic partnership agreement entered into under Texas Local Government Code Section 43.0751.

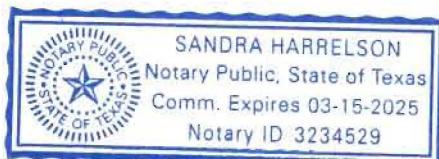
**SIGNATURES:**

x John Brooks Porter  
PRINTED NAME John Brooks Porter  
RESIDENCE ADDRESS: 14891 FM 986, Terrell, Texas 75160  
DATE OF BIRTH: [REDACTED] DATE OF SIGNING: [REDACTED]

x Carolyn Porter  
PRINTED NAME: CAROLYN PORTER  
RESIDENCE ADDRESS: 14891 FM 986, Terrell, TX 75160  
DATE OF BIRTH 06/26/1949 DATE OF SIGNING: Feb. 21, 2024

**STATE OF TEXAS  
COUNTY OF KAUFMAN**

This instrument was acknowledged before me on the 21<sup>st</sup> day of February, 2024, by JOHN BROOKS PORTER.



Sandra Harrelson  
Notary Public, State of Texas

**STATE OF TEXAS  
COUNTY OF KAUFMAN**

This instrument was acknowledged before me on the 21<sup>st</sup> day of February, 2024, by CAROLYN PORTER



Sandra Harrelson  
Notary Public, State of Texas

## **EXHIBIT A**

### **DESCRIPTION OF THE BOUNDARIES OF THE LAND**

>>>Tracts 1, 2, 3, & 4 as shown on survey map “A”, Exhibit B

>>>Tracts 1 & 2 as shown on survey map “B”, Exhibit B

STATE OF TEXAS:

COUNTY OF KAUFMAN:

TRACT 1

- Survey Map "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE I&GNRR. CO. SURVEY, ABSTRACT NO. 252, AND THE R. MEAD SURVEY, ABSTRACT NO. 307, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF TRACT II, AS DESCRIBED IN DEED TO JOHN BROOKS PORTER AND BILLIE PAT PORTER JONES, RECORDED IN DOCUMENT NO. 2010-0020467, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, ALSO KNOWN AS A PORTION OF PARCEL 1, AS DESCRIBED IN DEED TO JOHN BROOKS PORTER, RECORDED IN VOLUME 705, PAGE , DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER WITHIN CLUB LAKE ROAD, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID PARCEL 1, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS SOUTH 45 DEGREES 09 MINUTES 40 SECONDS WEST – 13.00 FEET;

THENCE SOUTH 44 DEGREES 44 MINUTES 00 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID PARCEL 1, A DISTANCE OF 2616.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED WEST RIGHT OF WAY LINE OF F.M. HIGHWAY 986, AND IN THE SOUTH LINE OF CLUB LAKE ROAD, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 08 DEGREES 23 MINUTES 19 SECONDS WEST, OVER AND UPON SAID PARCEL 1, AND ALONG THE RECOGNIZED WEST RIGHT OF WAY LINE OF SAID F.M. HIGHWAY 986, A DISTANCE OF 1560.26 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 37 DEGREES 56 MINUTES 00 SECONDS, A RADIUS OF 341.97 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 27 DEGREES 21 MINUTES 19 SECONDS WEST – 222.29 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AND ALONG THE RECOGNIZED NORTHWEST RIGHT OF WAY LINE OF SAID F.M. HIGHWAY 986, A DISTANCE OF 226.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT IN THE RECOGNIZED SOUTHEAST LINE OF SAID PARCEL 1;

THENCE SOUTH 46 DEGREES 19 MINUTES 19 SECONDS WEST, ALONG THE RECOGNIZED NORTHWEST RIGHT OF WAY LINE OF SAID F.M. HIGHWAY 986, AND ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID PARCEL 1, A DISTANCE OF 114.29 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE MOST EASTERLY SOUTH CORNER OF HEREIN DESCRIBED TRACT, AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN BROOKS PORTER, RECORDED IN VOLUME 705, PAGE 195, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 43 DEGREES 40 MINUTES 41 SECONDS WEST, OVER AND UPON SAID PARCEL 1, AND ALONG THE APPARENT NORTHEAST LINE OF SAID PORTER TRACT, A DISTANCE OF 225.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING A INNER ELL CORNER OF HEREIN DESCRIBED TRACT, AND THE APPARENT NORTH CORNER OF SAID PORTER TRACT;

THENCE SOUTH 46 DEGREES 19 MINUTES 19 SECONDS WEST, OVER AND UPON SAID PARCEL 1, AND ALONG THE RECOGNIZED NORTHWEST LINE OF SAID PORTER TRACT, A

DISTANCE OF 155.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING A INNER ELL CORNER OF HEREIN DESCRIBED TRACT, AND BEING THE RECOGNIZED WEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 43 DEGREES 40 MINUTES 41 SECONDS EAST, OVER AND UPON SAID PARCEL 1, AND ALONG THE APPARENT SOUTHWEST LINE OF SAID PORTER TRACT, A DISTANCE OF 225.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED NORTHWEST RIGHT OF WAY LINE OF F.M. HIGHWAY 986, AND IN THE RECOGNIZED SOUTHEAST LINE OF SAID PARCEL 1;

THENCE SOUTH 46 DEGREES 19 MINUTES 19 SECONDS WEST, ALONG THE RECOGNIZED NORTHWEST RIGHT OF WAY LINE OF F.M. HIGHWAY 986, AND ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID PARCEL 1, A DISTANCE OF 180.97 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR ANGLE POINT;

THENCE SOUTH 45 DEGREES 33 MINUTES 19 SECONDS WEST, ALONG THE RECOGNIZED NORTHWEST RIGHT OF WAY LINE OF SAID F.M. HIGHWAY 986, AND ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID PARCEL 1, A DISTANCE OF 206.13 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING A SOUTH CORNER OF HEREIN DESCRIBED TRACT, AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO HOWARD E. AND ROSA L. MELTON, RECORDED IN DOCUMENT NO. 2013-0009348, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST, OVER AND UPON SAID PARCEL 1, AND ALONG THE APPARENT NORTHEAST LINE OF SAID MELTON TRACT, A DISTANCE OF 340.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT, AND THE APPARENT NORTH CORNER OF SAID MELTON TRACT;

THENCE SOUTH 45 DEGREES 21 MINUTES 30 SECONDS WEST, OVER AND UPON SAID PARCEL 1, AND ALONG THE APPARENT NORTHWEST LINE OF SAID MELTON TRACT, A DISTANCE OF 200.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHWEST LINE OF SAID PARCEL 1, AND IN THE APPARENT NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JUSTIN FIVECOAT, RECORDED IN DOCUMENT NO. 2014-0014019, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING A APPARENT SOUTH CORNER OF HEREIN DESCRIBED TRACT, AND THE RECOGNIZED WEST CORNER OF SAID MELTON TRACT;

THENCE NORTH 45 DEGREES 04 MINUTES 04 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID PARCEL 1, AND THE APPARENT NORTHEAST LINE OF SAID FIVECOAT TRACT, A DISTANCE OF 656.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT NORTH CORNER OF SAID FIVECOAT TRACT, AND THE APPARENT EAST CORNER OF THE RESIDUE OF A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW C. ROBERTS, JR., RECORDED IN VOLUME 344, PAGE 62, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 57 MINUTES 24 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID PARCEL 1, AND ALONG THE APPARENT NORTHEAST LINE OF SAID ROBERTS TRACT, AND A TRACT OF LAND DESCRIBED IN DEED AS TRACT 1 TO 2006 ROBERTS DAUGHTERS TRUST, RECORDED IN DOCUMENT NO. 2012-0022892, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, A DISTANCE OF 2610.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED WEST CORNER OF

SAID PARCEL 1, THE APPARENT NORTH CORNER OF SAID ROBERTS DAUGHTERS TRACT, AND THE APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GARNER REVOCABLE TRUST, RECORDED IN VOLUME 1954, PAGE 262, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 09 MINUTES 40 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID PARCEL 1, AND THE APPARENT SOUTHEAST LINE OF SAID GARNER TRACT, PASSING A 3/8 INCH IRON ROD FOUND FOR REFERENCE AT 1369.72 FEET, THE APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES R. AND NANCY C. SHAFFER, RECORDED IN VOLUME 1192, PAGE 15, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND CONTINUING A TOTAL DISTANCE OF 2326.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7,612,357.38 SQ. FT. OR 174.756 ACRES OF LAND.

'STATE OF TEXAS:  
COUNTY OF KAUFMAN:

TRACT 2 - Survey Map "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE I&GNRR. CO. SURVEY, ABSTRACT NO. 252, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF TRACT I, AS DESCRIBED IN DEED TO JOHN BROOKS PORTER AND BILLIE PAT PORTER JONES, RECORDED IN DOCUMENT NO. 2010-0020467, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, ALSO KNOWN AS A PORTION OF PARCEL 1, AS DESCRIBED IN DEEDS, RECORDED IN VOLUME 251, PAGE 410, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND ALSO BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO JOHN BROOKS PORTER, RECORDED IN VOLUME 705, PAGE 195, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED NORTHWEST RIGHT OF WAY LINE OF F.M. HIGHWAY 986, AND IN THE RECOGNIZED SOUTHEAST LINE OF SAID PARCEL 1, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 43 DEGREES 40 MINUTES 41 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID PORTER TRACT, AND OVER AND UPON SAID PARCEL 1, A DISTANCE OF 225.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID PORTER TRACT;

THENCE NORTH 46 DEGREES 19 MINUTES 19 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID PORTER TRACT, AND OVER AND UPON SAID PARCEL 1, A DISTANCE OF 155.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID PORTER TRACT;

THENCE SOUTH 43 DEGREES 40 MINUTES 41 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID PORTER TRACT, AND OVER AND UPON SAID PARCEL 1, A DISTANCE OF 225.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED NORTHWEST RIGHT OF WAY LINE OF SAID F.M. HIGHWAY 986, AND THE RECOGNIZED SOUTHEAST LINE OF SAID PARCEL 1, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID PORTER TRACT;

THENCE SOUTH 46 DEGREES 19 MINUTES 19 SECONDS WEST, ALONG THE RECOGNIZED NORTHWEST RIGHT OF WAY LINE OF SAID F.M. HIGHWAY 986, THE RECOGNIZED SOUTHEAST LINE OF SAID PARCEL 1, AND THE RECOGNIZED SOUTHEAST LINE OF SAID PORTER TRACT, A DISTANCE OF 155.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 34,875.00 SQ. FT. OR 0.800 ACRES OF LAND.

STATE OF TEXAS:  
COUNTY OF KAUFMAN:

TRACT 3 - Survey Map "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE I&GNRR. CO. SURVEY, ABSTRACT NO. 252, THE R. MEAD SURVEY, ABSTRACT 307 AND THE SA&MGRR. CO. SURVEY, ABSTRACT NO. 518, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF TRACT II, AS DESCRIBED IN DEED TO JOHN BROOKS PORTER AND BILLIE PAT PORTER JONES, RECORDED IN DOCUMENT NO. 2010-0020467, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, ALSO KNOWN AS A PORTION OF PARCELS 1, 2 AND 3, AS DESCRIBED IN DEEDS, RECORDED IN VOLUME 251, PAGE 410, VOLUME 251, PAGE 411 AND VOLUME 251, PAGE 413, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHEAST LINE OF F. M. HIGHWAY 986, AN 80 FOOT RIGHT-OF-WAY, SAID POINT BEING THE WEST CORNER OF HEREIN DESCRIBED TRACT, THE RECOGNIZED WEST CORNER OF SAID PARCEL 3 AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO WESLEY AND GLENDA KILLIAN, RECORDED IN VOLUME 861, PAGE 808, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 46 DEGREES 19 MINUTES 19 SECONDS EAST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID F. M. HIGHWAY 986 AND THE RECOGNIZED NORTHWEST LINE OF SAID PARCEL 3, A DISTANCE OF 197.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37 DEGREES 56 MINUTES 00 SECONDS, A RADIUS OF 421.97 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 21 MINUTES 19 SECONDS EAST-274.30 FEET;

THENCE ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID F. M. HIGHWAY 986 AND SAID CURVE TO THE LEFT, AN ARC LENGTH OF 279.37 FEET TO A 1/2 INCH IRON ROD FOUND, THE END OF SAID CURVE;

THENCE NORTH 08 DEGREES 23 MINUTES 19 SECONDS EAST, ALONG THE RECOGNIZED EAST LINE OF SAID F. M. HIGHWAY 986, A DISTANCE OF 1493.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTHEAST LINE OF SAID PARCEL 1, SAID POINT BEING THE CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 45 DEGREES 50 MINUTES 27 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID PARCEL 1, THE RECOGNIZED NORTHEAST LINE OF SAID PARCEL 3 AND OVER AND UPON SAID PARCEL 2, A DISTANCE OF 3616.81 FEET TO A 1/2 INCH IRON ROD FOUND FOR, SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT, THE RECOGNIZED INNER ELL CORNER OF SAID PARCEL 2 AND AN APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT E. WHITE ETAL, RECORDED IN VOLUME 1211, PAGE 810, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 57 MINUTES 10 SECONDS WEST, ALONG AN APPARENT NORTHWEST LINE OF SAID WHITE TRACT AND A RECOGNIZED SOUTHEAST LINE OF SAID PARCEL 2 AND 3, A DISTANCE OF 1734.04 FEET TO A 5 INCH WOOD FENCE CORNER POST IN THE APPARENT NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BURKLOW AND ZALIC, INC., RECORDED IN VOLUME 1718, PAGE 165, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID PARCEL 3 AND HEREIN DESCRIBED TRACT;

THENCE NORTH 44 DEGREES 29 MINUTES 49 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF PARCEL 3, A DISTANCE OF 2648.63 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5,149,262.54 SQUARE FEET OR 118.211 ACRES OF LAND.

STATE OF TEXAS:  
COUNTY OF KAUFMAN:

TRACT 4 - Survey Map "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE M. SWING SURVEY, ABSTRACT NO. 506, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF TRACT II, AS DESCRIBED IN DEED TO JOHN BROOKS PORTER AND BILLIE PAT PORTER JONES, RECORDED IN DOCUMENT NO. 2010-0020467, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, ALSO KNOWN AS A PORTION OF PARCELS 2 AND 6, AS DESCRIBED IN DEEDS, RECORDED IN VOLUME 251, PAGE 411, AND VOLUME 276, PAGE 88, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED EAST LINE OF F. M. HIGHWAY 986, AN 80 FOOT RIGHT-OF-WAY, AND THE RECOGNIZED NORTHEAST LINE OF SAID PARCEL 1, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID PARCEL 6 AND HEREIN DESCRIBED TRACT;

THENCE NORTH 08 DEGREES 23 MINUTES 19 SECONDS EAST, ALONG THE RECOGNIZED EAST LINE OF SAID F. M. HIGHWAY 986 AND THE RECOGNIZED WEST LINE OF SAID PARCEL 6, A DISTANCE OF 302.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE NORTH 09 DEGREES 05 MINUTES 19 SECONDS EAST, ALONG THE RECOGNIZED EAST LINE OF SAID F. M. HIGHWAY 986 AND THE RECOGNIZED WEST LINE OF SAID PARCEL 6, A DISTANCE OF 302.23 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE NORTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 45 DEGREES 50 MINUTES 27 SECONDS EAST, OVER AND UPON SAID PARCEL 6 AND 2, A DISTANCE OF 4591.11 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN AN APPARENT NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT E. WHITE ETAL, RECORDED IN VOLUME 1211, PAGE 810, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE THENCE SOUTH 44 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG A RECOGNIZED SOUTHEAST LINE OF SAID PARCEL 2, A DISTANCE OF 498.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT, AN APPARENT INNER ELL CORNER OF SAID WHITE TRACT;

THENCE NORTH 45 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG AN APPARENT NORTHEAST LINE OF SAID WHITE TRACT, A DISTANCE OF 621.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT. SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID PARCEL 2;

THENCE NORTH 45 DEGREES 50 MINUTES 27 SECONDS WEST, OVER AND UPON SAID PARCELS 2, THE NORTHEAST LINE OF PARCEL 3 (VOL. 251, PG. 413) AND OVER AND UPON SAID PARCEL 6, A DISTANCE OF 3616.81 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2,178,000.00 SQUARE FEET OR 50.000 ACRES OF LAND.

STATE OF TEXAS:  
COUNTY OF KAUFMAN:

TRACT 1 - Survey Map "B"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE BBB&CRR CO. SURVEY, ABSTRACT NO. 69, THE WILLIAM SMITH SURVEY, ABSTRACT 444 AND THE M. SWING SURVEY, ABSTRACT NO. 506, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF TRACT II, AS DESCRIBED IN DEED TO JOHN BROOKS PORTER AND BILLIE PAT PORTER JONES, RECORDED IN DOCUMENT NO. 2010-0020467, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, ALSO KNOWN AS A PORTION OF PARCELS 2, 6 AND THE FIRST TRACT OF PARCEL 5, AS DESCRIBED IN DEEDS, RECORDED IN VOLUME 251, PAGE 411, VOLUME 274, PAGE 446 AND VOLUME 276, PAGE 88, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED EAST LINE OF F. M. HIGHWAY 986, AN 80 FOOT RIGHT-OF-WAY, AND THE RECOGNIZED NORTHEAST LINE OF SAID PARCEL 5 FIRST TRACT, SAID POINT BEING THE NORTH CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RONNIE G. AND SHARON BURCHETT, RECORDED IN DOCUMENT NO. 2010-0019715, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 50 MINUTES 35 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID PARCEL 5 FIRST TRACT AND THE APPARENT SOUTHWEST LINE OF SAID BURCHETT TRACT, A DISTANCE OF 2590.17 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTHWEST LINE OF SAID PARCEL 2, SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID FIRST TRACT, PARCEL 5, AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RONNIE G. AND SHARON CROUCH, RECORDED IN DOCUMENT NO. 2017-0022400, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 25 MINUTES 20 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID PARCEL 2 AND THE APPARENT SOUTHEAST LINE OF SAID CROUCH TRACT, A DISTANCE OF 158.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE MOST EASTERLY NORTH CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES W. PORTER TESTAMENTARY TRUST, RECORDED IN VOLUME 682, PAGE 506, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 28 DEGREES 56 MINUTES 54 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID PORTER TESTAMENTARY TRACT, A DISTANCE OF 3075.99 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE SOUTH 08 DEGREES 16 MINUTES 17 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID PORTER TESTAMENTARY TRACT, A DISTANCE OF 477.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT AND AN APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT E. WHITE ETAL, RECORDED IN VOLUME 1211, PAGE 810, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG AN APPARENT NORTHWEST LINE OF SAID WHITE TRACT AND A RECOGNIZED SOUTHEAST LINE OF SAID PARCEL 2, A DISTANCE OF 791.13 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE SOUTH CORNER OF

STATE OF TEXAS:  
COUNTY OF KAUFMAN:

TRACT 2 - Survey Map "B"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM SMITH SURVEY, ABSTRACT 444, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF TRACT II, AS DESCRIBED IN DEED TO JOHN BROOKS PORTER AND BILLIE PAT PORTER JONES, RECORDED IN DOCUMENT NO. 2010-0020467, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, ALSO KNOWN AS A PORTION OF PARCEL 5 THE FIRST TRACT AND ALL OF PARCEL 5 SECOND TRACT, AS DESCRIBED IN DEEDS, RECORDED IN VOLUME 274, PAGE 446, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO AMY L. CERNOCH-BEAM, RECORDED DOCUMENT NO. 2018-0012374, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND THE RECOGNIZED WEST LINE OF F. M. HIGHWAY 986, AN 80 FOOT RIGHT-OF-WAY, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID PARCEL 5 SECOND TRACT AND THE NORTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 08 DEGREES 18 MINUTES 19 SECONDS WEST, ALONG THE RECOGNIZED WEST LINE OF SAID F. M. HIGHWAY 986, A DISTANCE OF 2376.92 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE SOUTH 09 DEGREES 05 MINUTES 18 SECONDS WEST, ALONG THE RECOGNIZED WEST LINE OF SAID F. M. HIGHWAY 986, A DISTANCE OF 640.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHWEST LINE OF SAID PARCEL 5 FIRST TRACT, SAID POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT EAST CORNER OF POETRY PLACE, AN ADDITION TO KAUFMAN COUNTY, RECORDED IN CABINET 1, ENVELOPE 447, PLAT RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 50 MINUTES 48 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID PARCEL 5 FIRST TRACT AND THE APPARENT NORTHEAST LINE OF SAID POETRY PLACE ADDITION, A DISTANCE OF 1805.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTHEAST LINE OF SECOND TRACT AS DESCRIBED IN DEED TO M. Z. BUFORD, RECORDED IN VOLUME 247, PAGE 545, DEED RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID PARCEL 5 FIRST TRACT AND THE APPARENT NORTH CORNER OF SAID POETRY PLACE ADDITION;

THENCE NORTH 45 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID PARCEL 5 FIRST AND SECOND TRACTS AND THE APPARENT SOUTHEAST LINES OF SAID BUFORD SECOND TRACT, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 687.02 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2419.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2,194,764.83 SQUARE FEET OR 50.385 ACRES OF LAND.

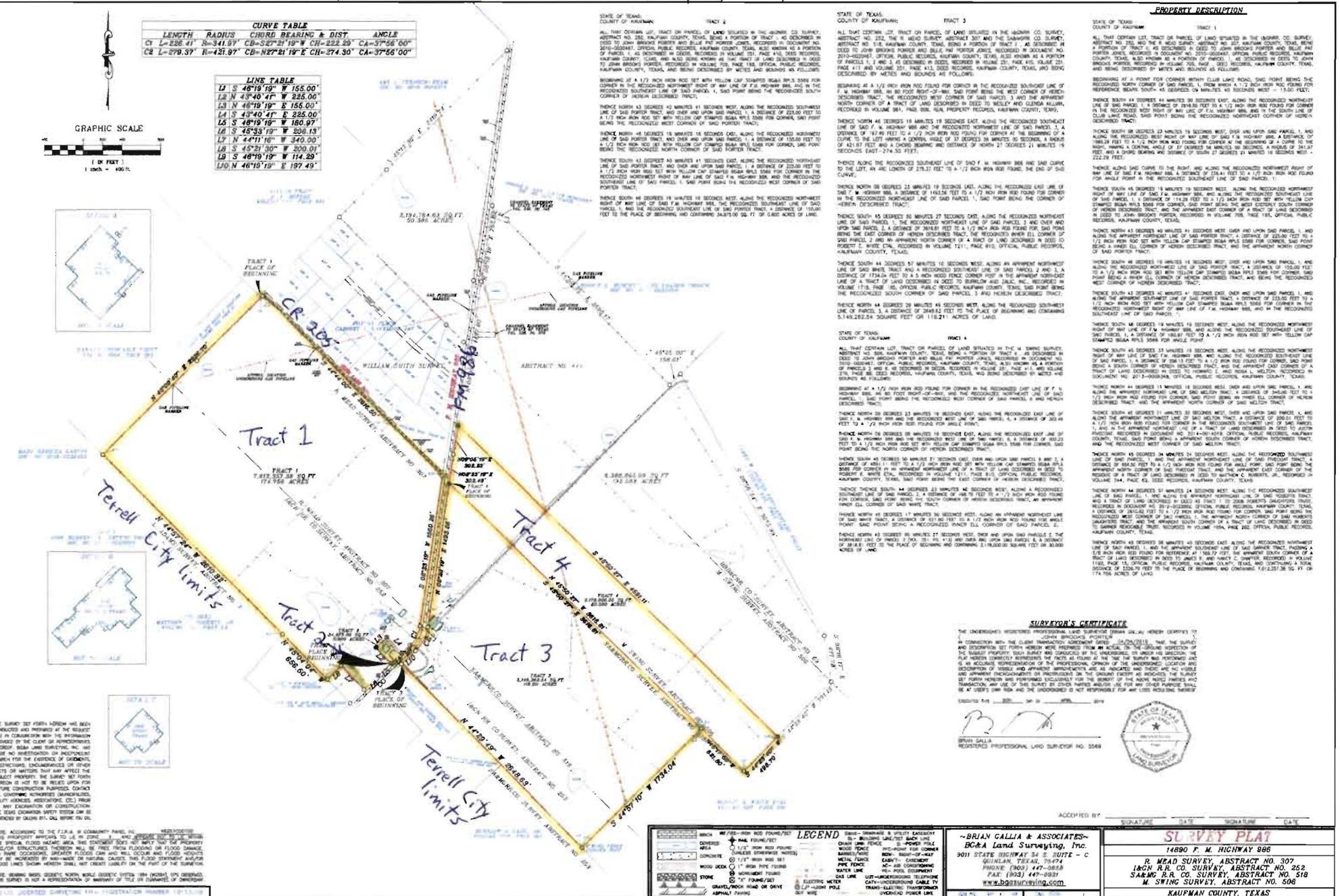
## **EXHIBIT B**

## **MAPS OF THE LAND**

>>>Two survey maps with deeded boundaries for the six tracts described in Exhibit A

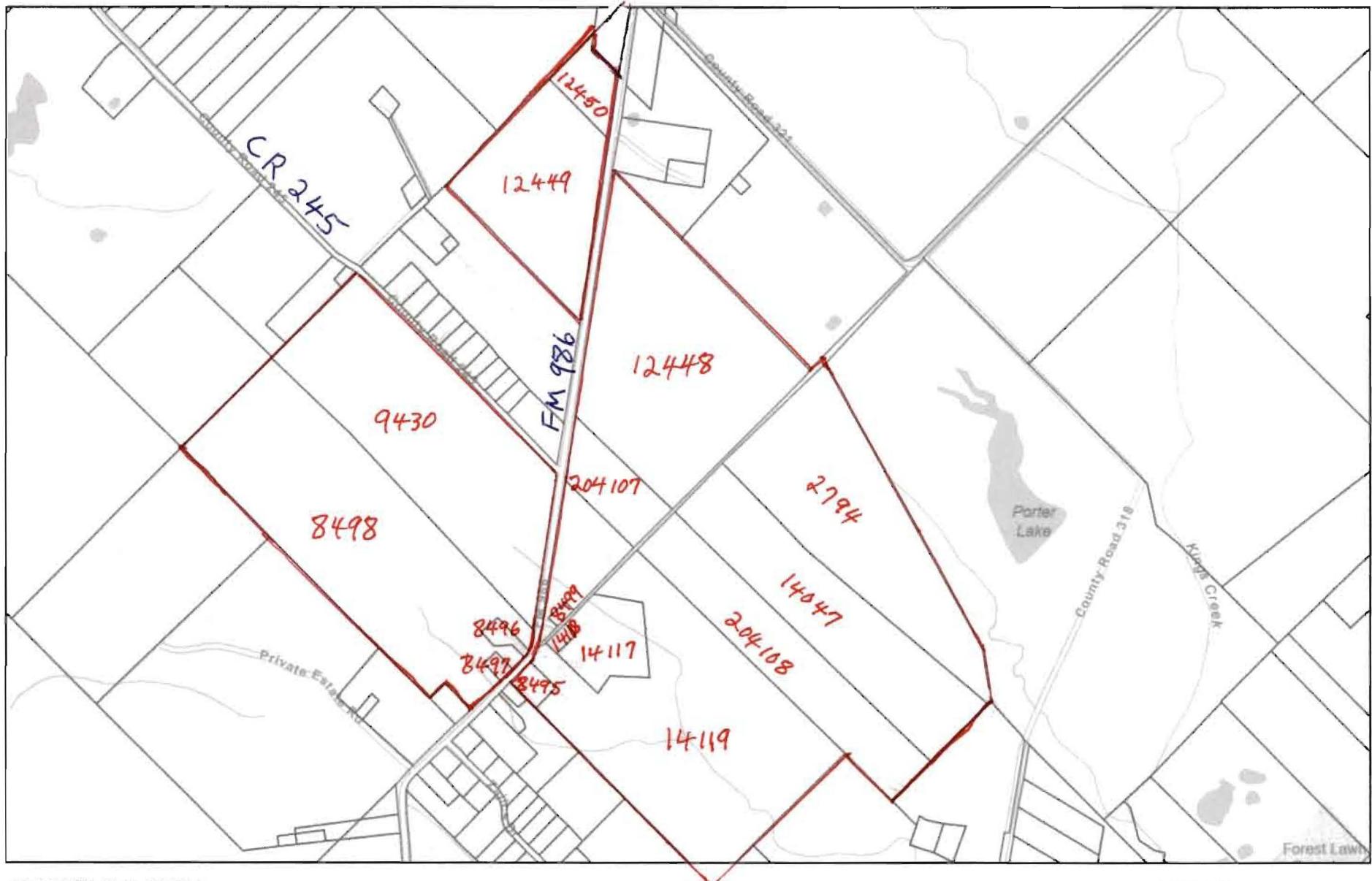
>>>KCAD map showing 16 parcels of land that are within the six tracts described in Exhibit A, and totaling about 584 acres.

Survey map "A". Tract 1, 2, 3, & 4





# Kaufman CAD Web Map



2/18/2024, 9:11:30 PM

Parcels

1:18,056  
0 0.13 0.25 0.5 mi  
0 0.2 0.4 0.8 km

Esri Community Maps Contributors, Baylor University, Kaufman County, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,

Kaufman County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

# **EXHIBIT C**

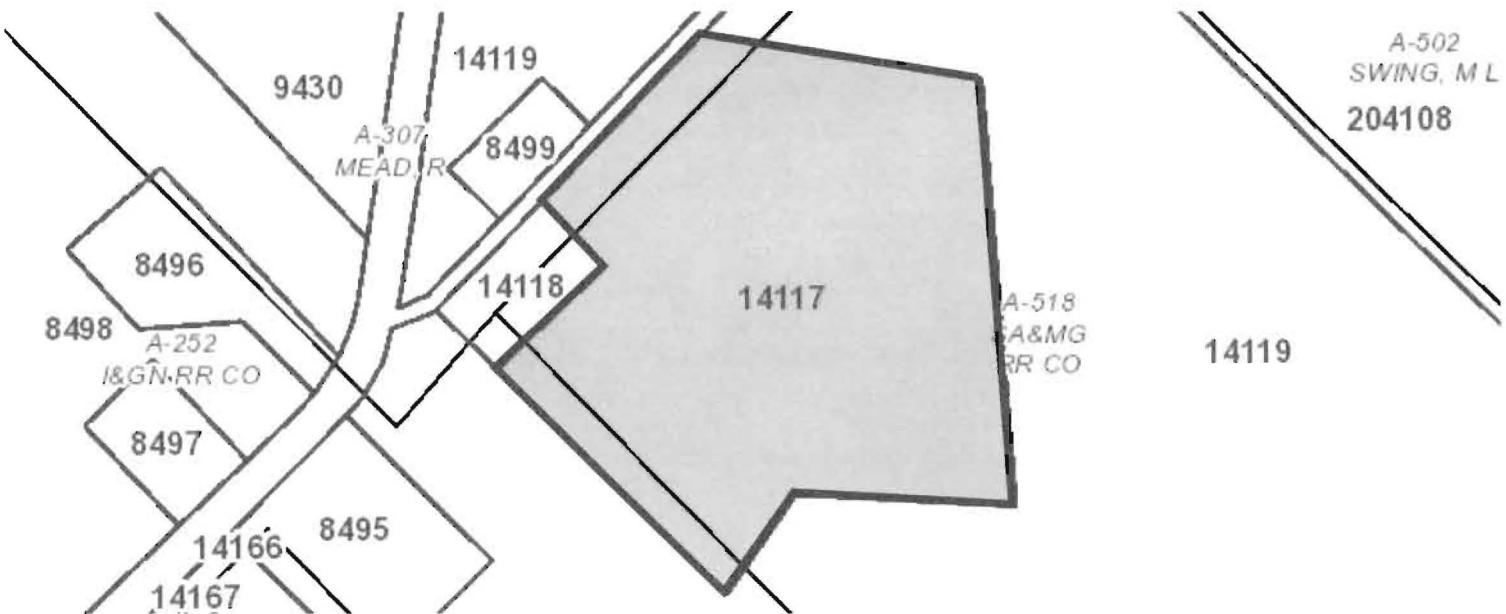
## **TAX ROLL RECORDS**

Exhibit C contains information from the Kaufman County Appraisal District website, as well as property Tax Receipts for 2023, for the following parcels hereby petitioned to be released from the extraterritorial jurisdiction of the City of Terrell, Texas.

### **Parcels:**

#14117  
#14118  
#14119  
#204107  
#204108  
#8495  
#8496  
#8497  
#8498  
#8499  
#9430  
#12448  
#12449  
#12450  
#14047  
#2794

## Map



## Property Details

### Account

**Property ID:**

14117

**Geographic ID:**

99.0518.0000.0007.00.06.00

**Type:**

Real

**Zoning:**

**Property Use:**

**Condo:**

### Location

**Situs Address:**

0 FM RD 986 TX

**Map ID:**

B4-C-4

**Mapsco:**

**Legal Description:**

S A & M G RR CO, TRACT 7.00; 19.0 ACRES

**Abstract/Subdivision:**

A0518 - S A & M G RR CO

**Neighborhood:**

28-001

### Owner

**Owner ID:**

30677

**Name:**

PORTER JOHN BROOKS

**Agent:**

**Mailing Address:**

14890 FM 986

TERRELL , TX 75160

**% Ownership:**

100.0%

**Exemptions:**

For privacy reasons not all exemptions are shown online.

A-502  
SWING, M L  
204108

14119

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$190,000 (+)
<b>Market Value:</b>	\$190,000 (=)
<b>Agricultural Value Loss: </b>	\$187,191 (-)
<b>Appraised Value:</b>	\$2,809 (=)
<b>Homestead Cap Loss: </b>	\$0 (-)
<b>Assessed Value:</b>	\$2,809
<b>Ag Use Value:</b>	\$2,809

**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:** PORTER JOHN BROOKS **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$190,000	\$2,809
CAD	KAUFMAN CAD	0.000000	\$190,000	\$2,809
KC	KAUFMAN COUNTY	0.328958	\$190,000	\$2,809
P3	PRECINCT 3	0.000000	\$190,000	\$2,809
RB	ROAD & BRIDGE	0.082500	\$190,000	\$2,809
ST	TERRELL ISD	1.068200	\$190,000	\$2,809
TV	TRINITY VALLEY CC	0.110990	\$190,000	\$2,809

**Total Tax Rate:** 1.690648

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	19.0000	827,640.00	0.00	0.00	\$190,000	\$2,809

## 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	\$190,000	\$2,809	\$2,809	\$0	\$2,809
2022	\$0	\$190,000	\$2,779	\$2,779	\$0	\$2,779
2021	\$0	\$91,540	\$2,592	\$2,592	\$0	\$2,592
2020	\$0	\$53,540	\$2,480	\$2,480	\$0	\$2,480
2019	\$0	\$47,500	\$2,400	\$2,400	\$0	\$2,400
2018	\$0	\$66,500	\$2,570	\$2,570	\$0	\$2,570
2017	\$0	\$66,500	\$2,570	\$2,570	\$0	\$2,570
2016	\$0	\$66,500	\$2,570	\$2,570	\$0	\$2,570
2015	\$0	\$66,500	\$2,570	\$2,570	\$0	\$2,570
2014	\$0	\$66,500	\$2,570	\$2,570	\$0	\$2,570
2013	\$0	\$66,500	\$2,810	\$2,810	\$0	\$2,810

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/18/2019	COR	CORRECTION DEED			6198	475	27965
7/18/2019	Deed	Deed	PORTER FARM	PORTER JOHN BROOKS	6086	288	17770
9/6/2011	ERR	ERROR	J W PORTER INVESTMENTS PARTNERSHIP	PORTER FARM	ERROR		
6/1/2005	OTH	OTHER / MISC	PORTER FARM	J W PORTER INVESTMENTS PARTNERSHIP	2657	570	11785

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

**Certified Owner:**  
PORTER JOHN BROOKS  
14890 FM 986  
TERRELL, TX 75160

**Legal Description:**  
S A & M G RR CO, TRACT 7.00; 19.0 ACRES

Deposit No: 112123LC  
Validation No: 900000067598934  
**Account No:** 14117  
Operator Code: LISACO

Parcel Address: 0 FM RD 986  
Legal Acres: 19.0000

Remit Seq No: 54537531  
Receipt Date: 11/21/2023  
Deposit Date: 11/21/2023  
Print Date: 11/21/2023 03:28 PM  
Printed By: LISACO

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2023	Kaufman County	TL	2,809	0.328958	9.24	0.00	0.00	9.24
2023	Road & Bridge	TL	2,809	0.082500	2.32	0.00	0.00	2.32
2023	Trinity Valley Cc	TL	2,809	0.110990	3.12	0.00	0.00	3.12
2023	Terrell Isd	TL	2,809	1.068200	30.01	0.00	0.00	30.01
2023	Ke Esd #3 (Terrell)	TL	2,809	0.100000	2.81	0.00	0.00	2.81
					<b>\$47.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$47.50</b>

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**Check Number(s):**  
4537

**PAYMENT TYPE:**  
Checks: \$47.50

**Exemptions on this property:**  
OPEN SPACE I-D-1

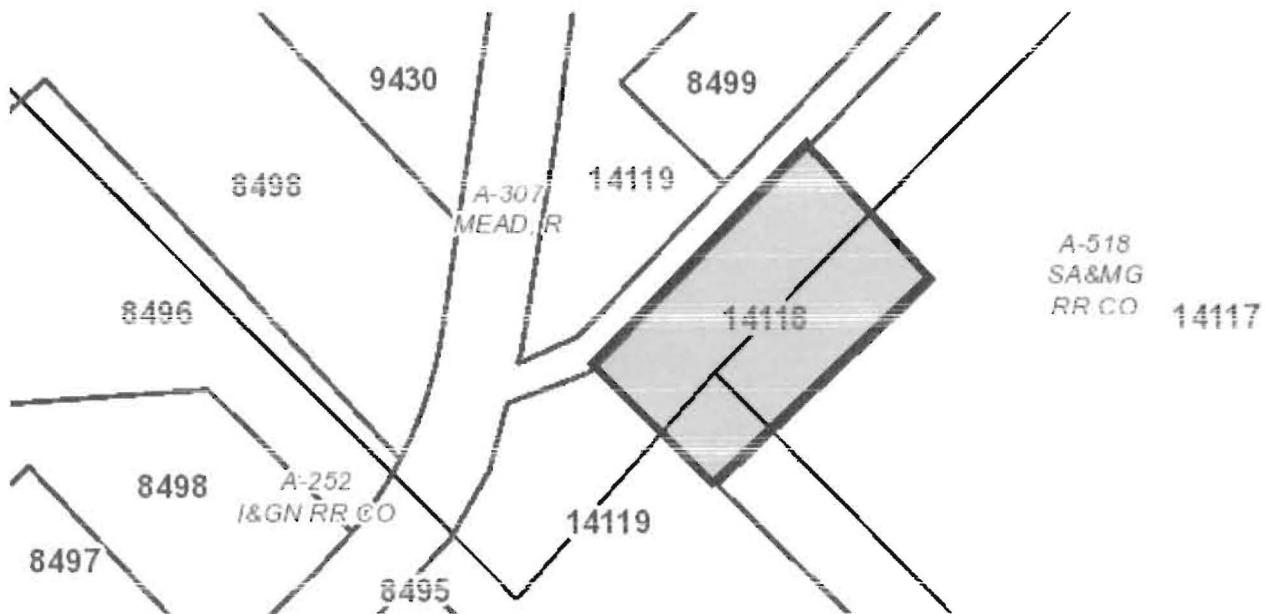
Total Applied: \$47.50

Change Paid: \$0.00

**CURRENT YEAR TOTAL IS \$0.00**  
**ACCOUNT PAID IN FULL**

**Account No:** 14117  
**PAYER:**  
PORTER JOHN BROOKS  
14890 FM 986  
TERRELL, TX 75160

## Map



## Property Details

### Account

Property ID:

14118

Geographic ID:

99.0518.0000.0010.00.06.00

Type: Real

Zoning:

Property Use: Condo:

### Location

Situs Address: 14890 FM RD 986 TX

Map ID: B4-C-3

Mapsco:

Legal Description: S A & M G RR CO, TRACT 10.00; 1.0 ACRES

Abstract/Subdivision: A0518 - S A & M G RR CO

Neighborhood: COMM

### Owner

Owner ID: 30677

Name: PORTER JOHN BROOKS

### Agent:

Mailing Address: 14890 FM 986  
TERRELL, TX 75160

% Ownership: 100.0%

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

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$39,006 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$3,500 (+)
<b>Market Value:</b>	\$42,506 (=)
<b>Agricultural Value Loss: </b>	\$3,428 (-)
<b>Appraised Value:</b>	\$39,078 (=)
<b>Homestead Cap Loss: </b>	\$0 (-)
<b>Assessed Value:</b>	\$39,078
<b>Ag Use Value:</b>	\$72

### 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: PORTER JOHN BROOKS %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$42,506	\$39,078
CAD	KAUFMAN CAD	0.000000	\$42,506	\$39,078
KC	KAUFMAN COUNTY	0.328958	\$42,506	\$39,078
P3	PRECINCT 3	0.000000	\$42,506	\$39,078
RB	ROAD & BRIDGE	0.082500	\$42,506	\$39,078
ST	TERRELL ISD	1.068200	\$42,506	\$39,078
TV	TRINITY VALLEY CC	0.110900	\$42,506	\$39,078

Total Tax Rate: 1.690648

## Property Improvement - Building

Description: STG Type: REAL PROPERTY State Code: D2 Living Area: 0.00sqft Value: \$39,006

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SA	0	4,800.00

## 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	\$3,500	\$72

## 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	\$39,006	\$3,500	\$72	\$39,078	\$0	\$39,078
2022	\$17,648	\$3,500	\$74	\$17,722	\$0	\$17,722
2021	\$17,318	\$3,500	\$77	\$17,395	\$0	\$17,395
2020	\$16,490	\$3,500	\$80	\$16,570	\$0	\$16,570
2019	\$16,490	\$3,500	\$80	\$16,570	\$0	\$16,570
2018	\$12,770	\$3,500	\$90	\$12,860	\$0	\$12,860
2017	\$12,770	\$3,500	\$90	\$12,860	\$0	\$12,860
2016	\$12,770	\$3,500	\$90	\$12,860	\$0	\$12,860
2015	\$12,770	\$3,500	\$90	\$12,860	\$0	\$12,860
2014	\$12,770	\$3,500	\$90	\$12,860	\$0	\$12,860
2013	\$12,770	\$3,500	\$90	\$12,860	\$0	\$12,860

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/18/2019	Deed	Deed	PORTER FARM	PORTER JOHN BROOKS	6086	288	17770
1/8/2019	COR	CORRECTION DEED			6198	475	27965
9/6/2011	ERR	ERROR	J W PORTER INVESTMENTS PARTNERSHIP	PORTER FARM	ERROR		
6/1/2005	OTH	OTHER / MISC	PORTER FARM	J W PORTER INVESTMENTS PARTNERSHIP	2657	570	11785

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

**Certified Owner:**

PORTER JOHN BROOKS  
14890 FM 986  
TERRELL, TX 75160

**Legal Description:**

S A & M G RR CO, TRACT 10.00; 1.0 ACRES

**Parcel Address:** 14890 FM RD 986

**Legal Acres:** 1.0000

**Remit Seq No:** 54537531

**Receipt Date:** 11/21/2023

**Deposit Date:** 11/21/2023

**Print Date:** 11/21/2023 03:28 PM

**Printed By:** LISACO

**Deposit No:** 112123LC  
**Validation No:** 900000067598934

**Account No:** 14118

**Operator Code:** LISACO

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2023	Kaufman County	TL	39,078	0.328958	128.55	0.00	0.00	128.55
2023	Road & Bridge	TL	39,078	0.082500	32.24	0.00	0.00	32.24
2023	Trinity Valley Cc	TL	39,078	0.110990	43.37	0.00	0.00	43.37
2023	Terrell Isd	TL	39,078	1.068200	417.43	0.00	0.00	417.43
2023	Kc Esd #3 (Terrell)	TL	39,078	0.100000	39.08	0.00	0.00	39.08
					<b>\$660.67</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$660.67</b>

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**Check Number(s):**

4537

**PAYMENT TYPE:**

Checks:

\$660.67

**Exemptions on this property:**

OPEN SPACE 1-D-1

**Total Applied:**

\$660.67

**Change Paid:**

\$0.00

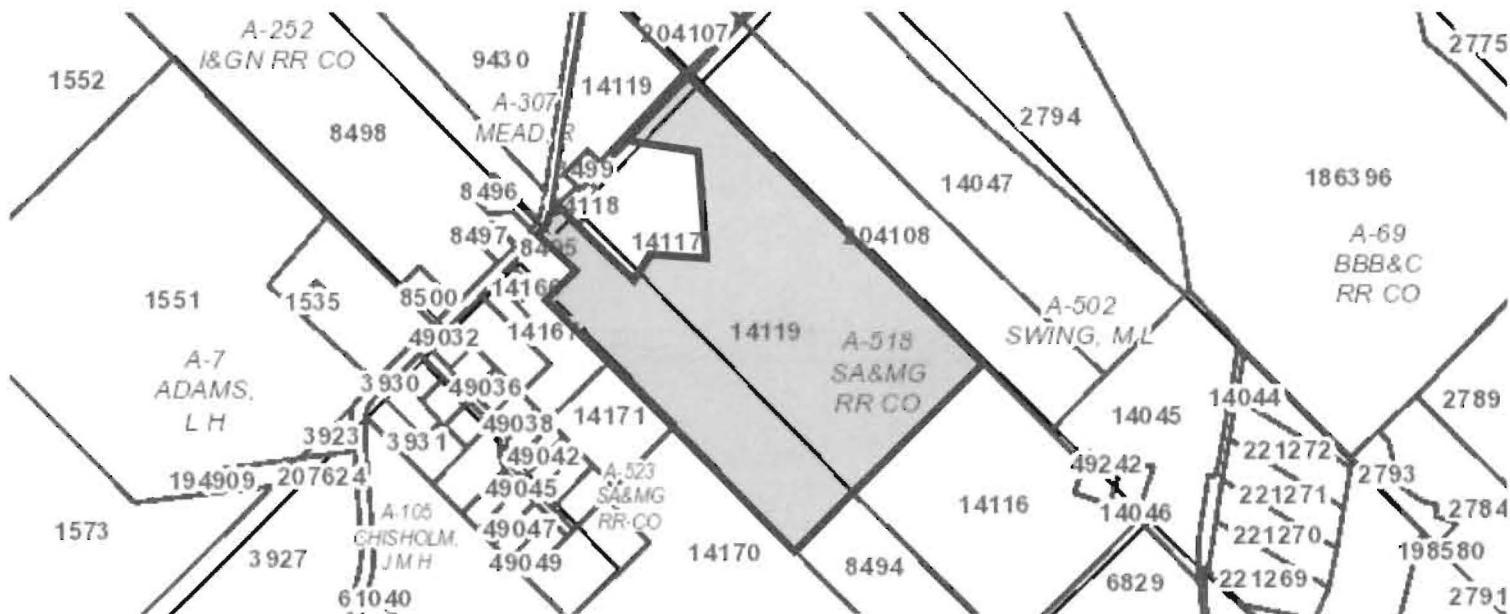
**CURRENT YEAR TOTAL IS \$0.00  
ACCOUNT PAID IN FULL**

**Account No:** 14118

**PAYER:**

PORTER JOHN BROOKS  
14890 FM 986  
TERRELL, TX 75160

## Map



## Property Details

### Account

Property ID:

14119

Geographic ID:

99.0518.0000.0011.00.06.00

Type:

Real

Zoning:

Property Use:

Condo:

### Location

Situs Address:

0 FM RD 986 TX

Map ID:

B4-C-4

Mapsco:

Legal Description:

S A & M G RR CO, TRACT 11.00; 93.211 ACRES

Abstract/Subdivision:

A0518 - S A & M G RR CO

Neighborhood:

28-001

### Owner

Owner ID:

30677

Name:

PORTER JOHN BROOKS

Agent:

Mailing Address:

14890 FM 986

TERRELL , TX 75160

% Ownership:

100.0%

Exemptions:

For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$6,566 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$932,110 (+)
<b>Market Value:</b>	\$938,676 (=)
<b>Agricultural Value Loss:</b> 	\$919,132 (-)
<b>Appraised Value:</b>	\$19,544 (=)
<b>Homestead Cap Loss:</b> 	\$0 (-)
<b>Assessed Value:</b>	\$19,544
<b>Ag Use Value:</b>	\$12,978

### 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:** PORTER JOHN BROOKS **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$938,676	\$19,544
CAD	KAUFMAN CAD	0.000000	\$938,676	\$19,544
KC	KAUFMAN COUNTY	0.328958	\$938,676	\$19,544
P3	PRECINCT 3	0.000000	\$938,676	\$19,544
RB	ROAD & BRIDGE	0.082500	\$938,676	\$19,544
ST	TERRELL ISD	1.068200	\$938,676	\$19,544
TV	TRINITY VALLEY CC	0.110990	\$938,676	\$19,544

**Total Tax Rate:** 1.690648

---

## Property Improvement - Building

**Description:** BARN **Type:** REAL PROPERTY **State Code:** D2 **Living Area:** 0.00sqft **Value:** \$6,566

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SL	1990	1,200.00

---

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZC	NATIVE PASTURE	10.5700	460,429.20	0.00	0.00	\$105,700	\$759
ZB	IMPROVED PASTURES	82.6410	3,599,841.96	0.00	0.00	\$826,410	\$12,219

## 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	\$6,566	\$932,110	\$12,978	\$19,544	\$0	\$19,544
2022	\$0	\$932,110	\$12,871	\$12,871	\$0	\$12,871
2021	\$0	\$449,080	\$12,086	\$12,086	\$0	\$12,086
2020	\$0	\$262,660	\$11,650	\$11,650	\$0	\$11,650
2019	\$0	\$146,430	\$6,950	\$6,950	\$0	\$6,950
2018	\$0	\$205,000	\$7,380	\$7,380	\$0	\$7,380
2017	\$0	\$205,000	\$7,380	\$7,380	\$0	\$7,380
2016	\$0	\$205,000	\$7,380	\$7,380	\$0	\$7,380
2015	\$0	\$205,000	\$7,380	\$7,380	\$0	\$7,380
2014	\$0	\$205,000	\$7,380	\$7,380	\$0	\$7,380
2013	\$0	\$205,000	\$8,050	\$8,050	\$0	\$8,050

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/18/2019	Deed	Deed	PORTER FARM	PORTER JOHN BROOKS	6086	288	17770
7/18/2019	COR	CORRECTION DEED			6198	475	27965
9/6/2011	ERR	ERROR	J W PORTER INVESTMENTS PARTNERSHIP	PORTER FARM	ERROR		
6/1/2005	OTH	OTHER / MISC	PORTER FARM	J W PORTER INVESTMENTS PARTNERSHIP	2657	570	11785

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

**Certified Owner:**  
**PORTER JOHN BROOKS**  
**14890 FM 986**  
**TERRELL, TX 75160**

**Legal Description:**  
**S A & M G RR CO, TRACT 11.00; 93.211**  
**ACRES**

**Parcel Address:** 0 FM RD 986  
**Legal Acres:** 93.2110

**Deposit No:** 112123LC  
**Validation No:** 900000067598934  
**Account No:** 14119  
**Operator Code:** LISACO

**Remit Seq No:** 54537531  
**Receipt Date:** 11/21/2023  
**Deposit Date:** 11/21/2023  
**Print Date:** 11/21/2023 03:28 PM  
**Printed By:** LISACO

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2023	Kaufman County	TL	19,544	0.328958	64.29	0.00	0.00	64.29
2023	Road & Bridge	TL	19,544	0.082500	16.12	0.00	0.00	16.12
2023	Trinity Valley Cc	TL	19,544	0.110990	21.69	0.00	0.00	21.69
2023	Terrell Isd	TL	19,544	1.068200	208.77	0.00	0.00	208.77
2023	Kc Esd #3 (Terrell)	TL	19,544	0.100000	19.54	0.00	0.00	19.54
					<b>\$330.41</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$330.41</b>

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**Check Number(s):**  
4537

**PAYMENT TYPE:**  
Checks: \$330.41

**Exemptions on this property:**  
OPEN SPACE I-D-1

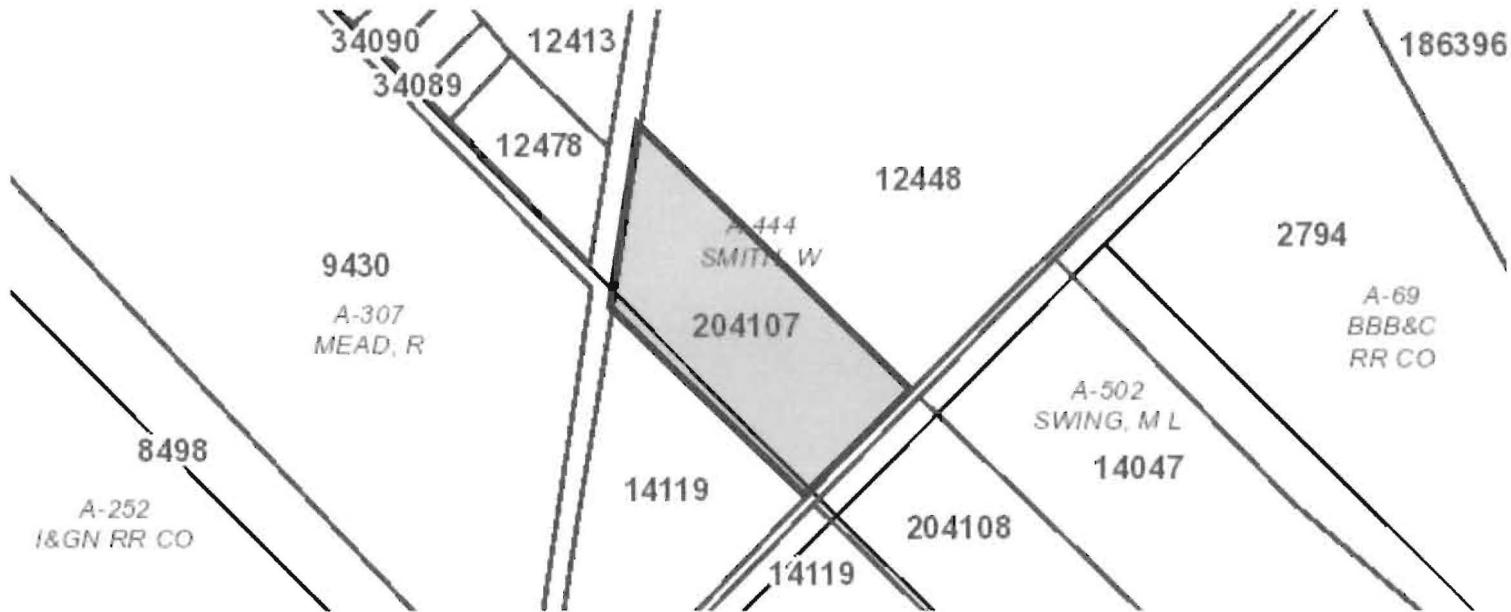
**Total Applied:** \$330.41

**Change Paid:** \$0.00

**CURRENT YEAR TOTAL IS \$0.00**  
**ACCOUNT PAID IN FULL**

**Account No: 14119**  
**PAYER:**  
**PORTER JOHN BROOKS**  
**14890 FM 986**  
**TERRELL, TX 75160**

## Map



## Property Details

### Account

**Property ID:**

204107

**Geographic ID:**

99.0444.0000.0375.01.06.00

**Type:**

Real

**Zoning:**

**Property Use:**

**Condo:**

### Location

**Situs Address:** FM RD 986 TX

**Map ID:** B4-C-4

**Mapsco:**

**Legal Description:** WM SMITH, TRACT 375.01; 12.0 ACRES

**Abstract/Subdivision:** A0444 - WM SMITH

**Neighborhood:** 28-001

### Owner

**Owner ID:** 30677

**Name:** PORTER JOHN BROOKS

### Agent:

**Mailing Address:** 14890 FM 986  
TERRELL , TX 75160

**% Ownership:** 100.0%

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

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$120,000 (+)
<b>Market Value:</b>	\$120,000 (=)
<b>Agricultural Value Loss: </b>	\$118,226 (-)
<b>Appraised Value:</b>	\$1,774 (=)
<b>Homestead Cap Loss: </b>	\$0 (-)
<b>Assessed Value:</b>	\$1,774
<b>Ag Use Value:</b>	\$1,774

### 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.

## Bookmark Property Taxing Jurisdiction

**Owner:** PORTER JOHN BROOKS **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$120,000	\$1,774
CAD	KAUFMAN CAD	0.000000	\$120,000	\$1,774
KC	KAUFMAN COUNTY	0.328958	\$120,000	\$1,774
P3	PRECINCT 3	0.000000	\$120,000	\$1,774
RB	ROAD & BRIDGE	0.082500	\$120,000	\$1,774
ST	TERRELL ISD	1.068200	\$120,000	\$1,774
TV	TRINITY VALLEY CC	0.110990	\$120,000	\$1,774

**Total Tax Rate:** 1.690648

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## Bookmark Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	12.0000	522,720.00	0.00	0.00	\$120,000	\$1,774

## 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		\$120,000	\$1,774	\$1,774	\$0	\$1,774
2022	\$0		\$120,000	\$1,755	\$1,755	\$0	\$1,755
2021	\$0		\$57,815	\$1,637	\$1,637	\$0	\$1,637
2020	\$0		\$33,820	\$1,560	\$1,560	\$0	\$1,560

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/18/2019	WD	WARRANTY DEED	JONES BILLIE P PORTER	PORTER JOHN BROOKS	6086	303	17771

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

**Certified Owner:**  
**PORTER JOHN BROOKS**  
**14890 FM 986**  
**TERRELL, TX 75160**

**Legal Description:**  
WM SMITH, TRACT 375.01; 12.0 ACRES

**Deposit No:** 112123LC  
**Validation No:** 900000067598934  
**Account No:** 204107  
**Operator Code:** LISACO

**Parcel Address:** 0 FM RD 986  
**Legal Acres:** 12.0000

**Remit Seq No:** 54537531  
**Receipt Date:** 11/21/2023  
**Deposit Date:** 11/21/2023  
**Print Date:** 11/21/2023 03:28 PM  
**Printed By:** LISACO

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2023	Kaufman County	TL	1,774	0.328958	5.84	0.00	0.00	5.84
2023	Road & Bridge	TL	1,774	0.082500	1.46	0.00	0.00	1.46
2023	Trinity Valley Cc	TL	1,774	0.110990	1.97	0.00	0.00	1.97
2023	Terrell Isd	TL	1,774	1.068200	18.95	0.00	0.00	18.95
2023	Kc Esd #3 (Terrell)	TL	1,774	0.100000	1.77	0.00	0.00	1.77
					<b>\$29.99</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$29.99</b>

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**Check Number(s):**  
4537

**PAYMENT TYPE:**  
Checks: \$29.99

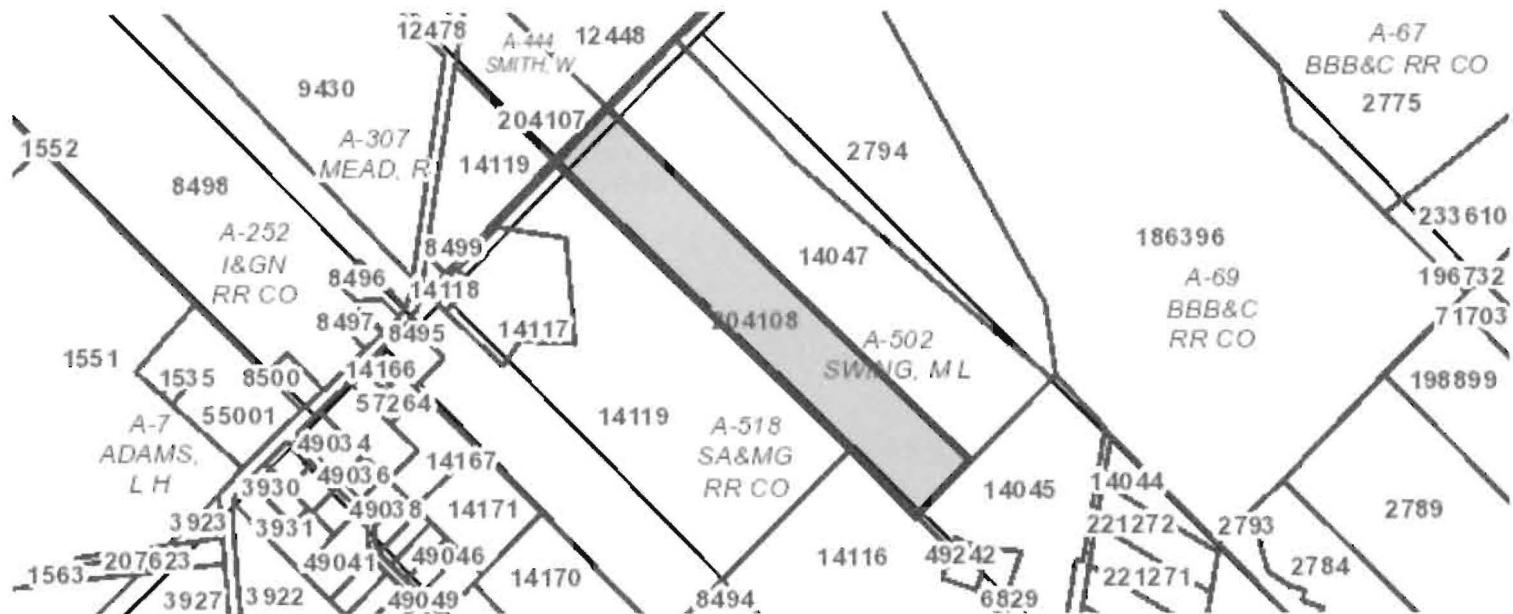
**Exemptions on this property:**  
OPEN SPACE 1-D-1

**Total Applied:** \$29.99  
**Change Paid:** \$0.00

**CURRENT YEAR TOTAL IS \$0.00**  
**ACCOUNT PAID IN FULL**

**Account No:** 204107  
**PAYER:**  
**PORTER JOHN BROOKS**  
**14890 FM 986**  
**TERRELL, TX 75160**

 Map



## Property Details

## Account

Property ID: 204108 Geographic ID:

**Geographic ID:**

Type: Real

### Zoning:

### Property Use:

## Location

**Situs Address:**

Map ID: B4-C-4 Mapsco:

**Legal Description:** M L SWING, TRACT 45.01; 38 ACRES

**Abstract/Subdivision:** A0502 - M L SWING

**Neighborhood:** 28-001

### Owner

**Owner ID:** 30677

**Name:** PORTER JOHN BROOKS

**Agent:**

**Mailing Address:** 14890 FM 986  
TERRELL , TX 75160

**% Ownership:** 100.0%

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

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$380,000 (+)
<b>Market Value:</b>	\$380,000 (=)
<b>Agricultural Value Loss: </b>	\$374,381 (-)
<b>Appraised Value:</b>	\$5,619 (=)
<b>Homestead Cap Loss: </b>	\$0 (-)
<b>Assessed Value:</b>	\$5,619
<b>Ag Use Value:</b>	\$5,619

**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: PORTER JOHN BROOKS %Ownership: 100.0%**

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$380,000	\$5,619
CAD	KAUFMAN CAD	0.000000	\$380,000	\$5,619
KC	KAUFMAN COUNTY	0.328958	\$380,000	\$5,619
P3	PRECINCT 3	0.000000	\$380,000	\$5,619
RB	ROAD & BRIDGE	0.082500	\$380,000	\$5,619
ST	TERRELL ISD	1.068200	\$380,000	\$5,619
TV	TRINITY VALLEY CC	0.110990	\$380,000	\$5,619

**Total Tax Rate: 1.690648**

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	38.0000	1,655,280.00	0.00	0.00	\$380,000	\$5,619

## 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		\$380,000	\$5,619	\$5,619	\$0	\$5,619
2022	\$0		\$380,000	\$5,557	\$5,557	\$0	\$5,557
2021	\$0		\$183,080	\$5,183	\$5,183	\$0	\$5,183
2020	\$0		\$107,080	\$4,950	\$4,950	\$0	\$4,950

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/18/2019	WD	WARRANTY DEED	JONES BILLIE P PORTER	PORTER JOHN BROOKS	6086	303	17771

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

Certified Owner:  
PORTER JOHN BROOKS  
14890 FM 986  
TERRELL, TX 75160

Legal Description:  
M L SWING, TRACT 45.01; 38 ACRES

Deposit No: 112123LC  
Validation No: 900000067598934  
Account No: 204108  
Operator Code: LISACO

Parcel Address: 0 UNKNOWN  
Legal Acres: 38.0000

Remit Seq No: 54537531  
Receipt Date: 11/21/2023  
Deposit Date: 11/21/2023  
Print Date: 11/21/2023 03:28 PM  
Printed By: LISACO

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2023	Kaufman County	TL	5,619	0.328958	18.48	0.00	0.00	18.48
2023	Road & Bridge	TL	5,619	0.082500	4.64	0.00	0.00	4.64
2023	Trinity Valley Cc	TL	5,619	0.110990	6.24	0.00	0.00	6.24
2023	Terrell Isd	TL	5,619	1.068200	60.02	0.00	0.00	60.02
2023	Kc Esd #3 (Terrell)	TL	5,619	0.100000	5.62	0.00	0.00	5.62
					<b>\$95.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$95.00</b>

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Check Number(s):  
4537

PAYMENT TYPE:  
Checks: \$95.00

Exemptions on this property:  
OPEN SPACE 1-D-1

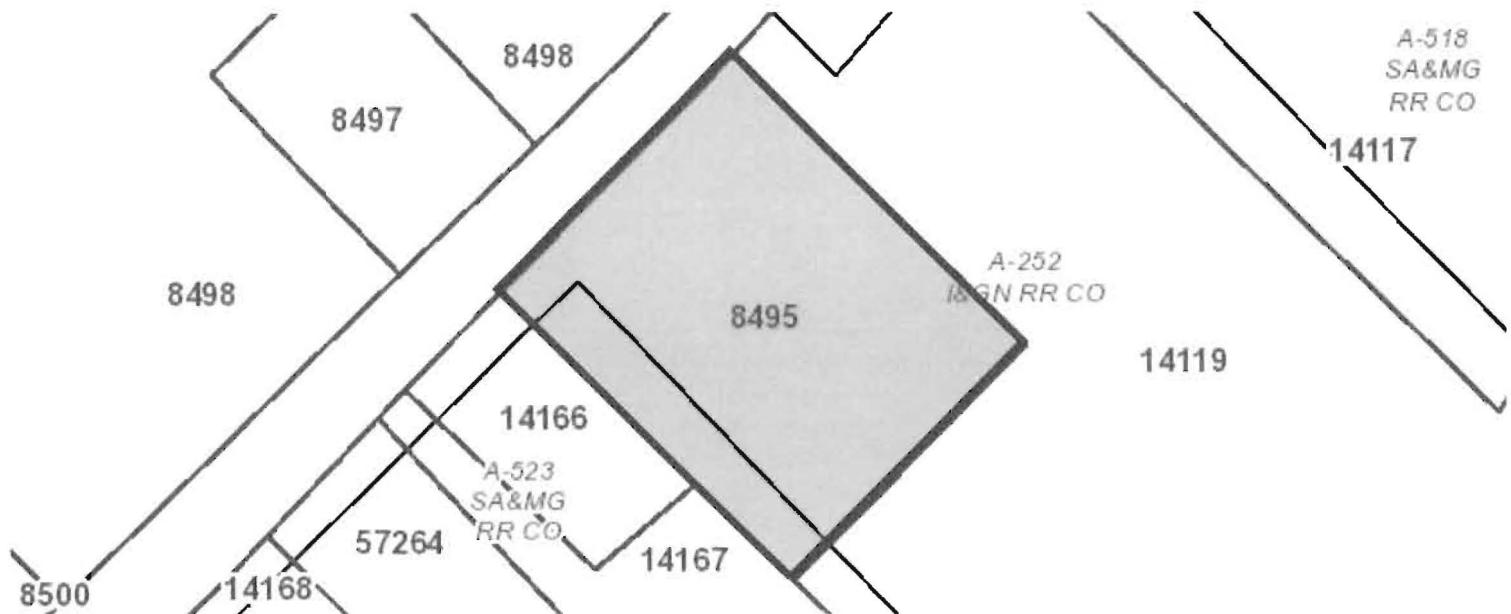
Total Applied: \$95.00

Change Paid: \$0.00

**CURRENT YEAR TOTAL IS \$0.00  
ACCOUNT PAID IN FULL**

Account No: 204108  
PAYER:  
PORTER JOHN BROOKS  
14890 FM 986  
TERRELL, TX 75160

## Map



## Property Details

### Account

**Property ID:**

8495

**Geographic ID:**

99.0252.0000.0020.00.06.00

**Type:**

Real

**Zoning:**

**Property Use:**

**Condo:**

### Location

**Situs Address:**

14890 FM RD 986 TX

**Map ID:**

C4-A-2

**Mapsco:**

**Legal Description:**

I & G N RR CO, 2.5 ACRES, & STORAGE HOUSE

**Abstract/Subdivision:**

A0252 - I & G N RR CO

**Neighborhood:**

28-RVGD/AV

### Owner

**Owner ID:**

30677

**Name:**

PORTER JOHN BROOKS

**Agent:**

**Mailing Address:**

14890 FM 986  
TERRELL , TX 75160

**% Ownership:**

100.0%

**Exemptions:**

For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$142,735 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$25,000 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$167,735 (=)
<b>Agricultural Value Loss:</b> 	\$0 (-)
<b>Appraised Value:</b>	\$167,735 (=)
<b>Homestead Cap Loss:</b> 	\$0 (-)
<b>Assessed Value:</b>	\$167,735
<b>Ag Use Value:</b>	\$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:** PORTER JOHN BROOKS **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$167,735	\$167,735
CAD	KAUFMAN CAD	0.000000	\$167,735	\$167,735
KC	KAUFMAN COUNTY	0.328958	\$167,735	\$167,735
P3	PRECINCT 3	0.000000	\$167,735	\$167,735
RB	ROAD & BRIDGE	0.082500	\$167,735	\$167,735
ST	TERRELL ISD	1.068200	\$167,735	\$167,735
TV	TRINITY VALLEY CC	0.110990	\$167,735	\$167,735

**Total Tax Rate:** 1.690648

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## Property Improvement - Building

**Description:** HOUSE **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 2,530.00sqft **Value:** \$142,735

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RVGD1	20 - Brick	1951	2,530.00
DG	Garage, Detached	DGFA		1951	420.00
CP	Porch, Covered	*			196.00

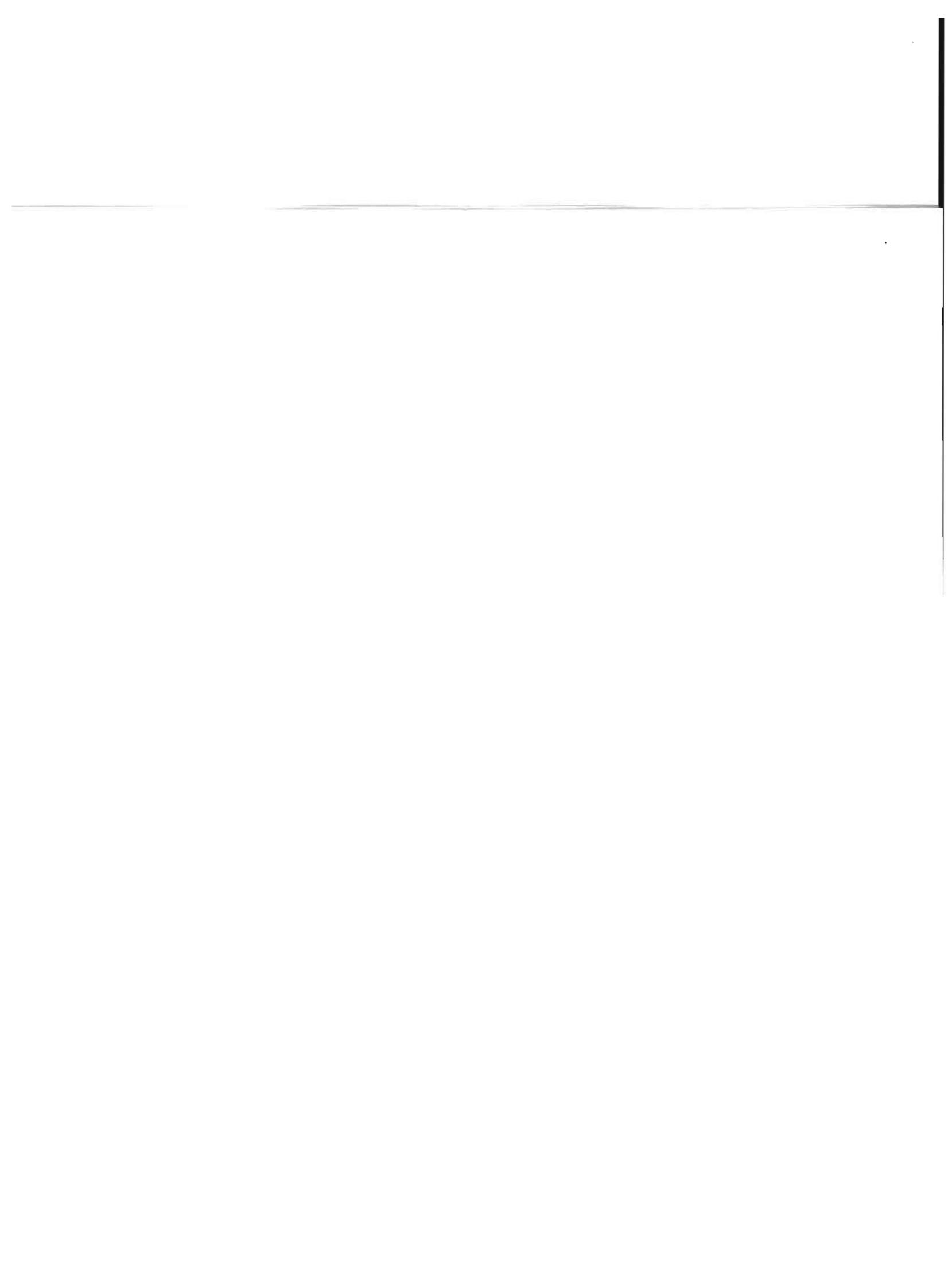
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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	2.5000	108,900.00	0.00	0.00	\$25,000	\$0

**Agent:**

**Mailing Address:** 14890 FM 986



## 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	\$12,778	\$5,000	\$36	\$12,814	\$0	\$12,814
2022	\$2,500	\$5,000	\$37	\$2,537	\$0	\$2,537
2021	\$2,400	\$2,372	\$39	\$2,439	\$0	\$2,439
2020	\$2,000	\$1,370	\$40	\$2,040	\$0	\$2,040
2019	\$2,000	\$1,250	\$40	\$2,040	\$0	\$2,040
2018	\$2,000	\$2,000	\$40	\$2,040	\$0	\$2,040
2017	\$2,000	\$2,000	\$40	\$2,040	\$0	\$2,040
2016	\$2,000	\$2,000	\$40	\$2,040	\$0	\$2,040
2015	\$2,000	\$2,000	\$40	\$2,040	\$0	\$2,040
2014	\$2,000	\$2,000	\$40	\$2,040	\$0	\$2,040
2013	\$2,000	\$2,000	\$50	\$2,050	\$0	\$2,050

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/6/2019	COR	CORRECTION DEED			6198	475	27965
7/18/2019	Deed	Deed	PORTER FARM	PORTER JOHN BROOKS	6086	288	17770
9/6/2011	ERR	ERROR	J W PORTER INVESTMENTS PARTNERSHIP	PORTER FARM	ERROR		
6/1/2005	OTH	OTHER / MISC	PORTER FARM	J W PORTER INVESTMENTS PARTNERSHIP	2657	570	11785

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

Certified Owner:

PORTER JOHN BROOKS  
14890 FM 986  
TERRELL, TX 75160

Legal Description:

I & G N RR CO, TRACT 25.00; .5 ACRES

Parcel Address: 0 FM RD 986

Legal Acres: 0.5000

Deposit No: 112123LC  
Validation No: 900000067598934  
Account No: 8496  
Operator Code: LISACO

Remit Seq No: 54537531

Receipt Date: 11/21/2023

Deposit Date: 11/21/2023

Print Date: 11/21/2023 03:28 PM

Printed By: LISACO

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2023	Kaufman County	TL	12,814	0.328958	42.15	0.00	0.00	42.15
2023	Road & Bridge	TL	12,814	0.082500	10.57	0.00	0.00	10.57
2023	Trinity Valley Cc	TL	12,814	0.110990	14.22	0.00	0.00	14.22
2023	Terrell Isd	TL	12,814	1.068200	136.88	0.00	0.00	136.88
2023	Kc Esd #3 (Terrell)	TL	12,814	0.100000	12.81	0.00	0.00	12.81
					<u>\$216.63</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$216.63</u>

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Check Number(s):

4537

PAYMENT TYPE:

Checks:

\$216.63

Exemptions on this property:

OPEN SPACE 1-D-1

Total Applied:

\$216.63

Change Paid:

\$0.00

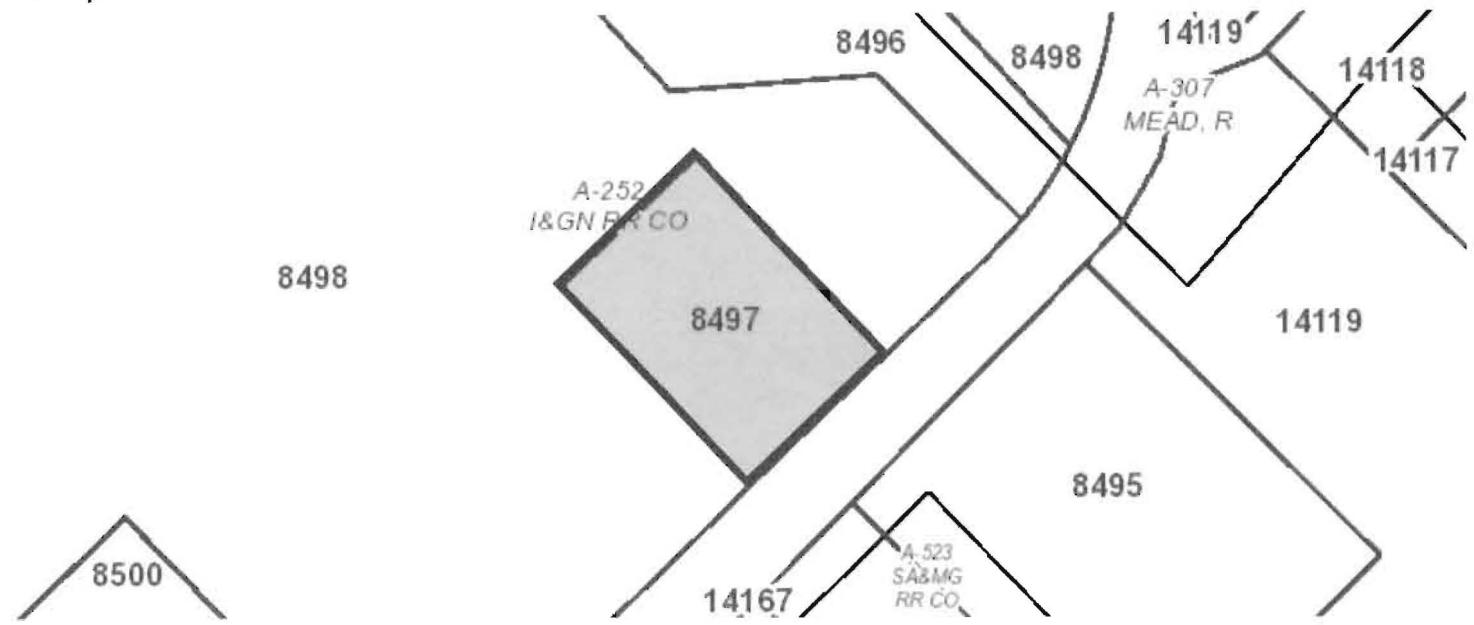
**CURRENT YEAR TOTAL IS \$0.00  
ACCOUNT PAID IN FULL**

Account No: 8496

PAYER:

PORTER JOHN BROOKS  
14890 FM 986  
TERRELL, TX 75160

## Map



## Property Details

### Account

Property ID:



8497

Geographic ID:

99.0252.0000.0026.00.06.00

Type:

Real

Zoning:

Property Use:

Condo:

### Location

Situs Address:

14891 FM RD 986 TX

Map ID:

B4-C-3

Mapsco:

Legal Description:

I & G N RR CO, TRACT 26.00; 0.91 ACRES

Abstract/Subdivision:

A0252 - I & G N RR CO

Neighborhood:

28-RVGD/AV

### Owner

Owner ID:

30677

Name:

PORTER JOHN BROOKS

Agent:

Mailing Address:

14890 FM 986

TERRELL , TX 75160

% Ownership:

100.0%

**Exemptions:**

HS - HOMESTEAD

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$291,658 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$3,640 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$295,298 (=)
<b>Agricultural Value Loss:</b> 	\$0 (-)
<b>Appraised Value:</b>	\$295,298 (=)
<b>Homestead Cap Loss:</b> 	\$95,873 (-)
<b>Assessed Value:</b>	\$199,425
<b>Ag Use Value:</b>	\$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:** PORTER JOHN BROOKS **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$295,298	\$199,425
CAD	KAUFMAN CAD	0.000000	\$295,298	\$199,425
KC	KAUFMAN COUNTY	0.328958	\$295,298	\$184,425
P2	PRECINCT 2	0.000000	\$295,298	\$199,425
RB	ROAD & BRIDGE	0.082500	\$295,298	\$184,425
ST	TERRELL ISD	1.068200	\$295,298	\$89,425
TV	TRINITY VALLEY CC	0.110990	\$295,298	\$184,425

**Total Tax Rate:** 1.690648

---

## Property Improvement - Building

**Description:** HOUSE **Type:** REAL PROPERTY **State Code:** A1 **Living Area:** 2,553.00sqft **Value:** \$291,658

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RVAV1	20 - Brick	1982	2,553.00
CP	Porch, Covered	*		1982	155.00
EP	Porch, Enclosed	*		1982	624.00
AGF3	Attached Garage, Finished, 3 Car	*		1982	650.00

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
TFB01	TFB01	0.9100	39,639.60	0.00	0.00	\$3,640	\$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	\$291,658	\$3,640	\$0	\$295,298	\$95,873	\$199,425
2022	\$295,494	\$3,640	\$0	\$299,134	\$117,839	\$181,295
2021	\$237,648	\$3,640	\$0	\$241,288	\$76,474	\$164,814
2020	\$225,410	\$3,640	\$0	\$229,050	\$79,219	\$149,831
2019	\$132,570	\$3,640	\$0	\$136,210	\$0	\$136,210
2018	\$134,200	\$3,640	\$0	\$137,840	\$1,884	\$135,956
2017	\$127,220	\$3,640	\$0	\$130,860	\$7,264	\$123,596
2016	\$108,720	\$3,640	\$0	\$112,360	\$0	\$112,360
2015	\$108,710	\$3,640	\$0	\$112,350	\$0	\$112,350
2014	\$110,380	\$3,640	\$0	\$114,020	\$0	\$114,020
2013	\$113,730	\$3,640	\$0	\$117,370	\$0	\$117,370

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

**Certified Owner:**

**PORTER JOHN BROOKS  
14890 FM 986  
TERRELL, TX 75160**

**Legal Description:**

**I & G N RR CO, TRACT 26.00; 0.91 ACRES**

**Deposit No:** 112123LC  
**Validation No:** 900000067598888  
**Account No:** **8497**  
**Operator Code:** LISACO

**Parcel Address:** 14891 FM RD 986

**Legal Acres:** 0.9100

**Remit Seq No:** 54537485  
**Receipt Date:** 11/21/2023  
**Deposit Date:** 11/21/2023  
**Print Date:** 11/21/2023 03:23 PM  
**Printed By:** LISACO

<b>Year</b>	<b>Tax Unit Name</b>	<b>Rec Type</b>	<b>Tax Value</b>	<b>Tax Rate</b>	<b>Levy Paid</b>	<b>P&amp;I</b>	<b>Coll Fee Paid</b>	<b>Total</b>
2023	Kaufman County	TL	184,425	0.328958	493.94	0.00	0.00	493.94
2023	Road & Bridge	TL	184,425	0.082500	75.75	0.00	0.00	75.75
2023	Trinity Valley Cc	TL	184,425	0.110990	98.28	0.00	0.00	98.28
2023	Kc Esd #3 (Terrell)	TL	199,425	0.100000	199.43	0.00	0.00	199.43
					<b>\$867.40</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$867.40</b>

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**Check Number(s):**  
6758

**PAYMENT TYPE:**  
Checks: \$867.40

**Exemptions on this property:**  
CAPPED  
HOMESTEAD  
OVER 65

**Total Applied:** \$867.40

**Change Paid:** \$0.00

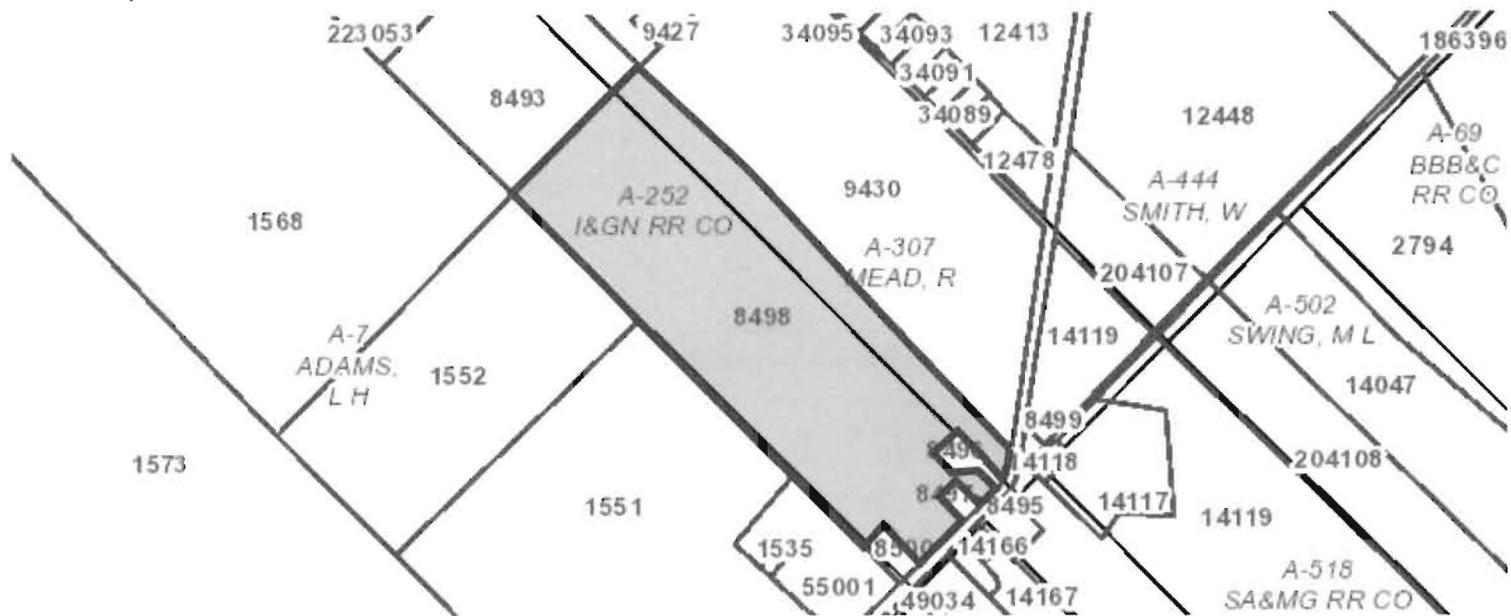
**CURRENT YEAR TOTAL IS \$0.00  
ACCOUNT PAID IN FULL**

**Account No: 8497**

**PAYER:**

**PORTER JOHN BROOKS  
14890 FM 986  
TERRELL, TX 75160**

## Map



## Property Details

### Account

Property ID:

8498

Geographic ID:

99.0252.0000.0030.00.06.00

Type:

Real

Zoning:

Property Use:

Condo:

### Location

Situs Address:

0 FM RD 986 TX

Map ID:

B4-C-3

Mapsco:

Legal Description:

I & G N RR CO, TRACT 30.00; 77.256 ACRES

Abstract/Subdivision:

A0252 - I & G N RR CO

Neighborhood:

28-001

### Owner

Owner ID:

30677

Name:

PORTER JOHN BROOKS

Agent:

Mailing Address:

14890 FM 986  
TERRELL , TX 75160

% Ownership:

100.0%

Exemptions:

For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$14,114 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$772,560 (+)
<b>Market Value:</b>	\$786,674 (=)
<b>Agricultural Value Loss: </b>	\$761,589 (-)
<b>Appraised Value:</b>	\$25,085 (=)
<b>Homestead Cap Loss: </b>	\$0 (-)
<b>Assessed Value:</b>	\$25,085
<b>Ag Use Value:</b>	\$10,971

### 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:** PORTER JOHN BROOKS **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$786,674	\$25,085
CAD	KAUFMAN CAD	0.000000	\$786,674	\$25,085
KC	KAUFMAN COUNTY	0.328958	\$786,674	\$25,085
P2	PRECINCT 2	0.000000	\$786,674	\$25,085
RB	ROAD & BRIDGE	0.082500	\$786,674	\$25,085
ST	TERRELL ISD	1.068200	\$786,674	\$25,085
TV	TRINITY VALLEY CC	0.110990	\$786,674	\$25,085

**Total Tax Rate:** 1.690648

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## Property Improvement - Building

**Description:** OLDER BARN **Type:** REAL PROPERTY **State Code:** D2 **Living Area:** 0.00sqft  
**Value:** \$6,330

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SA	1900	1,900.00
OB	OUT BUILDING	MP5	1900	900.00
OB	OUT BUILDING	MP5	1900	900.00

**Description:** NEWER BARN **Type:** REAL PROPERTY **State Code:** D2 **Living Area:** 0.00sqft  
**Value:** \$7,784

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SG	1950	2,800.00

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	71.3090	3,106,220.04	0.00	0.00	\$713,090	\$10,544
ZC	NATIVE PASTURE	5.9470	259,051.32	0.00	0.00	\$59,470	\$427

## 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	N/A
2023	\$14,114		\$772,560	\$10,971	\$25,085	\$0	\$25,085
2022	\$15,625		\$772,560	\$10,870	\$26,495	\$0	\$26,495
2021	\$15,000		\$366,452	\$10,185	\$25,185	\$0	\$25,185
2020	\$12,500		\$309,030	\$9,780	\$22,280	\$0	\$22,280
2019	\$12,500		\$451,790	\$14,020	\$26,520	\$0	\$26,520
2018	\$12,500		\$451,790	\$14,960	\$27,460	\$0	\$27,460
2017	\$12,500		\$451,790	\$14,960	\$27,460	\$0	\$27,460
2016	\$12,500		\$451,790	\$14,960	\$27,460	\$0	\$27,460
2015	\$12,500		\$451,790	\$14,960	\$27,460	\$0	\$27,460
2014	\$12,500		\$451,790	\$14,960	\$27,460	\$0	\$27,460
2013	\$12,500		\$451,790	\$16,380	\$28,880	\$0	\$28,880

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/18/2019	Deed	Deed	PORTER FARM	PORTER JOHN BROOKS	6086	288	17770
7/18/2019	COR	CORRECTION DEED			6198	475	27965
9/6/2011	ERR	ERROR	J W PORTER INVESTMENTS PARTNERSHIP	PORTER FARM	ERROR		
6/1/2005	OTH	OTHER / MISC	PORTER FARM	J W PORTER INVESTMENTS PARTNERSHIP	2657	570	11785

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

**Certified Owner:**

PORTER JOHN BROOKS  
14890 FM 986  
TERRELL, TX 75160

**Legal Description:**

I & G N RR CO, TRACT 30.00; 77.256 ACRES

Deposit No: 112123L.C  
Validation No: 900000067598934  
**Account No:** 8498  
Operator Code: LISACO

**Parcel Address:** 0 FM RD 986

**Legal Acres:** 77.2560

**Remit Seq No:** 54537531

**Receipt Date:** 11/21/2023

**Deposit Date:** 11/21/2023

**Print Date:** 11/21/2023 03:28 PM

**Printed By:** LISACO

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2023	Kaufman County	TL	25,085	0.328958	82.52	0.00	0.00	82.52
2023	Road & Bridge	TL	25,085	0.082500	20.70	0.00	0.00	20.70
2023	Trinity Valley Cc	TL	25,085	0.110990	27.84	0.00	0.00	27.84
2023	Terrell Isd	TL	25,085	1.068200	267.96	0.00	0.00	267.96
2023	Ke Esd #3 (Terrell)	TL	25,085	0.100000	25.09	0.00	0.00	25.09
					<b>\$424.11</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$424.11</b>

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**Check Number(s):**

4537

**PAYMENT TYPE:**

Checks:

\$424.11

**Exemptions on this property:**

OPEN SPACE 1-D-1

**Total Applied:**

\$424.11

**Change Paid:**

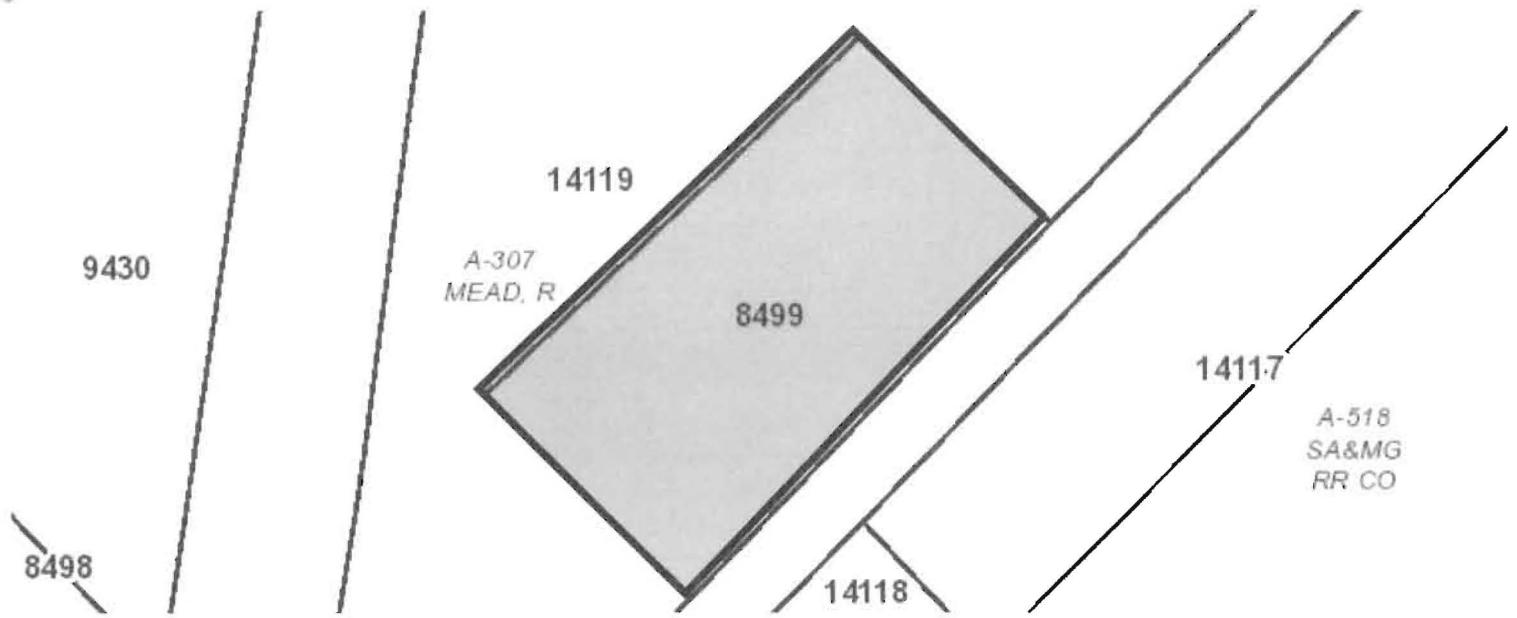
\$0.00

**CURRENT YEAR TOTAL IS \$0.00  
ACCOUNT PAID IN FULL**

**Account No:** 8498

**PAYER:**

PORTER JOHN BROOKS  
14890 FM 986  
TERRELL, TX 75160



## Property Details

### Account

**Property ID:**

8499

**Geographic ID:**

99.0252.0000.0035.00.06.00

**Type:**

Real

**Zoning:**

**Property Use:**

**Condo:**

### Location

**Situs Address:** 0 FM RD 986 TX

**Map ID:** B4-C-3

**Mapsco:**

**Legal Description:** I & G N RR CO, TRACT 35.00; 2.5 ACRES, & STORAGE HOUSE

**Abstract/Subdivision:** A0252 - I & G N RR CO

**Neighborhood:** 28-RFFR/LC

### Owner

**Owner ID:** 30677

**Name:** PORTER JOHN BROOKS

**Agent:**

**Mailing Address:** 14890 FM 986  
TERRELL , TX 75160

**% Ownership:** 100.0%

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

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$49,414 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$10,000 (+)
<b>Agricultural Market Valuation:</b>	\$15,000 (+)
<b>Market Value:</b>	\$74,414 (=)
<b>Agricultural Value Loss:</b> 	\$14,778 (-)
<b>Appraised Value:</b>	\$59,636 (=)
<b>Homestead Cap Loss:</b> 	\$0 (-)
<b>Assessed Value:</b>	\$59,636
<b>Ag Use Value:</b>	\$222

### VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

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## Property Taxing Jurisdiction

Owner: PORTER JOHN BROOKS %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$74,414	\$59,636
CAD	KAUFMAN CAD	0.000000	\$74,414	\$59,636
KC	KAUFMAN COUNTY	0.328958	\$74,414	\$59,636
P2	PRECINCT 2	0.000000	\$74,414	\$59,636
RB	ROAD & BRIDGE	0.082500	\$74,414	\$59,636
ST	TERRELL ISD	1.068200	\$74,414	\$59,636
TV	TRINITY VALLEY CC	0.110990	\$74,414	\$59,636

Total Tax Rate: 1.690648

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## Property Improvement - Building

Description: STORAGE HOUSE Type: REAL PROPERTY State Code: E1 Living Area: 960.00sqft Value: \$49,414

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RFLC1	25 - Plwd/Hdwd	1908	960.00
EP	Porch, Enclosed	*		2010	300.00

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	1.5000	65,340.00	0.00	0.00	\$15,000	\$222
01HS	HOMESITE	1.0000	43,560.00	0.00	0.00	\$10,000	\$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	\$49,414	\$25,000	\$222	\$59,636	\$0	\$59,636
2022	\$51,278	\$25,000	\$219	\$61,497	\$0	\$61,497
2021	\$31,148	\$12,045	\$205	\$36,171	\$0	\$36,171
2020	\$32,500	\$7,050	\$200	\$35,520	\$0	\$35,520
2019	\$32,360	\$6,250	\$190	\$35,050	\$0	\$35,050
2018	\$22,000	\$10,000	\$200	\$26,200	\$0	\$26,200
2017	\$22,000	\$10,000	\$200	\$26,200	\$0	\$26,200
2016	\$23,230	\$10,000	\$200	\$27,430	\$0	\$27,430
2015	\$25,950	\$10,000	\$200	\$30,150	\$0	\$30,150
2014	\$25,950	\$10,000	\$200	\$30,150	\$0	\$30,150
2013	\$25,950	\$10,000	\$220	\$30,170	\$0	\$30,170

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/18/2019	Deed	Deed	PORTER FARM	PORTER JOHN BROOKS	6086	288	17770
7/18/2019	COR	CORRECTION DEED			6198	475	27965
9/6/2011	ERR	ERROR	J W PORTER INVESTMENTS PARTNERSHIP	PORTER FARM	ERROR		
6/1/2005	OTH	OTHER / MISC	PORTER FARM	J W PORTER INVESTMENTS PARTNERSHIP	2657	570	11785

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

Certified Owner:

PORTER JOHN BROOKS  
14890 FM 986  
TERRELL, TX 75160

Legal Description:

I & G N RR CO, TRACT 35.00; 2.5 ACRES,  
& STORAGE HOUSE

Deposit No: 112123LC  
Validation No: 900000067598934  
Account No: 8499  
Operator Code: LISACO

Parcel Address: 0 FM RD 986  
Legal Acres: 2.5000

Remit Seq No: 54537531  
Receipt Date: 11/21/2023  
Deposit Date: 11/21/2023  
Print Date: 11/21/2023 03:28 PM  
Printed By: LISACO

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2023	Kaufman County	TL	59,636	0.328958	196.18	0.00	0.00	196.18
2023	Road & Bridge	TL	59,636	0.082500	49.20	0.00	0.00	49.20
2023	Trinity Valley Cc	TL	59,636	0.110990	66.19	0.00	0.00	66.19
2023	Terrell Isd	TL	59,636	1.068200	637.03	0.00	0.00	637.03
2023	Kc Esd #3 (Terrell)	TL	59,636	0.100000	59.64	0.00	0.00	59.64
					<b>\$1,008.24</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,008.24</b>

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Check Number(s):

4537 on Nov 21, 2023

PAYMENT TYPE:

Checks: \$1,008.24

Exemptions on this property:

OPEN SPACE 1-D-1

Total Applied:

\$1,008.24

Change Paid:

\$0.00

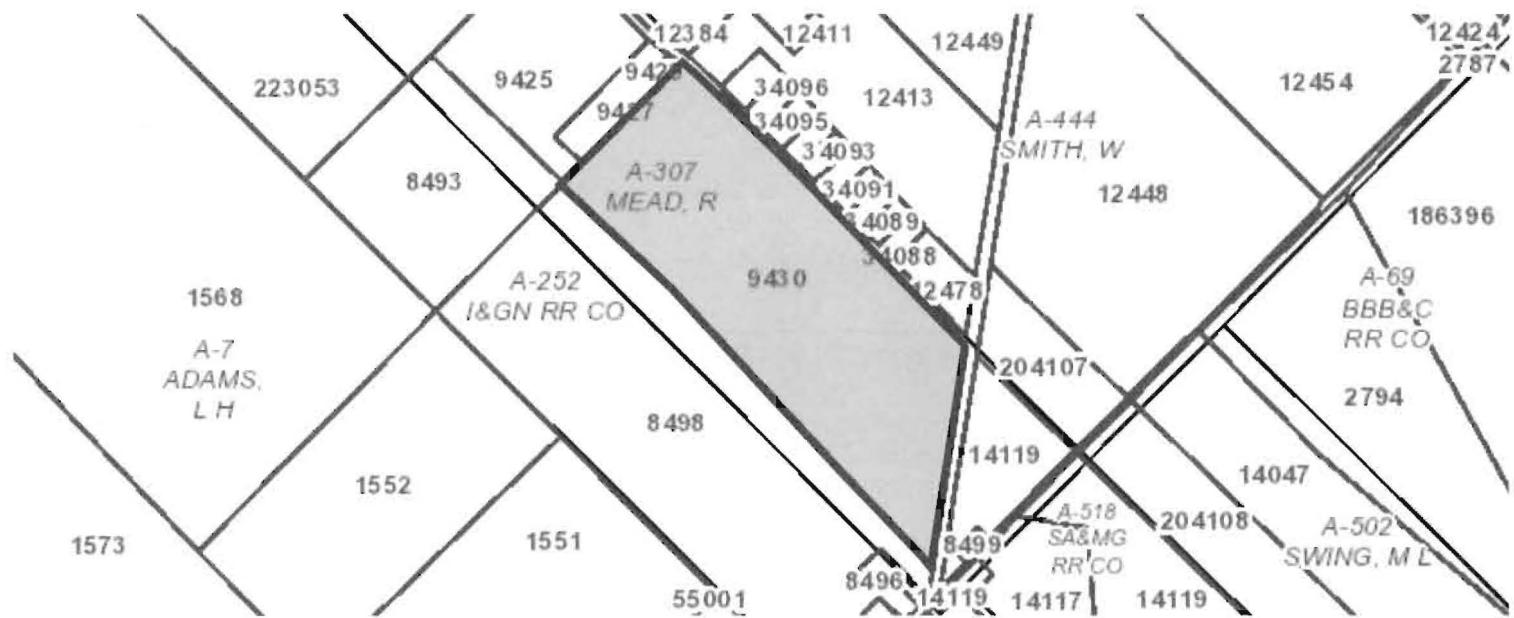
**CURRENT YEAR TOTAL IS \$0.00  
ACCOUNT PAID IN FULL**

Account No: 8499

PAYER:

PORTER JOHN BROOKS  
14890 FM 986  
TERRELL, TX 75160

## Map



## Property Details

### Account

**Property ID:**

9430

**Geographic ID:**

99.0307.0000.0020.00.06.00

**Type:**

Real

**Zoning:**

**Property Use:**

**Condo:**

### Location

**Situs Address:**

0 CO RD 245 TX

**Map ID:**

B4-C-3

**Mapsco:**

**Legal Description:**

RICHARD MEADE, TRACT 20.00; 97. ACRES

**Abstract/Subdivision:**

A0307 - RICHARD MEADE

**Neighborhood:**

28-001

### Owner

**Owner ID:**

30677

**Name:**

PORTER JOHN BROOKS

**Agent:**

**Mailing Address:**

14890 FM 986  
TERRELL, TX 75160

**% Ownership:**

100.0%

**Exemptions:**

For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$970,000 (+)
<b>Market Value:</b>	\$970,000 (=)
<b>Agricultural Value Loss: </b>	\$956,038 (-)
<b>Appraised Value:</b>	\$13,962 (=)
<b>Homestead Cap Loss: </b>	\$0 (-)
<b>Assessed Value:</b>	\$13,962
<b>Ag Use Value:</b>	\$13,962

### 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: PORTER JOHN BROOKS %Ownership: 100.0%**

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$970,000	\$13,962
CAD	KAUFMAN CAD	0.000000	\$970,000	\$13,962
KC	KAUFMAN COUNTY	0.328958	\$970,000	\$13,962
P2	PRECINCT 2	0.000000	\$970,000	\$13,962
RB	ROAD & BRIDGE	0.082500	\$970,000	\$13,962
ST	TERRELL ISD	1.068200	\$970,000	\$13,962
TV	TRINITY VALLEY CC	0.110990	\$970,000	\$13,962

**Total Tax Rate: 1.690648**

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	92.0000	4,007,520.00	0.00	0.00	\$920,000	\$13,603
ZC	NATIVE PASTURE	5.0000	217,800.00	0.00	0.00	\$50,000	\$359

## 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		\$970,000	\$13,962	\$13,962	\$0	\$13,962
2022	\$0		\$970,000	\$13,826	\$13,826	\$0	\$13,826
2021	\$0		\$460,104	\$12,934	\$12,934	\$0	\$12,934
2020	\$0		\$266,110	\$12,410	\$12,410	\$0	\$12,410
2019	\$0		\$242,500	\$12,050	\$12,050	\$0	\$12,050
2018	\$0		\$339,500	\$12,850	\$12,850	\$0	\$12,850
2017	\$0		\$339,500	\$12,850	\$12,850	\$0	\$12,850
2016	\$0		\$339,500	\$12,850	\$12,850	\$0	\$12,850
2015	\$0		\$339,500	\$12,850	\$12,850	\$0	\$12,850
2014	\$0		\$339,500	\$12,850	\$12,850	\$0	\$12,850
2013	\$0		\$339,500	\$14,070	\$14,070	\$0	\$14,070

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/18/2019	COR	CORRECTION DEED			6198	475	27965
7/18/2019	Deed	Deed	PORTER FARM	PORTER JOHN BROOKS	6086	288	17770
9/6/2011	ERR	ERROR	J W PORTER INVESTMENTS PARTNERSHIP	PORTER FARM	ERROR		
6/1/2005	OTH	OTHER / MISC	PORTER FARM	J W PORTER INVESTMENTS PARTNERSHIP	2657	570	11785

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

**Certified Owner:**  
**PORTER JOHN BROOKS**  
**14890 FM 986**  
**TERRELL, TX 75160**

**Legal Description:**  
**RICHARD MEADE, TRACT 20.00; 97. ACRES**

**Deposit No:** 1121231.C  
**Validation No:** 900000067598934  
**Account No:** **9430**  
**Operator Code:** LISACO

**Parcel Address:** 0 CO RD 245  
**Legal Acres:** 97.0000  
**Remit Seq No:** 54537531  
**Receipt Date:** 11/21/2023  
**Deposit Date:** 11/21/2023  
**Print Date:** 11/21/2023 03:28 PM  
**Printed By:** LISACO

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2023	Kaufman County	TL	13,962	0.328958	45.93	0.00	0.00	45.93
2023	Road & Bridge	TL	13,962	0.082500	11.52	0.00	0.00	11.52
2023	Trinity Valley Cc	TL	13,962	0.110990	15.50	0.00	0.00	15.50
2023	Terrell Isd	TL	13,962	1.068200	149.14	0.00	0.00	149.14
2023	Kc Esd #3 (Terrell)	TL	13,962	0.100000	13.96	0.00	0.00	13.96
					<b>\$236.05</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$236.05</b>

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**Check Number(s):**  
**4537**

**PAYMENT TYPE:**  
**Checks:** **\$236.05**

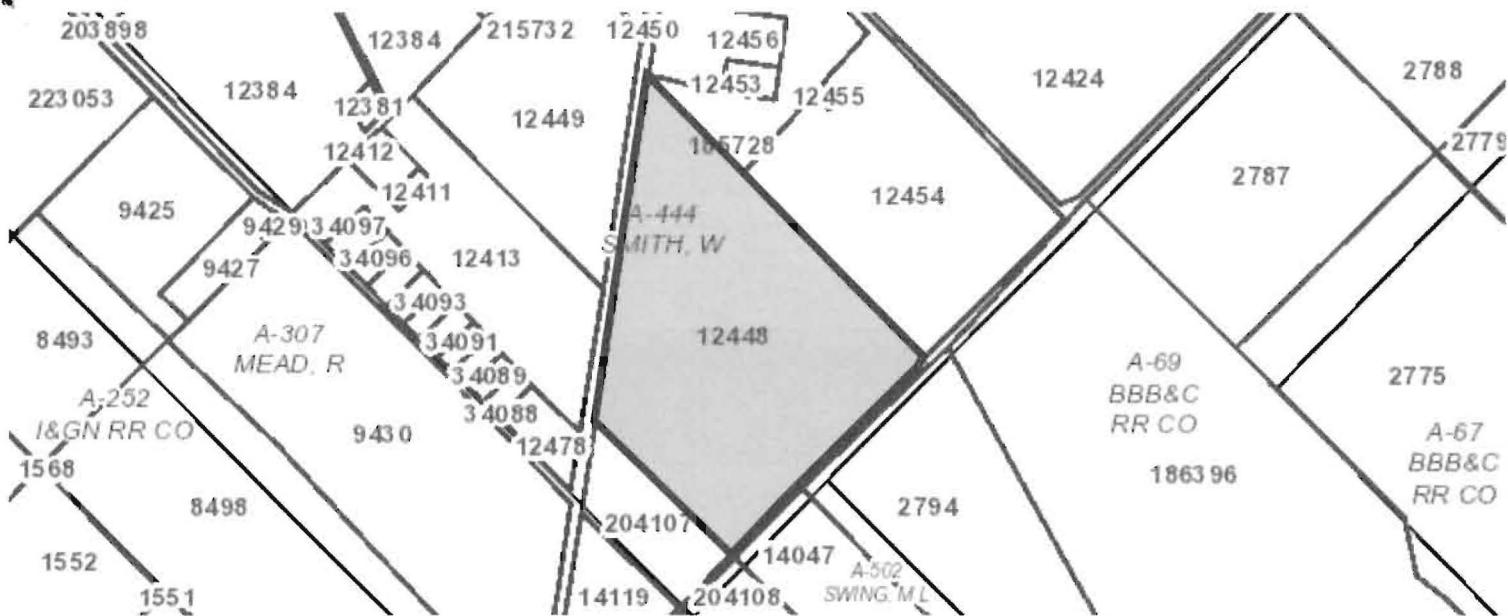
**Exemptions on this property:**  
OPEN SPACE 1-D-1

**Total Applied:** **\$236.05**  
**Change Paid:** **\$0.00**

**CURRENT YEAR TOTAL IS \$0.00**  
**ACCOUNT PAID IN FULL**

**Account No:** 9430  
**PAYER:**  
**PORTER JOHN BROOKS**  
**14890 FM 986**  
**TERRELL, TX 75160**

## Map



## Property Details

### Account

Property ID:

12448

Geographic ID:

99.0444.0000.0375.00.06.00

Type:

Real

Zoning:

Property Use:

Condo:

### Location

Situs Address:

0 FM RD 986 TX

Map ID:

B4-C-4

Mapsco:

Legal Description:

WM SMITH, TRACT 375.00; 84.91 ACRES

Abstract/Subdivision:

A0444 - WM SMITH

Neighborhood:

28-001

### Owner

Owner ID:

245235

Name:

PORTER JOHN B & CAROLYN C

Agent:

Mailing Address:

14891 FM 986  
TERRELL, TX 75160

% Ownership:

100.0%

Exemptions:

For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$849,100 (+)
<b>Market Value:</b>	\$849,100 (=)
<b>Agricultural Value Loss: </b>	\$836,545 (-)
<b>Appraised Value:</b>	\$12,555 (=)
<b>Homestead Cap Loss: </b>	\$0 (-)
<b>Assessed Value:</b>	\$12,555
<b>Ag Use Value:</b>	\$12,555

### 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:** PORTER JOHN B & CAROLYN C %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$849,100	\$12,555
CAD	KAUFMAN CAD	0.000000	\$849,100	\$12,555
KC	KAUFMAN COUNTY	0.328958	\$849,100	\$12,555
P3	PRECINCT 3	0.000000	\$849,100	\$12,555
RB	ROAD & BRIDGE	0.082500	\$849,100	\$12,555
ST	TERRELL ISD	1.068200	\$849,100	\$12,555
TV	TRINITY VALLEY CC	0.110990	\$849,100	\$12,555

**Total Tax Rate:** 1.690648

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	84.9100	3,698,679.60	0.00	0.00	\$849,100	\$12,555

## 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	\$849,100	\$12,555	\$12,555	\$0	\$12,555
2022	\$0	\$849,100	\$12,417	\$12,417	\$0	\$12,417
2021	\$0	\$388,394	\$11,582	\$11,582	\$0	\$11,582
2020	\$0	\$218,570	\$11,060	\$11,060	\$0	\$11,060
2019	\$0	\$242,280	\$12,250	\$12,250	\$0	\$12,250
2018	\$0	\$339,190	\$13,080	\$13,080	\$0	\$13,080
2017	\$0	\$339,190	\$13,080	\$13,080	\$0	\$13,080
2016	\$0	\$339,190	\$13,080	\$13,080	\$0	\$13,080
2015	\$0	\$339,190	\$13,080	\$13,080	\$0	\$13,080
2014	\$0	\$339,190	\$13,080	\$13,080	\$0	\$13,080
2013	\$0	\$339,190	\$14,340	\$14,340	\$0	\$14,340

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/3/2022	SWD	SPECIAL WARRANTY DEED	JONES BILLIE P PORTER	PORTER JOHN B & CAROLYN C	7526	185	10204
7/18/2019	Deed	Deed	PORTER FARM	JONES BILLIE P PORTER	6086	288	17770
7/18/2019	COR	CORRECTION DEED			6198	475	27965
9/6/2011	ERR	ERROR	J W PORTER INVESTMENTS PARTNERSHIP	PORTER FARM	ERROR		
6/1/2005	OTH	OTHER / MISC	PORTER FARM	J W PORTER INVESTMENTS PARTNERSHIP	2657	570	11785

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

**Certified Owner:**

**PORTER JOHN B & CAROLYN C**  
14891 FM 986  
TERRELL, TX 75160

**Legal Description:**

WM SMITH, TRACT 375.00; 84.91 ACRES

Deposit No: 112123LC  
Validation No: 900000067598934  
**Account No:** 12448  
Operator Code: LISACO

Parcel Address: 0 FM RD 986  
Legal Acres: 84.9100

Remit Seq No: 54537531  
Receipt Date: 11/21/2023  
Deposit Date: 11/21/2023  
Print Date: 11/21/2023 03:28 PM  
Printed By: LISACO

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2023	Kaufman County	TL	12,555	0.328958	41.30	0.00	0.00	41.30
2023	Road & Bridge	TL	12,555	0.082500	10.36	0.00	0.00	10.36
2023	Trinity Valley Ce	TL	12,555	0.110990	13.93	0.00	0.00	13.93
2023	Terrell Isd	TL	12,555	1.068200	134.11	0.00	0.00	134.11
2023	Kc Esd #3 (Terrell)	TL	12,555	0.100000	12.56	0.00	0.00	12.56
					<b>\$212.26</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$212.26</b>

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**Check Number(s):**  
4537

**PAYMENT TYPE:**  
Checks: \$212.26

**Exemptions on this property:**  
OPEN SPACE 1-D-1

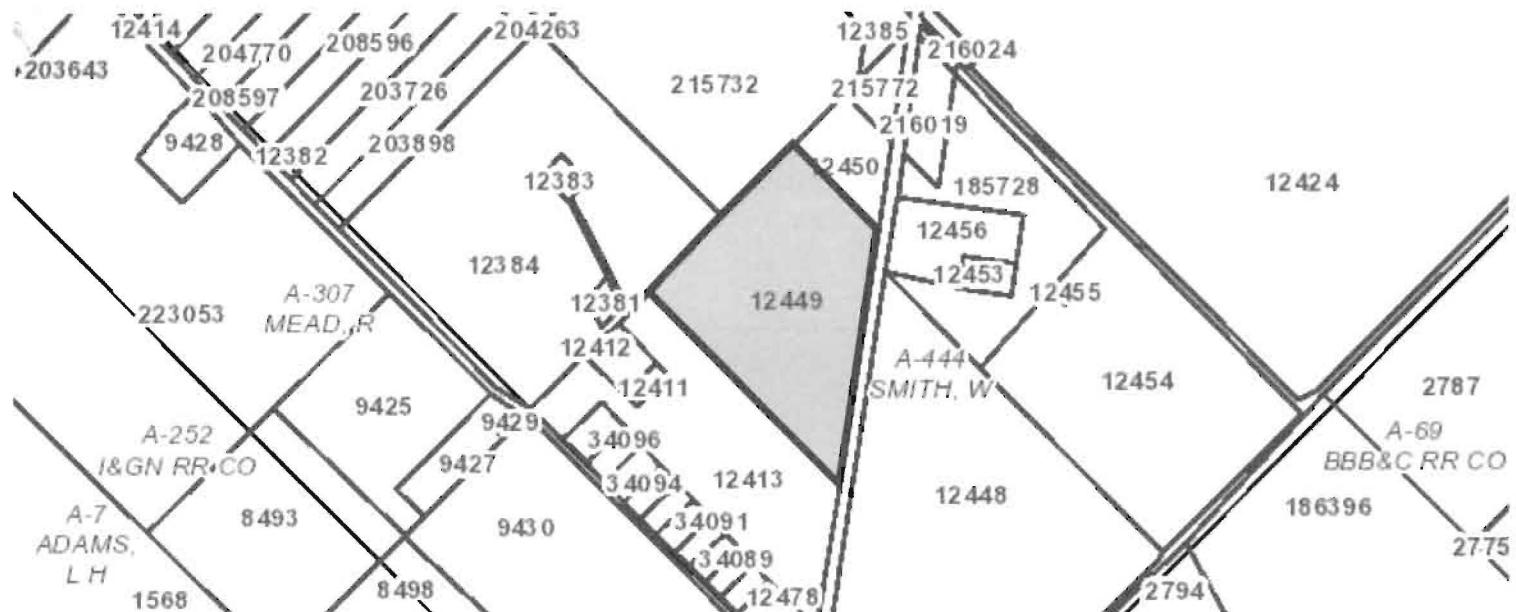
Total Applied: \$212.26

Change Paid: \$0.00

**CURRENT YEAR TOTAL IS \$0.00  
ACCOUNT PAID IN FULL**

Account No: 12448  
**PAYER:**  
PORTER JOHN B & CAROLYN C  
14891 FM 986  
TERRELL, TX 75160

## Map



## Property Details

### Account

**Property ID:**

12449

**Geographic ID:**

99.0444.0000.0380.00.06.00

**Type:**

Real

**Zoning:**

**Property Use:**

**Condo:**

### Location

**Situs Address:** 0 FM RD 986 TX

**Map ID:** B4-C-4

**Mapsco:**

**Legal Description:** WM SMITH, TRACT 380.00; 36.995 ACRES

**Abstract/Subdivision:** A0444 - WM SMITH

**Neighborhood:** 28-001

### Owner

**Owner ID:** 245235

**Name:** PORTER JOHN B & CAROLYN C

### Agent:

**Mailing Address:** 14891 FM 986  
TERRELL, TX 75160

**% Ownership:** 100.0%

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

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$462,081 (+)
<b>Market Value:</b>	\$462,081 (=)
<b>Agricultural Value Loss: </b>	\$456,611 (-)
<b>Appraised Value:</b>	\$5,470 (=)
<b>Homestead Cap Loss: </b>	\$0 (-)
<b>Assessed Value:</b>	\$5,470
<b>Ag Use Value:</b>	\$5,470

### 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.

## Bookmark Property Taxing Jurisdiction

**Owner:** PORTER JOHN B & CAROLYN C %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$462,081	\$5,470
CAD	KAUFMAN CAD	0.000000	\$462,081	\$5,470
KC	KAUFMAN COUNTY	0.328958	\$462,081	\$5,470
P3	PRECINCT 3	0.000000	\$462,081	\$5,470
RB	ROAD & BRIDGE	0.082500	\$462,081	\$5,470
ST	TERRELL ISD	1.068200	\$462,081	\$5,470
TV	TRINITY VALLEY CC	0.110990	\$462,081	\$5,470

**Total Tax Rate:** 1.690648

## Bookmark Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	36.9950	1,611,502.20	0.00	0.00	\$462,081	\$5,470

## 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	\$462,081	\$5,470	\$5,470	\$0	\$5,470
2022	\$0	\$461,191	\$5,410	\$5,410	\$0	\$5,410
2021	\$0	\$277,106	\$5,046	\$5,046	\$0	\$5,046
2020	\$0	\$184,620	\$4,820	\$4,820	\$0	\$4,820
2019	\$0	\$82,180	\$4,160	\$4,160	\$0	\$4,160
2018	\$0	\$115,050	\$4,440	\$4,440	\$0	\$4,440
2017	\$0	\$115,050	\$4,440	\$4,440	\$0	\$4,440
2016	\$0	\$115,050	\$4,440	\$4,440	\$0	\$4,440
2015	\$0	\$115,050	\$4,440	\$4,440	\$0	\$4,440
2014	\$0	\$115,050	\$4,440	\$4,440	\$0	\$4,440
2013	\$0	\$115,050	\$4,870	\$4,870	\$0	\$4,870

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/3/2022	SWD	SPECIAL WARRANTY DEED	JONES BILLIE P PORTER	PORTER JOHN B & CAROLYN C	7526	185	10204
7/18/2019	COR	CORRECTION DEED			6198	475	27965
7/18/2019	Deed	Deed	PORTER FARM	JONES BILLIE P PORTER	6086	288	17770
9/6/2011	ERR	ERROR	J W PORTER INVESTMENTS PARTNERSHIP	PORTER FARM	ERROR		
6/1/2005	OTH	OTHER / MISC	PORTER FARM	J W PORTER INVESTMENTS PARTNERSHIP	2657	570	11785

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

**Certified Owner:**

PORTER JOHN B & CAROLYN C  
14891 FM 986  
TERRELL, TX 75160

**Legal Description:**

WM SMITH, TRACT 380.00; 36.995 ACRES

**Parcel Address:** 0 FM RD 986  
**Legal Acres:** 36.9950

**Deposit No:** 112123LC  
**Validation No:** 900000067598934

**Account No:** 12449  
**Operator Code:** LISACO

**Remit Seq No:** 54537531  
**Receipt Date:** 11/21/2023  
**Deposit Date:** 11/21/2023  
**Print Date:** 11/21/2023 03:28 PM  
**Printed By:** LISACO

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2023	Kaufman County	TL	5,470	0.328958	17.99	0.00	0.00	17.99
2023	Road & Bridge	TL	5,470	0.082500	4.51	0.00	0.00	4.51
2023	Trinity Valley Cc	TL	5,470	0.110990	6.07	0.00	0.00	6.07
2023	Terrell Isd	TL	5,470	1.068200	58.43	0.00	0.00	58.43
2023	Kc Esd #3 (Terrell)	TL	5,470	0.100000	5.47	0.00	0.00	5.47
					\$92.47	\$0.00	\$0.00	\$92.47

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**Check Number(s):**  
4537

**PAYMENT TYPE:**  
Checks: \$92.47

**Exemptions on this property:**  
OPEN SPACE 1-D-1

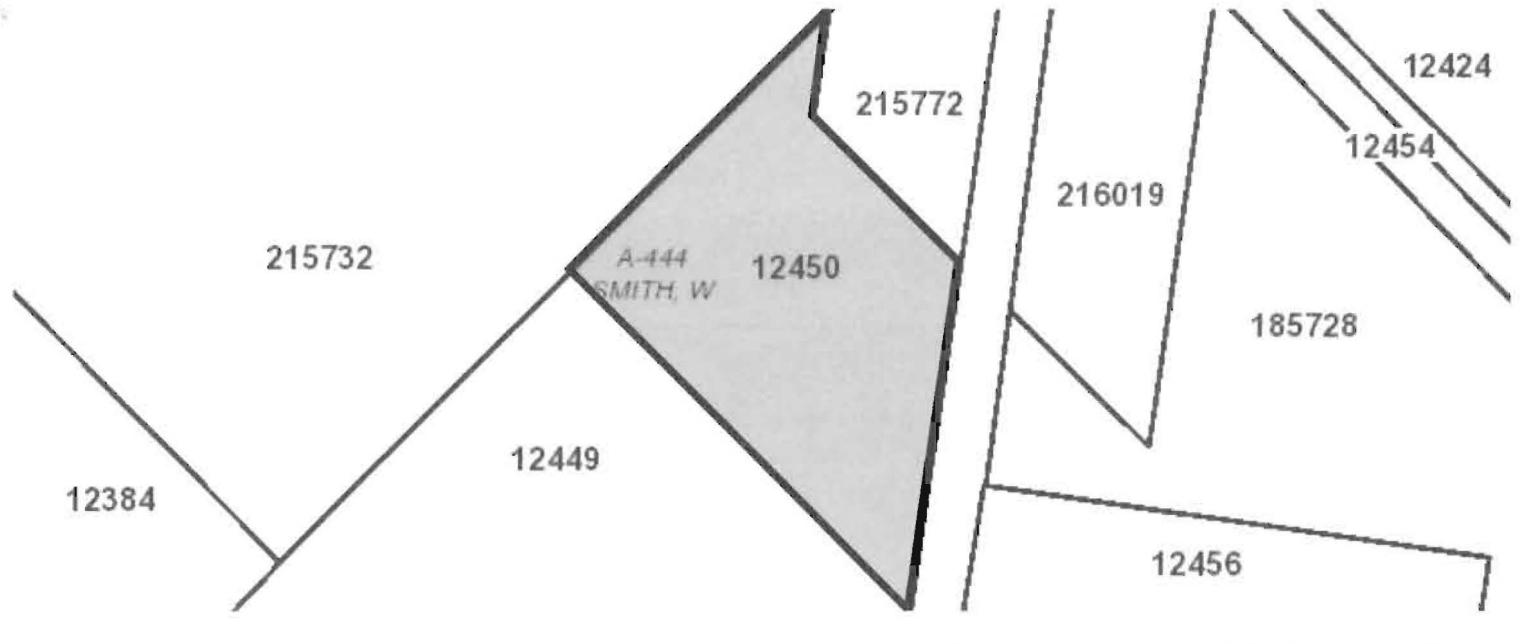
Total Applied: \$92.47

Change Paid: \$0.00

**CURRENT YEAR TOTAL IS \$0.00**  
**ACCOUNT PAID IN FULL**

**Account No:** 12449  
**PAYER:**

PORTER JOHN B & CAROLYN C  
14891 FM 986  
TERRELL, TX 75160



## Property Details

### Account

**Property ID:**

12450

**Geographic ID:**

99.0444.0000.0385.00.06.00

**Type:**

Real

**Zoning:**

**Property Use:**

**Condo:**

### Location

**Situs Address:**

0 FM RD 986 TERRELL, TX 75160

**Map ID:**

B4-C-1

**Mapsco:**

**Legal Description:**

WM SMITH, TRACT 385.00; 10.53 ACRES

**Abstract/Subdivision:**

A0444 - WM SMITH

**Neighborhood:**

28-001

### Owner

**Owner ID:**

245235

**Name:**

PORTER JOHN B & CAROLYN C

**Agent:**

**Mailing Address:**

14891 FM 986  
TERRELL, TX 75160

**% Ownership:**

100.0%

**Exemptions:**

For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$131,524 (+)
<b>Market Value:</b>	\$131,524 (=)
<b>Agricultural Value Loss:</b> 	\$129,967 (-)
<b>Appraised Value:</b>	\$1,557 (=)
<b>Homestead Cap Loss:</b> 	\$0 (-)
<b>Assessed Value:</b>	\$1,557
<b>Ag Use Value:</b>	\$1,557

### 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.

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## Property Taxing Jurisdiction

**Owner:** PORTER JOHN B & CAROLYN C %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$131,524	\$1,557
CAD	KAUFMAN CAD	0.000000	\$131,524	\$1,557
KC	KAUFMAN COUNTY	0.328958	\$131,524	\$1,557
P2	PRECINCT 2	0.000000	\$131,524	\$1,557
RB	ROAD & BRIDGE	0.082500	\$131,524	\$1,557
ST	TERRELL ISD	1.068200	\$131,524	\$1,557
TV	TRINITY VALLEY CC	0.110990	\$131,524	\$1,557

**Total Tax Rate:** 1.690648

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	10.5300	458,686.80	0.00	0.00	\$131,524	\$1,557

## 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	\$131,524	\$1,557	\$1,557	\$0	\$1,557
2022	\$0	\$131,270	\$1,540	\$1,540	\$0	\$1,540
2021	\$0	\$100,296	\$1,826	\$1,826	\$0	\$1,826
2020	\$0	\$66,820	\$1,750	\$1,750	\$0	\$1,750
2019	\$0	\$33,480	\$1,690	\$1,690	\$0	\$1,690
2018	\$0	\$46,870	\$1,810	\$1,810	\$0	\$1,810
2017	\$0	\$46,870	\$1,810	\$1,810	\$0	\$1,810
2016	\$0	\$46,870	\$1,810	\$1,810	\$0	\$1,810
2015	\$0	\$46,870	\$1,810	\$1,810	\$0	\$1,810
2014	\$0	\$46,870	\$1,810	\$1,810	\$0	\$1,810
2013	\$0	\$46,870	\$1,980	\$1,980	\$0	\$1,980

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/3/2022	SWD	SPECIAL WARRANTY DEED	JONES BILLIE P PORTER	PORTER JOHN B & CAROLYN C	7526	185	10204
7/18/2019	Deed	Deed	PORTER FARM	JONES BILLIE P PORTER	6086	288	17770
7/18/2019	COR	CORRECTION DEED			6198	475	27965
9/6/2011	ERR	ERROR	J W PORTER INVESTMENTS PARTNERSHIP	PORTER FARM	ERROR		
6/1/2005	OTH	OTHER / MISC	PORTER FARM	J W PORTER INVESTMENTS PARTNERSHIP	2657	570	11785

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

**Certified Owner:**

PORTER JOHN B & CAROLYN C  
14891 FM 986  
TERRELL, TX 75160

**Legal Description:**

WM SMITH, TRACT 385.00; 10.53 ACRES

**Parcel Address:** 0 FM RD 986

**Legal Acres:** 10.5300

**Remit Seq No:** 54537531

**Receipt Date:** 11/21/2023

**Deposit Date:** 11/21/2023

**Print Date:** 11/21/2023 03:28 PM

**Printed By:** LISACO

**Deposit No:** 112123LC  
**Validation No:** 900000067598934

**Account No:** 12450

**Operator Code:** LISACO

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2023	Kaufman County	TL	1,557	0.328958	5.12	0.00	0.00	5.12
2023	Road & Bridge	TL	1,557	0.082500	1.28	0.00	0.00	1.28
2023	Trinity Valley Cc	TL	1,557	0.110990	1.73	0.00	0.00	1.73
2023	Terrell Isd	TL	1,557	1.068200	16.63	0.00	0.00	16.63
2023	Kc Esd #3 (Terrell)	TL	1,557	0.100000	1.56	0.00	0.00	1.56
					<b>\$26.32</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$26.32</b>

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**Check Number(s):**

4537

**PAYMENT TYPE:**

Checks:

\$26.32

**Exemptions on this property:**

OPEN SPACE 1-D-1

**Total Applied:**

\$26.32

**Change Paid:**

\$0.00

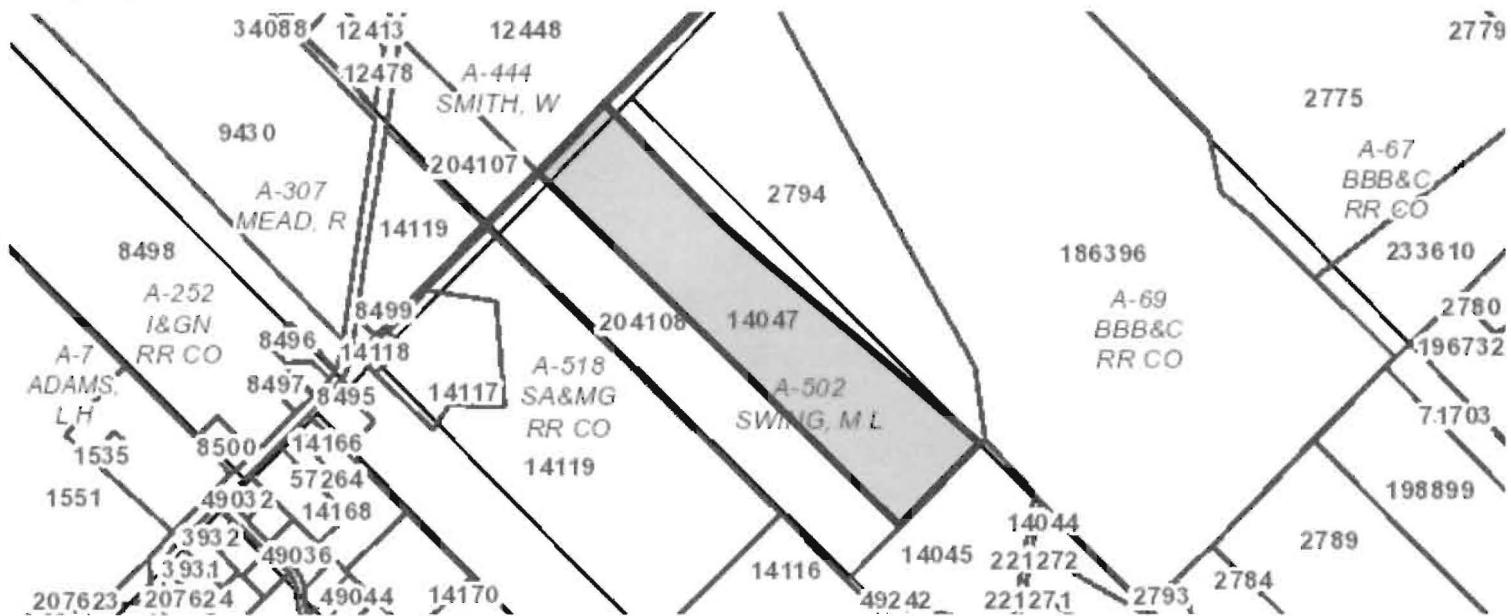
**CURRENT YEAR TOTAL IS \$0.00  
ACCOUNT PAID IN FULL**

**Account No:** 12450

**PAYER:**

PORTER JOHN B & CAROLYN C  
14891 FM 986  
TERRELL, TX 75160

## Map



## Property Details

### Account

Property ID:

14047

Geographic ID:

99.0502.0000.0045.00.06.00

Type:

Real

Zoning:

Property Use:

Condo:

### Location

Situs Address:

0 FM RD 986 TX

Map ID:

B4-C-4

Mapsco:

Legal Description:

M L SWING, TRACT 45.00; 62.0 ACRES

Abstract/Subdivision:

A0502 - M L SWING

Neighborhood:

28-001

### Owner

Owner ID:

245235

Name:

PORTER JOHN B & CAROLYN C

Agent:

Mailing Address:

14891 FM 986  
TERRELL, TX 75160

% Ownership:

100.0%

Exemptions:

For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$620,000 (+)
<b>Market Value:</b>	\$620,000 (=)
<b>Agricultural Value Loss: </b>	\$610,833 (-)
<b>Appraised Value:</b>	\$9,167 (=)
<b>Homestead Cap Loss: </b>	\$0 (-)
<b>Assessed Value:</b>	\$9,167
<b>Ag Use Value:</b>	\$9,167

### 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:** PORTER JOHN B & CAROLYN C %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$620,000	\$9,167
CAD	KAUFMAN CAD	0.000000	\$620,000	\$9,167
KC	KAUFMAN COUNTY	0.328958	\$620,000	\$9,167
P3	PRECINCT 3	0.000000	\$620,000	\$9,167
RB	ROAD & BRIDGE	0.082500	\$620,000	\$9,167
ST	TERRELL ISD	1.068200	\$620,000	\$9,167
TV	TRINITY VALLEY CC	0.110990	\$620,000	\$9,167

**Total Tax Rate:** 1.690648

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	62.0000	2,700,720.00	0.00	0.00	\$620,000	\$9,167

## 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		\$620,000	\$9,167	\$9,167	\$0	\$9,167
2022	\$0		\$620,000	\$9,067	\$9,067	\$0	\$9,067
2021	\$0		\$283,599	\$8,457	\$8,457	\$0	\$8,457
2020	\$0		\$159,600	\$8,080	\$8,080	\$0	\$8,080
2019	\$0		\$250,000	\$12,640	\$12,640	\$0	\$12,640
2018	\$0		\$225,000	\$13,500	\$13,500	\$0	\$13,500
2017	\$0		\$225,000	\$13,500	\$13,500	\$0	\$13,500
2016	\$0		\$225,000	\$13,500	\$13,500	\$0	\$13,500
2015	\$0		\$200,000	\$13,500	\$13,500	\$0	\$13,500
2014	\$0		\$200,000	\$13,500	\$13,500	\$0	\$13,500
2013	\$0		\$200,000	\$14,800	\$14,800	\$0	\$14,800

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/3/2022	SWD	SPECIAL WARRANTY DEED	JONES BILLIE P PORTER	PORTER JOHN B & CAROLYN C	7526	185	10204
7/18/2019	Deed	Deed	PORTER FARM	JONES BILLIE P PORTER	6086	288	17770
7/18/2019	COR	CORRECTION DEED			6198	475	27965
9/6/2011	ERR	ERROR	J W PORTER INVESTMENTS PARTNERSHIP	PORTER FARM	ERROR		
6/1/2005	OTH	OTHER / MISC	PORTER FARM	J W PORTER INVESTMENTS PARTNERSHIP	2657	570	11785

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

**Certified Owner:**

PORTER JOHN B & CAROLYN C  
14891 FM 986  
TERRELL, TX 75160

**Legal Description:**

M L SWING, TRACT 45.00; 62.0 ACRES

Deposit No: 112123LC  
Validation No: 900000067598934  
Account No: 14047  
Operator Code: LISACO

Parcel Address: 0 FM RD 986  
Legal Acres: 62.0000

Remit Seq No: 54537531  
Receipt Date: 11/21/2023  
Deposit Date: 11/21/2023  
Print Date: 11/21/2023 03:28 PM  
Printed By: LISACO

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2023	Kaufman County	TL	9,167	0.328958	30.16	0.00	0.00	30.16
2023	Road & Bridge	TL	9,167	0.082500	7.56	0.00	0.00	7.56
2023	Trinity Valley Cc	TL	9,167	0.110990	10.17	0.00	0.00	10.17
2023	Terrell Isd	TL	9,167	1.068200	97.92	0.00	0.00	97.92
2023	Kc Esd #3 (Terrell)	TL	9,167	0.100000	9.17	0.00	0.00	9.17
					<b>\$154.98</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$154.98</b>

> - -

- - - <

Check Number(s):  
4537

PAYMENT TYPE:  
Checks: \$154.98

Exemptions on this property:  
OPEN SPACE 1-D-1

Total Applied: \$154.98

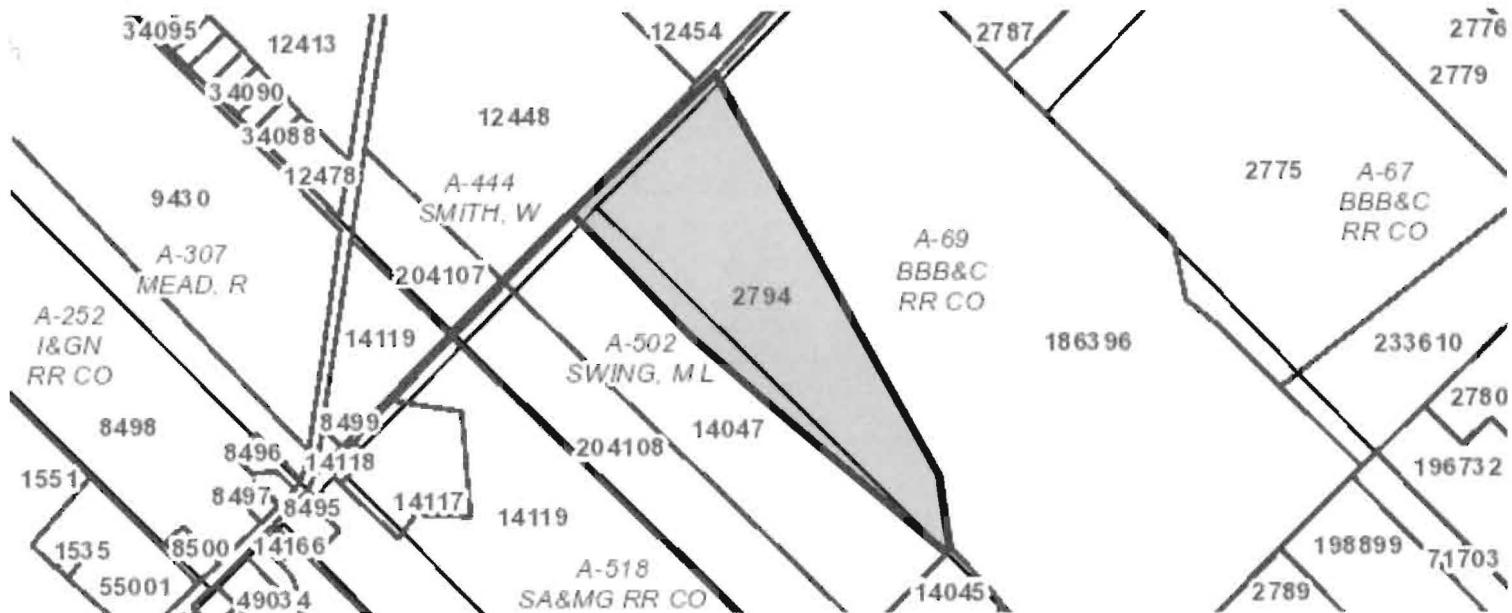
Change Paid: \$0.00

**CURRENT YEAR TOTAL IS \$0.00  
ACCOUNT PAID IN FULL**

Account No: 14047  
**PAYER:**

PORTER JOHN B & CAROLYN C  
14891 FM 986  
TERRELL, TX 75160

## Map



## Property Details

### Account

Property ID:

2794

Geographic ID:

99.0069.0000.0050.00.06.00

Type: Real

Zoning:

Property Use:

Condo:

### Location

Situs Address: 0 CO RD 318 TX

Map ID: B4-C-4

Mapsco:

Legal Description: B B B & C RR CO, TRACT 50.00; 45.672 ACRES

Abstract/Subdivision: A0069 - B B B & C RR CO

Neighborhood: 28-001

### Owner

Owner ID: 245235

Name: PORTER JOHN B & CAROLYN C

### Agent:

Mailing Address: 14891 FM 986  
TERRELL, TX 75160

% Ownership: 100.0%

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

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$1,354 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$456,720 (+)
<b>Market Value:</b>	\$458,074 (=)
<b>Agricultural Value Loss: </b>	\$449,967 (-)
<b>Appraised Value:</b>	\$8,107 (=)
<b>Homestead Cap Loss: </b>	\$0 (-)
<b>Assessed Value:</b>	\$8,107
<b>Ag Use Value:</b>	\$6,753

### 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:** PORTER JOHN B & CAROLYN C **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$458,074	\$8,107
CAD	KAUFMAN CAD	0.000000	\$458,074	\$8,107
KC	KAUFMAN COUNTY	0.328958	\$458,074	\$8,107
P3	PRECINCT 3	0.000000	\$458,074	\$8,107
RB	ROAD & BRIDGE	0.082500	\$458,074	\$8,107
ST	TERRELL ISD	1.068200	\$458,074	\$8,107
TV	TRINITY VALLEY CC	0.110990	\$458,074	\$8,107

**Total Tax Rate:** 1.690648

## Property Improvement - Building

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

**Value:** \$1,354

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	MP2	2018	558.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	45.6720	1,989,472.32	0.00	0.00	\$456,720	\$6,753

## 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	\$1,354		\$456,720	\$6,753	\$8,107	\$0	\$8,107
2022	\$0		\$456,720	\$6,679	\$6,679	\$0	\$6,679
2021	\$0		\$208,912	\$6,230	\$6,230	\$0	\$6,230
2020	\$0		\$117,570	\$5,950	\$5,950	\$0	\$5,950
2019	\$0		\$108,750	\$5,500	\$5,500	\$0	\$5,500
2018	\$0		\$152,250	\$5,870	\$5,870	\$0	\$5,870
2017	\$0		\$152,250	\$5,870	\$5,870	\$0	\$5,870
2016	\$0		\$152,250	\$5,870	\$5,870	\$0	\$5,870
2015	\$0		\$152,250	\$5,870	\$5,870	\$0	\$5,870
2014	\$0		\$152,250	\$5,870	\$5,870	\$0	\$5,870
2013	\$0		\$152,250	\$6,440	\$6,440	\$0	\$6,440

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/3/2022	SWD	SPECIAL WARRANTY DEED	JONES BILLIE P PORTER	PORTER JOHN B & CAROLYN C	7526	185	10204
7/18/2019	COR	CORRECTION DEED			6198	475	27965
7/18/2019	Deed	Deed	PORTER FARM	JONES BILLIE P PORTER	6086	288	17770
9/6/2011	ERR	ERROR	J W PORTER INVESTMENTS PARTNERSHIP	PORTER FARM	ERROR		
6/1/2005	OTH	OTHER / MISC	PORTER FARM	J W PORTER INVESTMENTS PARTNERSHIP	2657	570	11785

# TAX RECEIPT



TERESSA FLOYD  
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR  
P.O. BOX 339  
KAUFMAN, TEXAS 75142

**Certified Owner:**  
**PORTER JOHN B & CAROLYN C**  
**14891 FM 986**  
**TERRELL, TX 75160**

**Legal Description:**  
B B B & C RR CO, TRACT 50.00; 45.672  
ACRES

**Deposit No:** 112123LC  
**Validation No:** 900000067598934  
**Account No:** **2794**  
**Operator Code:** LISACO

**Parcel Address:** 0 CO RD 318  
**Legal Acres:** 45.6720  
**Remit Seq No:** 54537531  
**Receipt Date:** 11/21/2023  
**Deposit Date:** 11/21/2023  
**Print Date:** 11/21/2023 03:28 PM  
**Printed By:** LISACO

<b>Year</b>	<b>Tax Unit Name</b>	<b>Rec Type</b>	<b>Tax Value</b>	<b>Tax Rate</b>	<b>Levy Paid</b>	<b>P&amp;I</b>	<b>Coll Fee Paid</b>	<b>Total</b>
2023	Kaufman County	TL	8,107	0.328958	26.67	0.00	0.00	26.67
2023	Road & Bridge	TL	8,107	0.082500	6.69	0.00	0.00	6.69
2023	Trinity Valley Cc	TL	8,107	0.110990	9.00	0.00	0.00	9.00
2023	Terrell Isd	TL	8,107	1.068200	86.60	0.00	0.00	86.60
2023	Kc Isd #3 (Terrell)	TL	8,107	0.100000	8.11	0.00	0.00	8.11
					<b>\$137.07</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$137.07</b>

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**Check Number(s):**  
4537

**PAYMENT TYPE:**  
Checks: \$137.07

**Exemptions on this property:**  
OPEN SPACE 1-D-1

**Total Applied:** \$137.07

**Change Paid:** \$0.00

**CURRENT YEAR TOTAL IS \$0.00**  
**ACCOUNT PAID IN FULL**

**Account No:** 2794  
**PAYER:**  
**PORTER JOHN B & CAROLYN C**  
**14891 FM 986**  
**TERRELL, TX 75160**