



March 20, 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.: 28-2024

Property Owner: Doris Lane

Property ID: 1532 and 226969

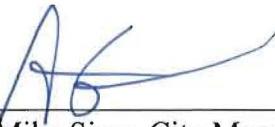
Address of Property: Co Rd 236, Terrell, TX 75160 and 6029 Colquitt Rd, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Doris Lane on January 31, 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 20, 2024.

CITY OF TERRELL, TEXAS

By:   
\_\_\_\_\_  
Mike Sims, City Manager

Attest:

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

[Download](#)[Hide email](#)

## RE: ETJ release \*encrypt\*

LK

Lane, Kirk &lt;Kirk.Lane@citizensbank.com&gt;

Mon 2/26, 5:50 AM



| v

Dawn Steil &lt;dsteil@cityofterrell.org&gt;; +1 more

image.pdf

4 MB



Revised

Doris Lane Owns three Parcels connected, ONE is in the city limits parcel #1533 that has been removed from the request.

Request is to have Parcel # 226969 removed from the ETJ and to have Parcel #1532 the Part that is in the ETJ taken out of the ETJ

Parcel # 226969 is 7 Acres

Parcel # 1532 is 142.996 Acres

Thank you,

Kirk Lane

2/26/24

---

**From:** Dawn Steil <dsteil@cityofterrell.org>

**Sent:** Friday, February 23, 2024 4:35 PM

**To:** Lane, Kirk <Kirk.Lane@citizensbank.com>

**Subject:** Re: ETJ release

Lane, Kirk

Extraterritorial Jurisdiction Release Petition

To: City of Terrell Hall- City Secretary  
201 East Nash Street  
Terrell, Texas 75160

I DORIS LANE owner of parcels of land in ETJ of Terrell, Texas hereby Petition City, under Tx Local Government Code Section 42, Sub-chapter D, for the area described in petition, as shown in attached Exhibits from Kaufman County Tax roll records of County's Central Appraisal District.

Petitioner Signature

Doris Lane / 1/29/24  
Signature date

Doris Lane  
Printed Name

Date of Birth                   

Mailing Address - 18456 County Road 324 Terrell, Texas 75160

Phone # 972-563-7196

Email - Kirk.lane.kl@gmail.com

General Location of Property 6029 Colquitt Road Terrell, Texas 75160

Site Address 6029 Colquitt Road Terrell, Texas 75160

Parcel ID 1532, 1833, 226969, Revised Part of 1532 that is in ETJ and  
all of 226969  
TOTAL Acres 159.189 149.996

Subdivision : L H Adams

Lot :                    and Block:                   

REASON FOR REQUEST- To be removed from the ETJ

Remove Parcel # 1533 as it is in Terrell  
City Limits, this Parcel is No Longer part of the Request.  
Part of Parcel 1532 is in ETJ and that part  
we are requesting to be removed from the  
ETJ. All 142.996 Acres to be Not Part of ETJ.  
Parcel 226969 we are requesting to be removed  
from ETJ. 7 Acres

EXHIBIT A  
DESCRIPTION OF THE BOUNDARIES OF THE LAND

6029 Colquitt Road

Fronts Colquitt and part  
of CR 236

Request is to take

Parcel # 226969 (7 Acres)  
out of the ETJ

Parcel # 1532 (142.996 Acres) part  
of this is in ETJ Request is  
to have that removed so all  
142.996 Acres are Not in ETJ.

Outcome: Parcel # 226969 and # 1532 Are  
Not in ETJ

## Exhibit A

All that certain tract or parcel of land, part of the Lewis H. Adams Survey, Abstract No. 7, Kaufman County, Texas, part of that certain called 182.30 acre tract conveyed to E. Douglas Lane Jr., et al by B. D. Woodard, et ux on January 1, 1969 and recorded in Vol. 521 Pg. 142 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

TRAILING at a  $\frac{1}{4}$ " Iron rod for corner at the most Easterly North corner of the above mentioned 182.30 acre tract in the centerline of a County Road.

TRANCE S 45 deg. 43 min. 17 sec. E, with said centerline and the most Easterly Northeast line of said tract, a distance of 1695.20 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the East corner of same.

TRANCE S 44 deg. 00 min. 01 sec. W, with the Southeast line of said tract, a distance of 358.63 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the East corner of that certain called 10.097 acre tract conveyed to Marvin Dale Coborn, et ux by E. Douglas Lane Jr., et al on November 22, 1972 and recorded on Vol. 570 Pg. 465 of the Deed Records of Kaufman County, Texas.

TRANCE N 45 deg. 54 min. 14 sec. W, with the Northeast line of said 10.097 acre tract, a distance of 420.40 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the North corner of same.

TRANCE S 44 deg. 05 min. 43 sec. W, with the Northwest line of said 10.097 acre tract, a distance of 1039.48 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the West corner of same.

TRANCE S 45 deg. 56 min. 02 sec. E, with the Southwest line of said 10.097 acre tract, a distance of 419.52 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the South corner of same in the Southeast line of the above mentioned 182.30 acre tract.

TRANCE S 44 deg. 00 min. 01 sec. W, with said tract line, a distance of 2489.68 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the South corner of said 182.30 acre tract.

TRANCE N 45 deg. 32 min. 58 sec. W, with the most Southerly Southwest line of said tract, a distance of 1683.37 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the most Southerly West corner of same.

TRANCE N 44 deg. 41 min. 34 sec. E, with the most Southerly Northwest line of said 182.30 acre tract and the Southeast line of that certain called 12.7 acre tract conveyed by B. D. Woodard to Randolph H. Honey, and recorded in Vol. 450 Pg. 428 of the Deed Records of Kaufman County, Texas, a distance of 1014.31 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the East corner of same and the most Easterly East corner of said 182.30 acre tract.

THENCE N 46 deg. 49 min. 52 sec. W, with the Northeast line of said 42.47 acre tract and the most Northerly Southwest line of said 182.30 acre tract, a distance of 1859.17 ft. to a  $\frac{1}{4}$ " Iron rod for corner at most Northerly West corner of same and the North corner of Said 42.47 acre tract in the centerline of a County Road and being in the Northwest line of the above mentioned Lewis H. Adams Survey.

THENCE N 44 deg. 18 min. 45 sec. E, with said Survey line, said centerl and the most Westerly Northwest line of said 182.30 acre tract, a distan of 987.74 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the most Westerly North corner of same.

THENCE S 45 deg. 50 min. 21 sec. E, with the most Westerly Northeast li of said 182.30 acre tract, a distance of 1854.22 ft. to a  $\frac{1}{4}$ " Iron rod f corner at the most Easterly Ell corner of same.

THENCE N 43 deg. 20 min. 13 sec. E, with the most Easterly Northeast li of said 182.30 acre tract, a distance of 1912.92 ft. to the place of beginning, containing 181.075 acres of land(Gross), of which 1.746 acre is within the above mentioned County Roads.

LESS, SAVE AND EXCEPT from this, converge the following two (2) tracts, to-wit:

TRACT NO. ONE

BEING all that certain tract or parcel of land in the L. H. Adams Survey, A-7, Kaufman County, Texas, and being a part of that 181.075 acre tract as conveyed by Trustee's Deed from A. Starke Taylor, III, Trustee, to E. Douglas Lane, Jr., and Billie Jo Lane Rash, as recorded in Volume 618, Page 388, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at the most westerly corner of said 181.075 acre tract, said point being in the centerline of County Road No. 236, a  $\frac{5}{8}$ " iron rod found for witness bears 846°56'27"E, 27.84 feet;

THENCE N44°18'45"E, along the centerline of County Road No. 236, a distance of 493.56 feet to a point for corner, a  $\frac{1}{2}$ " iron rod set for witness bears 846°22'37"E, 26.89 feet;

THENCE 846°22'37"E, a distance of 1856.07 feet to a  $\frac{1}{2}$ " iron rod set for corner;

THENCE 844°06'16"W, a distance of 475.25 feet to a 1" iron rod found for corner at the east corner of a 42.47 acre tract conveyed to Randolph Honey, Jr., et ux as recorded in Volume 460, Page 428;

THENCE N46°56'27"W, along the fenced southwest line of said 181.075 acre tract and along the northeast line of said Honey 42.47 acre tract, a distance of 1858.11 feet to the POINT OF BEGINNING and containing 20.649 acres of land.

TRACT NO. TWO (2):

BEING 1.237 acres of land, more or less, situated in the L.H. Adams Survey, Abstract Number 7, Kaufman County, Texas and being part of a tract of land conveyed to E. Douglas Lane, Jr. and Billie Jo Lane Rush by deed as recorded in Volume 618 Page 388, Deed Records, Kaufman County, Texas, said 1.237 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at an ell corner in the western property line of said Lane tract of land and the southeast corner of a tract of land conveyed to Karen Sue Stacey by deed as recorded in Volume 922 Page 659, Deed Records, Kaufman County, Texas;

THENCE North 43 degrees 23 minutes 45 seconds East along the common property line of said Lane tract of land and said Stacey tract of land for a distance of 1881.37 feet to an iron rod set at an angle point in the new southern right of way line of F.M. 598 and the existing southern right of way line of Colquitt Road, a public road, and being the POINT OF BEGINNING;

- (1) THENCE North 43 degrees 23 minutes 45 seconds East along the common property line of said Lane tract of land and said Stacey tract of land for a distance of 30.01 feet to the northwest corner of said Lane tract of land and the northeast corner of said Stacey tract of land and in the southern property line of a tract of land conveyed to Beans Creek, Ltd. by deed as recorded in Volume 1182 Page 615, Deed Records, Kaufman County, Texas and in the centerline of Colquitt Road;
- (2) THENCE South 45 degrees 31 minutes 31 seconds East along the common property line of said Lane tract of land and said Beans Creek tract of land and the centerline of Colquitt Road for a distance of 1695.20 feet to the northeast corner of said Lane tract of land;
- (3) THENCE South 44 degrees 11 minutes 47 seconds West along the eastern property of said Lane tract of land for a distance of 311.51 feet to an iron rod set at an angle point in the new southern right of way line of F.M. 598;
- (4) THENCE North 01 degree 47 minutes 1 seconds East along the new southern right of way line of F.M. 598 for a distance of 110.87 feet to an iron rod set at an angle point in the existing southern right of way line of Colquitt Road;
- (5) THENCE North 45 degrees 31 minutes 31 seconds West along the new southern right of way line of F.M. 598 and the existing southern right of way line of Colquitt Road for a distance of 1620.01 feet to the POINT OF BEGINNING and containing 1.237 acres of land, more or less.

EXHIBIT B  
OWNERSHIP OF AREA TO BE REMOVED FROM  
THE EXTRATERRITORIAL JURISDICTION

Parcels

226969

1532

EXHIBIT C  
MAP OF THE LAND

Partial Survey

3 Parcels make up

159.189 Acres

149.996 Acres

DL

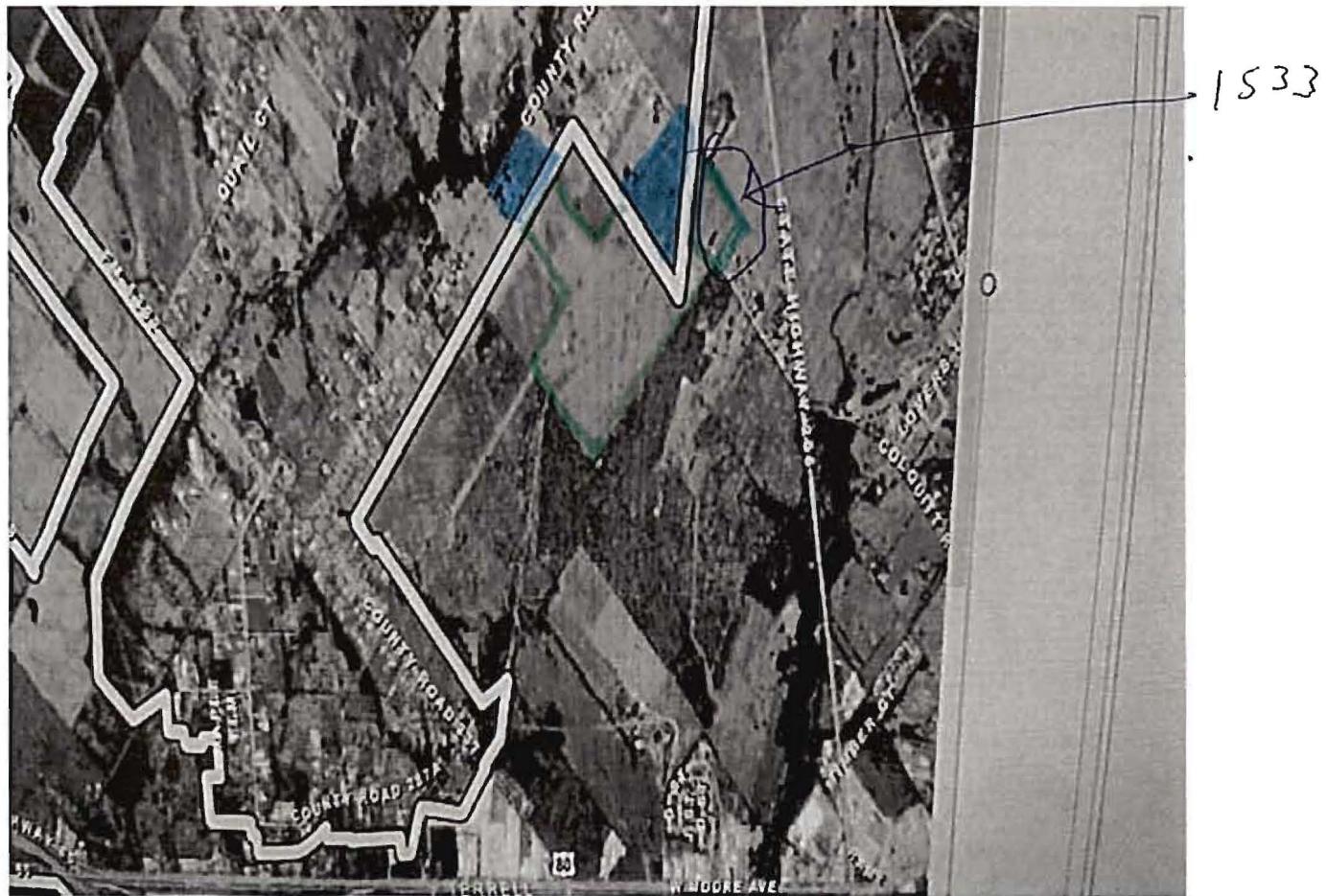
EXHIBIT D  
TAXROLLS OF PROPERTY

*Attached*

Lane, Kirk

From: kirk.lane.kl@gmail.com  
Sent: Wednesday, January 31, 2024 7:40 AM  
To: Lane, Kirk

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Sent from my iPhone

One Parcel  
is not part  
of the request

# 1533

3 Parcels

Blue is sections  
not in ETJ  
Area Lined in Green  
is her land in the ETJ

78

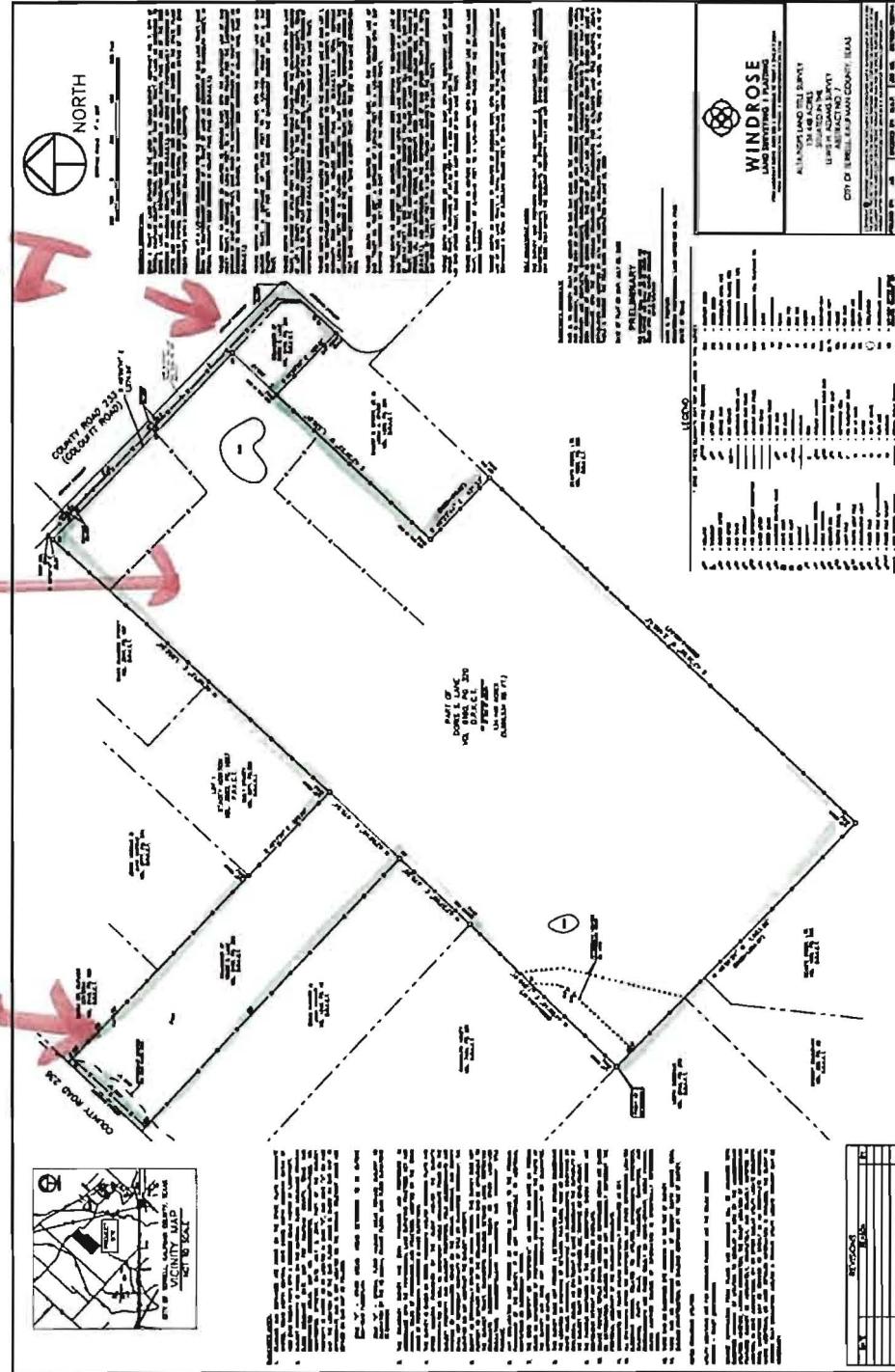
PE 138  
FO 138  
ESI #

2

149.996

5385  
159.189

510-14



## Property Details

### Account

**Property ID:** 226969 **Geographic ID:** 99.0007.0000.0130.00.06.00

**Type:** Real **Zoning:**

**Property Use:** Condo:

### Location

**Situs Address:** CO RD 236 TERRELL, TX 75160

**Map ID:** C3-B-3 **Mapsco:**

**Legal Description:** L H ADAMS, TRACT 130.01; 7.0 ACRES

**Abstract/Subdivision:** A0007 - L H ADAMS

**Neighborhood:** 28-001

### Owner

**Owner ID:** 223849

**Name:** LANE DORIS S

### Agent:

**Mailing Address:** 18456 CO RD 324  
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>	\$70,000 (+)
<b>Market Value:</b>	\$70,000 (=)
<b>Agricultural Value Loss: </b>	\$69,498 (-)
<b>Appraised Value:</b>	\$502 (=)
<b>Homestead Cap Loss: </b>	\$0 (-)
<b>Assessed Value:</b>	\$502
<b>Ag Use Value:</b>	\$502

**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:** LANE DORIS S % **Ownership:** 100.0%

<b>Entity</b>	<b>Description</b>	<b>Tax Rate</b>	<b>Market Value</b>	<b>Taxable Value</b>
3F	KC ESD #3 (TERRELL)	0.100000	\$70,000	\$502

CAD	KAUFMAN CAD	0.000000	\$70,000	\$502
KC	KAUFMAN COUNTY	0.328958	\$70,000	\$502
P3	PRECINCT 3	0.000000	\$70,000	\$502
RB	ROAD & BRIDGE	0.082500	\$70,000	\$502
ST	TERRELL ISD	1.068200	\$70,000	\$502
TV	TRINITY VALLEY CC	0.110990	\$70,000	\$502

**Total Tax Rate: 1.690648**



Map

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## ■ Property Details

### Account

**Property ID:**

226969

**Geographic ID:**

99.0007.0000.0130.00.06.00

**Type:**

Real

**Zoning:****Property Use:****Condo:**

### Location

**Situs Address:**

CO RD 236 TERRELL, TX 75160

**Map ID:**

C3-B-3

**Mapsco:****Legal Description:**

L H ADAMS, TRACT 130.01; 7.0 ACRES

**Abstract/Subdivision:** A0007 - L H ADAMS

**Neighborhood:** 28-001

**Owner**

**Owner ID:** 223849

**Name:** LANE DORIS S

**Agent:**

**Mailing Address:** 18456 CO RD 324  
TERRELL, TX 75160

**% Ownership:** 100.0%

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

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## ■ Property Values

**Improvement Homesite Value:** \$0 (+)

**Improvement Non-Homesite Value:** \$0 (+)

**Land Homesite Value:** \$0 (+)

**Land Non-Homesite Value:** \$0 (+)

**Agricultural Market Valuation:** \$70,000 (+)

**Market Value:** \$70,000 (=)

**Agricultural Value Loss:** \$69,498 (-)

**Appraised Value:** \$502 (=)

<b>Homestead Cap Loss:</b> 	\$0 (-)
--------------------------------------------------------------------------------------------------------------	---------

<b>Assessed Value:</b>	\$502
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<b>Ag Use Value:</b>	\$502
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## ■ Property Taxing Jurisdiction

Owner: LANE DORIS S %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$70,000	\$502
CAD	KAUFMAN CAD	0.000000	\$70,000	\$502
KC	KAUFMAN COUNTY	0.328958	\$70,000	\$502
P3	PRECINCT 3	0.000000	\$70,000	\$502
RB	ROAD & BRIDGE	0.082500	\$70,000	\$502
ST	TERRELL ISD	1.068200	\$70,000	\$502
TV	TRINITY VALLEY CC	0.110990	\$70,000	\$502

Total Tax Rate: 1.690648

## ■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZC	NATIVE PASTURE	7.0000	304,920.00	0.00	0.00	\$70,000	\$502

## 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	\$70,000	\$502	\$502	\$0	\$502

## Property Details

### Account

**Property ID:** 1532 **Geographic ID:** 99.0007.0000.0130.00.06.06  
**Type:** Real **Zoning:**  
**Property Use:** Condo:

### Location

**Situs Address:** 6029 COLQUITT RD TERRELL, TX 75160  
**Map ID:** C3-B-3 **Mapsco:**  
**Legal Description:** L H ADAMS, TRACT 130.00; 142.996 ACRES  
**Abstract/Subdivision:** A0007 - L H ADAMS

**Neighborhood:** 28-001

### Owner

**Owner ID:** 223849  
**Name:** LANE DORIS S

### Agent:

**Mailing Address:** 18456 CO RD 324  
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>	\$1,429,960 (+)
<b>Market Value:</b>	\$1,429,960 (=)
<b>Agricultural Value Loss: </b>	\$1,419,696 (-)
<b>Appraised Value:</b>	\$10,264 (=)
<b>Homestead Cap Loss: </b>	\$0 (-)
<b>Assessed Value:</b>	\$10,264
<b>Ag Use Value:</b>	\$10,264

**VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.**

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 **Property Taxing Jurisdiction**

**Owner:** LANE DORIS S % **Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$1,429,960	\$10,264

CAD	KAUFMAN CAD	0.000000	\$1,429,960	\$10,264
KC	KAUFMAN COUNTY	0.328958	\$1,429,960	\$10,264
P3	PRECINCT 3	0.000000	\$1,429,960	\$10,264
RB	ROAD & BRIDGE	0.082500	\$1,429,960	\$10,264
ST	TERRELL ISD	1.068200	\$1,429,960	\$10,264
TV	TRINITY VALLEY CC	0.110990	\$1,429,960	\$10,264

**Total Tax Rate: 1.690648**

📍 Map



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## 📍 Property Details

### Account

<b>Property ID:</b>	1532	<b>Geographic ID:</b>
		99.0007.0000.0130.00.06.06

<b>Type:</b>	Real	<b>Zoning:</b>
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<b>Property Use:</b>	Condo
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### Location

<b>Situs Address:</b>	6029 COLQUITT RD TERRELL, TX 75160
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<b>Map ID:</b>	C3-B-3	<b>Mapsco:</b>
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<b>Legal Description:</b>	L H ADAMS, TRACT 130.00; 142.996 ACRES
---------------------------	----------------------------------------

<b>Abstract/Subdivision:</b>	A0007 - L H ADAMS
------------------------------	-------------------

**Neighborhood:** 28-001  
**Owner**  
**Owner ID:** 223849  
**Name:** LANE DORIS S  
**Agent:**  
**Mailing Address:** 18456 CO RD 324  
TERRELL, TX 75160  
**% Ownership:** 100.0%  
**Exemptions:** For privacy reasons not all exemptions are shown online.

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## ■ 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>	\$1,429,960 (+)
<b>Market Value:</b>	\$1,429,960 (=)
<b>Agricultural Value Loss:</b> 	\$1,419,696 (-)
<b>Appraised Value:</b>	\$10,264 (=)

<b>Homestead Cap Loss: </b>	<b>\$0 (-)</b>
--------------------------------------------------------------------------------------------------------------	----------------

<b>Assessed Value:</b>	<b>\$10,264</b>
------------------------	-----------------

<b>Ag Use Value:</b>	<b>\$10,264</b>
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## Property Taxing Jurisdiction

Owner: LANE DORIS S %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$1,429,960	\$10,264
CAD	KAUFMAN CAD	0.000000	\$1,429,960	\$10,264
KC	KAUFMAN COUNTY	0.328958	\$1,429,960	\$10,264
P3	PRECINCT 3	0.000000	\$1,429,960	\$10,264
RB	ROAD & BRIDGE	0.082500	\$1,429,960	\$10,264
ST	TERRELL ISD	1.068200	\$1,429,960	\$10,264
TV	TRINITY VALLEY CC	0.110990	\$1,429,960	\$10,264

Total Tax Rate: 1.690648

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZC	NATIVE PASTURE	142.9960	6,228,905.76	0.00	0.00	\$1,429,960	\$10,264

## 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	\$1,429,960	\$10,264	\$10,264	\$0	\$10,264
2022	\$0	\$1,499,960	\$11,154	\$11,154	\$0	\$11,154
2021	\$0	\$736,197	\$11,550	\$11,550	\$0	\$11,550
2020	\$0	\$436,210	\$12,450	\$12,450	\$0	\$12,450
2019	\$0	\$436,210	\$12,450	\$12,450	\$0	\$12,450
2018	\$0	\$417,840	\$12,750	\$12,750	\$0	\$12,750
2017	\$0	\$417,840	\$12,750	\$12,750	\$0	\$12,750
2016	\$0	\$417,840	\$12,750	\$12,750	\$0	\$12,750
2015	\$0	\$417,840	\$12,750	\$12,750	\$0	\$12,750
2014	\$0	\$417,840	\$12,750	\$12,750	\$0	\$12,750
2013	\$0	\$417,840	\$13,500	\$13,500	\$0	\$13,500

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/25/2019	Deed	Deed	LANE DOUGLAS	LANE DORIS S	6160	320	24621
7/25/2012	WD	WARRANTY DEED			4173	516	13515

RECORD "A"

Ell that certain tract or parcel of land, part of the Lewis H. Adams S-  
tate, Abstract No. 7, Kaufman County, Texas, part of that certain called  
182.30 acre tract conveyed to E. Douglas Lane Jr., et al by B. D. Woodard,  
et ux on January 1, 1969 and recorded in Vol. 521 Pg. 142 of the Deed Re-  
cords of Kaufman County, Texas and being more completely described as  
follows, to-wit:

BEGINNING at a  $\frac{1}{4}$ " Iron rod for corner at the most Easterly North corner  
of the above mentioned 182.30 acre tract in the centerline of a County  
Road.

THENCE S 45 deg. 43 min. 17 sec. E, with said centerline and the most  
Easterly Northeast line of said tract, a distance of 1695.20 ft. to a  
 $\frac{1}{4}$ " Iron rod for corner at the East corner of same.

THENCE S 44 deg. 00 min. 01 sec. W, with the Southeast line of said  
tract, a distance of 358.63 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the East  
corner of that certain called 10.097 acre tract conveyed to Marvin Dale  
Coborn, et ux by E. Douglas Lane Jr., et al on November 22, 1972 and re-  
corded on Vol. 570 Pg. 465 of the Deed Records of Kaufman County, Texas.

THENCE N 45 deg. 54 min. 14 sec. W, with the Northeast line of said 10.097  
acre tract, a distance of 420.40 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the  
North corner of same.

THENCE S 44 deg. 05 min. 43 sec. W, with the Northwest line of said 10.097  
acre tract, a distance of 1039.48 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the  
West corner of same.

THENCE S 45 deg. 56 min. 02 sec. E, with the Southwest line of said 10.097  
acre tract, a distance of 419.52 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the  
South corner of same in the Southeast line of the above mentioned 182.30  
acre tract.

THENCE S 44 deg. 00 min. 01 sec. W, with said tract line, a distance of  
2489.68 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the South corner of said 182.30  
acre tract.

THENCE N 45 deg. 32 min. 58 sec. W, with the most Southerly Southwest line  
of said tract, a distance of 1683.37 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the  
most Southerly West corner of same.

THENCE N 44 deg. 41 min. 34 sec. E, with the most Southerly Northwest line  
of said 182.30 acre tract and the Southeast line of that certain called  
12.7 acre tract conveyed by B.D. Woodard to Randolph H. Honey, and recorded  
in Vol. 460 Pg. 428 of the Deed Records of Kaufman County, Texas, a distance  
of 1014.31 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the East corner of same  
and the most Westerly Ell corner of said 182.30 acre tract.

THENCE N 46 deg. 49 min. 52 sec. W, with the Northeast line of said 42.47 acre tract and the most Northerly Southwest line of said 182.30 acre tract, a distance of 1859.17 ft. to a  $\frac{1}{2}$ " Iron rod for corner at most Northerly West corner of same and the North corner of said 42.47 acre tract in the centerline of a County Road and being in the Northwest line of the above mentioned Lewis H. Adams Survey.

THENCE N 44 deg. 19 min. 45 sec. E, with said Survey line, said centerl and the most Westerly Northwest line of said 182.30 acre tract, a distan of 987.74 ft. to a  $\frac{1}{2}$ " Iron rod for corner at the most Westerly North corner of same.

THENCE S 45 deg. 50 min. 21 sec. E, with the most Westerly Northeast li of said 182.30 acre tract, a distance of 1854.22 ft. to a  $\frac{1}{2}$ " Iron rod f corner at the most Easterly Ell corner of same.

THENCE N 43 deg. 20 min. 13 sec. E, with the most Easterly Northeast li of said 182.30 acre tract, a distance of 1912.92 ft. to the place of beginning, containing 181.075 acres of land(Gross), of which 1.746 acre is within the above mentioned County Roads.

LESS, SAVE AND EXCEPT from this conveyance the following two (2) tracts, to-wit:

TRACT NO. ONE (1):

BEING all that certain tract or parcel of land in the L. H. Adams Survey, A-7, Kaufman County, Texas, and being a part of that 181.075 acre tract as conveyed by Trustee's Deed from A. Starke Taylor, III, Trustee, to E. Douglas Lane, Jr., and Billie Jo Lane Rash, as recorded in Volume 618, Page 388, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at the most westerly corner of said 181.075 acre tract, said point being in the centerline of County Road No. 236, a  $\frac{5}{8}$ " iron rod found for witness bears 846°56'27"E, 27.84 feet;

THENCE N44°18'45"E, along the centerline of County Road No. 236, a distance of 493.56 feet to a point for corner, a  $\frac{1}{2}$ " iron rod set for witness bears 846°22'37"E, 26.89 feet;

THENCE 846°22'37"E, a distance of 1856.07 feet to a  $\frac{1}{2}$ " iron rod set for corner;

THENCE S44°06'16"W, a distance of 475.25 feet to a 1" iron rod found for corner at the east corner of a 42.47 acre tract conveyed to Randolph Honey, Jr., et ux as recorded in Volume 460, Page 428;

THENCE N46°56'27"W, along the fenced southwest line of said 181.075 acre tract and along the northeast line of said Honey 42.47 acre tract, a distance of 1858.11 feet to the POINT OF BEGINNING and containing 20.649 acres of land.

TRACT NO. TWO (2)

BEING 1.237 acres of land, more or less, situated in the L.H. Adams Survey, Abstract Number 7, Kaufman County, Texas and being part of a tract of land conveyed to E. Douglas Lane, Jr. and Billie Jo Lane Rush by deed as recorded in Volume 618 Page 188, Deed Records, Kaufman County, Texas, said 1.237 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at an ell corner in the western property line of said Lane tract of land and the southeast corner of a tract of land conveyed to Karen Sue Stacey by deed as recorded in Volume 922 Page 659, Deed Records, Kaufman County, Texas;

THENCE North 43 degrees 23 minutes 45 seconds East along the common property line of said Lane tract of land and said Stacey tract of land for a distance of 1881.37 feet to an iron rod set at an angle point in the new southern right of way line of F.M. 598 and the existing southern right of way line of Colquitt Road, a public road, and being the POINT OF BEGINNING;

- (1) THENCE North 43 degrees 23 minutes 45 seconds East along the common property line of said Lane tract of land and said Stacey tract of land for a distance of 30.01 feet to the northwest corner of said Lane tract of land and the northeast corner of said Stacey tract of land and in the southern property line of a tract of land conveyed to Beans Creek, Ltd. by deed as recorded in Volume 1182 Page 615, Deed Records, Kaufman County, Texas and in the centerline of Colquitt Road;
- (2) THENCE South 45 degrees 31 minutes 31 seconds East along the common property line of said Lane tract of land and said Beans Creek tract of land and the centerline of Colquitt Road for a distance of 1695.20 feet to the northeast corner of said Lane tract of land;
- (3) THENCE South 44 degrees 11 minutes 47 seconds West along the eastern property of said Lane tract of land for a distance of 111.50 feet to an iron rod set at an angle point in the new southern right of way line of F.M. 5-3;
- (4) THENCE North 01 degree 47 minutes 1 seconds East along the new southern right of way line of F.M. 598 for a distance of 110.87 feet to an iron rod set at an angle point in the existing southern right of way line of Colquitt Road;
- (5) THENCE North 45 degrees 31 minutes 31 seconds West along the new southern right of way line of F.M. 598 and the existing southern right of way line of Colquitt Road for a distance of 1620.01 feet to the POINT OF BEGINNING and containing 1.237 acres of land, more or less.

VOL 618 PAGE 388

The State of Texas,  
County of KAUFMAN

4371

Know All Men by These Presents:

WHEREAS, On the 15th day of JUNE A. D. 1974,

A. STARKE TAYLOR, III, TRUSTEE,  
executed and delivered to me NORMA LEA BEASLEY  
a Deed of Trust of said date, which is of Record in book 217, page 185, of the Records of  
Deeds of Trust of Kaufman County, Texas, whereby, for the purpose of securing the pay-  
ment of certain indebtedness set out in said Deed of Trust have Granted, Sold and Conveyed to  
me, the said NORMA LEA BEASLEY  
property, situated, lying, and being in the County of KAUFMAN and State of Texas, viz:

BEING 181.075 acres of land situated in KAUFMAN COUNTY, TEXAS, being  
out of the LEWIS H. ADAMS SURVEY, ABSTRACT NO. 7, and being more  
particularly described by metes and bounds in EXHIBIT "A" attached  
hereto and made a part hereof.

Unofficial

AGT 112-3030

All that certain tract or parcel of land, part of the Lewis H. Adams Survey, Abstract No. 7, Kaufman County, Texas, part of that certain called 182.30 acre tract conveyed to E. Douglas Lane Jr., et al by B. D. Woodard, et ux on January 1, 1969 and recorded in Vol. 521 Pg. 142 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a  $\frac{1}{4}$ " Iron rod for corner at the most Easterly North corner of the above mentioned 182.30 acre tract in the centerline of a County Road.

THENCE S 45 deg. 43 min. 17 sec. E, with said centerline and the most Easterly Northeast line of said tract, a distance of 1695.20 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the East corner of same.

THENCE S 44 deg. 00 min. 01 sec. W, with the Southeast line of said tract, a distance of 358.63 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the East corner of that certain called 10.097 acre tract conveyed to Mervin Dale Coborn, et ux by E. Douglas Lane Jr., et al on November 22, 1972 and recorded on Vol. 570 Pg. 465 of the Deed Records of Kaufman County, Texas.

THENCE N 45 deg. 54 min. 14 sec. W, with the Northeast line of said 10.097 acre tract, a distance of 420.40 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the North corner of same.

THENCE S 44 deg. 05 min. 43 sec. W, with the Northwest line of said 10.097 acre tract, a distance of 1039.48 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the West corner of same.

THENCE S 45 deg. 56 min. 02 sec. E, with the Southwest line of said 10.097 acre tract, a distance of 419.52 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the South corner of same in the Southeast line of the above mentioned 182.30 acre tract.

THENCE S 44 deg. 00 min. 01 sec. W, with said tract line, a distance of 2489.68 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the South corner of said 182.30 acre tract.

THENCE N 45 deg. 32 min. 58 sec. W, with the most Southerly Southwest line of said tract, a distance of 1683.37 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the most Southerly West corner of same.

THENCE N 44 deg. 41 min. 34 sec. E, with the most Southerly Northwest line of said 182.30 acre tract and the Southeast line of that certain called 42.7 acre tract conveyed by B.D. Woodard to Randolph H. Honey, and recorded in Vol. 460 Pg. 428 of the Deed Records of Kaufman County, Texas, a distance of 1014.31 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the East corner of same and the most Westerly Ell corner of said 182.30 acre tract.

THENCE N 46 deg. 49 min. 52 sec. W, with the Northeast line of said 42.47 acre tract and the most Northerly Southwest line of said 182.30 acre tract, a distance of 1859.17 ft. to a  $\frac{1}{4}$ " Iron rod for corner at most Northerly West corner of same and the North corner of said 42.47 acre tract in the centerline of a County Road and being in the Northwest line of the above mentioned Lewis H. Adams Survey.

THENCE N 44 deg. 18 min. 45 sec. E, with said Survey line, said centerline and the most Westerly Northwest line of said 182.30 acre tract, a distance of 987.74 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the most Westerly North corner of same.

THENCE S 45 deg. 50 min. 21 sec. E, with the most Westerly Northeast line of said 182.30 acre tract, a distance of 1854.22 ft. to a  $\frac{1}{4}$ " Iron rod for corner at the most Easterly Ell corner of same.

THENCE N 43 deg. 20 min. 13 sec. E, with the most Easterly Northeast line of said 182.30 acre tract, a distance of 1912.92 ft. to the place of beginning, containing 181.075 acres of land(Gross), of which 1.746 acres is within the above mentioned County Roads.

TO HAVE AND TO HOLD, The herein described premises, together with all and singular, the rights and appurtenances thereto in any wise belonging unto me, the said Trustee, to my successor or substitute in this trust, and to my and our assigns forever;

AND, WHEREAS, Default has been made in the payment of said indebtedness and  
E. DOUGLAS LANE, JR., and BILLIE JO LANE RASH

the holder<sup>s</sup> of said indebtedness have since said default, requested me, the said Trustee, to sell said property in accordance with the provisions of said Deed of Trust, for the purpose of paying said indebtedness;

AND, WHEREAS, Pursuant to said request and to the provisions of said Deed of Trust, I proceeded to sell said property at public auction, at the Court House door, of KAUFMAN County, Texas, between the hours of ten o'clock A.M. and four o'clock P.M., on Tuesday, the 3rd day of August A. D. 1976, after having given public notice of the time, place and terms of such sale, as prescribed by the terms of said Deed of Trust, and after first posting written notice thereof for three consecutive weeks prior to the day of sale in three public places in said County, one of which was posted at the Court House door of said County;

AND, WHEREAS, At such sale said property was by me struck off to

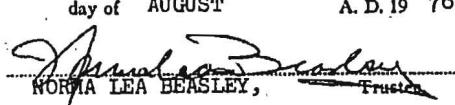
E. DOUGLAS LANE, JR., and BILLIE JO LANE RASH for the price and sum of ONE HUNDRED FIFTY THOUSAND & NO/100 -- (\$150,000.00) -- DOLLARS, the y being the best and highest bidders for the same, and said sum being the best and highest bid therefor; now, therefore,

KNOW ALL MEN BY THESE PRESENTS, That I, NORMA LEA BEASLEY of Dallas County, Texas, Trustee as aforesaid, by virtue of the powers granted to me by said Deed of Trust, and in consideration of the foregoing premises and of the sum of ONE HUNDRED FIFTY THOUSAND AND NO/100 ---- (\$150,000.00) --- DOLLARS, to me cash in hand paid by the said E. DOUGLAS LANE, JR., and BILLIE JO LANE RASH, the receipt whereof is hereby acknowledged (which said sum of money I have applied accordingly to the directions of said Deed of Trust), have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said E. DOUGLAS LANE, JR., and BILLIE JO LANE RASH, of the County of Kaufman State of Texas, the property hereinbefore described.

TO HAVE AND TO HOLD, The said property, together with all and singular, the rights and appurtenances thereto in any wise belonging unto the said E. DOUGLAS LANE, JR., & BILLIE JO LANE RASH, and their heirs and assigns forever. And for and on behalf of the said

A. STARKE TAYLOR, III, TRUSTEE,  
Grantor in said Deed of Trust, and his ~~executors~~, executors and administrators, I do hereby bind the said A. STARKE TAYLOR, III, TRUSTEE, and his ~~successors~~, executors and administrators to Warrant and Forever Defend, all and singular, said premises, in so far as is authorized by said Deed of Trust, unto the said E. DOUGLAS LANE, JR., and BILLIE JO LANE RASH and their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS MY HAND, This 3rd day of AUGUST A. D. 19 76.

  
NORMA LEA BEASLEY, Trustee

THE STATE OF TEXAS }  
COUNTY OF DALLAS.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared NORMA LEA BEASLEY, TRUSTEE,

Notary Public to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therem stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of AUGUST

A. D. 1976  
(L.S.) Notary Public in and for DALLAS County, Texas

THE STATE OF TEXAS }  
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with ~~the certificate of~~ <sup>the</sup> identification was filed for record in my office on the day of ~~1976~~ <sup>1976</sup>, A. D. 19  
at o'clock M., and was duly recorded ~~my office~~ <sup>in the office of the Clerk of the County Court at Law</sup> day of  
A. D. 19 in Vol. ~~1976~~ <sup>1976</sup> at ~~11:13 O'CLOCK~~ <sup>11:13 O'CLOCK</sup> CLERK OF THE COUNTY COURT, MAUFMAN COUNTY, TEXAS, the Records of said County.

WITNESS MY HAN

(L.S.) County Clerk County, Texas.  
By \_\_\_\_\_, Deputy

Kaufman County  
Laura Hughes  
County Clerk

Instrument Number: 2019-0024621

Billable Pages: 6  
Number of Pages: 7

FILED AND RECORDED - REAL RECORDS		CLERKS COMMENTS
On:	10/02/2019 at 03:58 PM	
Document Number:	2019-0024621	
Receipt No:	19-22193	
Amount:	\$	46.00
Vol/Pg:	V:6160 P:320	
WALK IN		



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

*Laura A. Hughes*

Laura Hughes, County Clerk

Recorded By: Kylie Doss, Deputy

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

Record and Return To:  
DORIS SWORDS LANE  
18456 COUNTY ROAD  
TERRELL, TX 75160



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**INDEPENDENT EXECUTRIX'S DISTRIBUTION DEED**

**THE STATE OF TEXAS )  
COUNTY OF KAUFMAN )**

**KNOW ALL MEN BY THESE PRESENT:**

**RECITALS**

**EARLY DOUGLAS LANE, JR., Deceased (the "Decedent"), died testate on January 29, 2019, and was a resident of Kaufman County, Texas.**

**The Decedent left a valid written Last Will And Testament (the "Will") dated August 18, 2017, which Will has heretofore been duly admitted to probate in Cause No. 19P-069, County Court of Kaufman County, Texas, styled "The Estate Of EARLY DOUGLAS LANE, JR., Deceased" (the "Estate").**

**At the time of his death, the Decedent owned a separate or community one-half ( $\frac{1}{2}$ ) interest in and to the following tract or parcel of real property situated in Kaufman County, Texas (the "Property"), described as follows:**

**Being a tract or parcel of land, part of the Lewis H. Adams Survey, Abstract No. 7, Kaufman County, Texas, , and part of that certain called 182.30 acre tract conveyed to E. Douglas Lane, Jr., et. al., by B. D. Woodard, et ux, on January 1, 1969, recorded in Volume 521, Page 142, Deed Records of Kaufman County, Texas; and more fully described in Exhibit "A" attached hereto, and incorporated herein by reference for all purposes.**

**DORIS SWORDS LANE has been duly appointed by the County Court of Kaufman County, Texas, to serve as the Independent Executrix (the "Independent Executrix") of the Decedent's Estate, in which capacity the Independent Executrix now continues to act and serve.**

**1.**

Under the express terms and provisions of Paragraph IV. of the Decedent's Will, the Decedent left, devised, and bequeathed all of his rights, titles and interests in and to the Property to his wife, DORIS SWORDS LANE, the Grantee named below.

Pursuant to Decedent's Will and as a matter of law, legal title of the Decedent in and to all of the Property devised or bequeathed to the Grantee by the Decedent's Will did vest immediately in the Grantee, as distributee under the Decedent's Will and of the Decedent's Estate, subject, however, to the payment of the valid debts, taxes, expenses, and claims of the Decedent and of Decedent's Estate, (except as such Property may otherwise be exempted by law), and also further subject to the possessory and administrative right of the Independent Executrix to hold and retain possession of all the Decedent's probate estate during the pendency of the administration of the Decedent's Estate.

All of the debts, taxes, expenses, and claims of the Decedent and/or of the Decedent's Estate have now either been paid or otherwise adequately provided for by the Independent Executrix.

The Independent Executrix now wishes to conclude the final and formal transfer and distribution in kind to the Grantee of all the rights, title, and interest of the Decedent and/or of the Decedent's Estate in and to the Property, and to formally evidence the release and discharge by the Independent Executrix of her right of possession and/or of administration to the Property, which the Independent Executrix may have or have had or be or have been granted either under the express terms of the Decedent's Will, under the Texas Probate Code, as amended, or otherwise as provided by law;

NOW, THEREFORE, in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration paid by the Grantee herein named, the receipt of which is hereby acknowledged, DORIS SWORDS LANE, acting solely in her capacity as Independent Executrix of the Estate of Early Douglas Lane, Jr., Deceased, has GRANTED, SOLD, TRANSFERRED, RELEASED, and CONVEYED, and by these presents does hereby GRANT, SELL, TRANSFER, RELEASE and CONVEY unto DORIS SWORDS LANE, whose address is 18456 County Road 324, Terrell, Texas 75160, ("Grantee") and Grantee's executors, heirs and assigns forever, all of the rights, title and interest of the Decedent and of the Decedent's Estate in and to all of the Property described above.

This conveyance is expressly made by the Independent Executrix and accepted by Grantee (i) without express or implied warranty, and all warranties that might arise by common law and the warranties in Section 5.023 of the Texas Property Code (or its successors) are excluded, and (ii) subject to any and all instruments and conditions of public record in Kaufman County, Texas, to the extent the same are currently of force and effect.

TO HAVE AND TO HOLD the above described real property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee and to the Grantee's successors and assigns forever.

EXECUTED this 25<sup>th</sup> day of July, 2019.

*Doris Swords Lane*  
DORIS SWORDS LANE  
Independent Executrix of the Estate of  
Early Douglas Lane, Jr., Deceased

ACKNOWLEDGMENT

THE STATE OF TEXAS )

COUNTY OF KAUFMAN )

This instrument was acknowledged before me this 25<sup>th</sup> day of July, 2019,  
by DORIS SWORDS LANE, in the capacity stated.

*Tom M. Snow*  
Notary Public, State of Texas

RETURN TO:

Doris Swords Lane  
18456 County Read 324  
Terrell, Texas 75160

