



April 16, 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.: 35-2024

Property Owner: Chase J. Morroquin

Property ID: 71471

Address of Property: 1725 Co. Rd. 319, Terrell, TX 75161

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Chase J. Marroquin on April 24, 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 May 13, 2024.

CITY OF TERRELL, TEXAS

By: 

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

Extraterritorial Jurisdiction Release Petition

APR 24 2024

BY: Dunstail

To: City of Terrell Hall- City Secretary
201 East Nash Street
Terrell, Tx 75161

I/We Chase J. Marroquin,
majority owner/ owners of parcel/parcels of land in ETJ of Terrell, Tx
hereby petition City, under Tx Local Gov Code Section 42, Sub-chapter D, for the area
of land described in attached Exhibits, to be released from the ETJ of City of Terrell.

Majority owner/owners of land title holders have signed this petition below for land area described in petition, as
shown in attached Exhibits from Kaufman County tax roll records of county central appraisal district.

Petitioner Signatures:

CJM 4/10/2024
Signature Date Signature Date

Chase J Marroquin
Printed Name Printed Name

Date of Birth [REDACTED] [REDACTED]

Mailing address: 1725 CR 319 Terrell, TX 75161
Phone #: 214 906 3192
Email: cjmsec4@yahoo.com

General Location of Property: North of city of Terrell, between 34 N & 429 N.
Site Address: 1725 County Road 319
Terrell, TX 75161

Parcel ID No(s): 71471

Total Area (acres) 1.03

Subdivision: ~~H~~ A0506 MLSwing
Lot MLSwinglot 3 Block

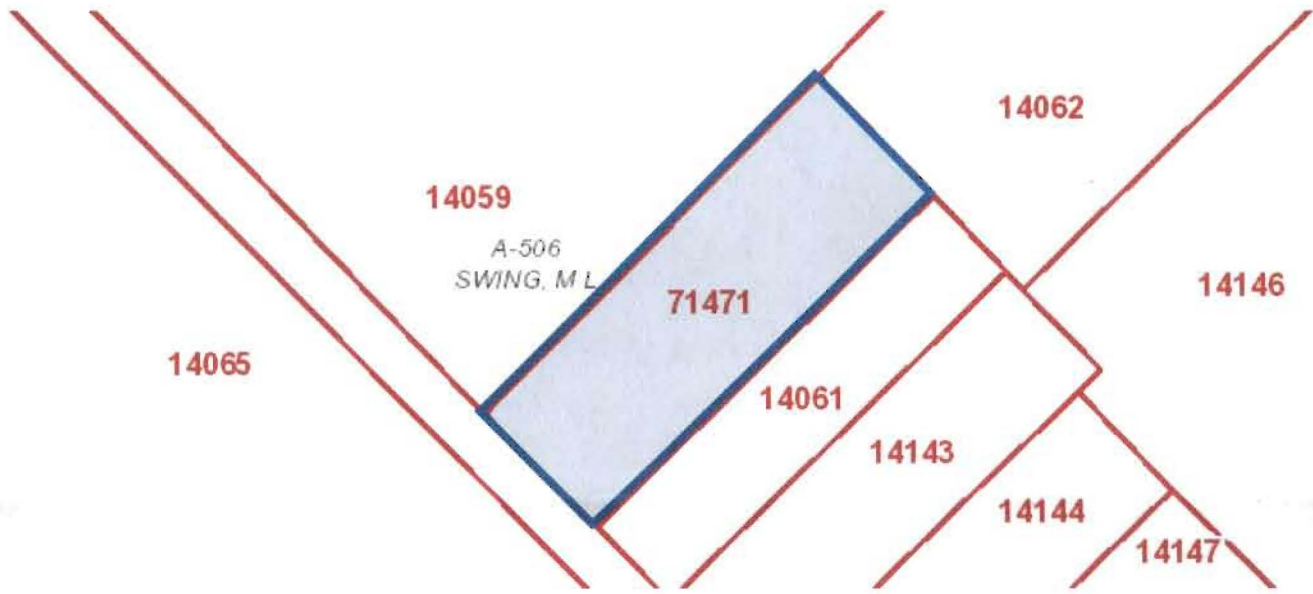
Reason for Request: To be removed from the ETJ

Attachments/Exhibits used:

Metes and bounds or a copy of the recorded plat for the property

Property Tax Roll records (current property details listed on Kaufman County Appraisal District

Map



Property Details

Account

Property ID:	71471	Geographic ID:	99.0506.0000.0010.02.06.00
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	1725 CO RD 319 TERRELL, TX 75160		
Map ID:	C4-B-1	Mapscot:	

Legal Description: M L SWING LOT 3

Abstract/Subdivision: A0506 - M L SWING

Neighborhood: 28-010

Owner

Owner ID: 182596
Name: MARROQUIN CHASE J

Agent:

Mailing Address: 1725 CO RD 319
TERRELL, TX 75161

% Ownership: 100.0%

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

Property Values

Improvement Homesite Value:	\$49,928 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$76,786 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$126,714 (=)
Agricultural Value Loss: 	\$0 (-)

Appraised Value:	\$126,714 (=)
Homestead Cap Loss: 	\$66,912 (-)

Assessed Value:	\$59,802
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessec
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$49,928	\$76,786	\$0	\$126,714	\$66,912	\$59,802
2022	\$88,758	\$61,182	\$0	\$149,940	\$95,575	\$54,365
2021	\$69,736	\$38,470	\$0	\$108,206	\$58,783	\$49,423
2020	\$53,060	\$30,900	\$0	\$83,960	\$39,030	\$44,930
2019	\$30,520	\$17,450	\$0	\$47,970	\$7,125	\$40,845
2018	\$19,000	\$17,450	\$0	\$36,450	\$0	\$36,450
2017	\$16,720	\$17,450	\$0	\$34,170	\$0	\$34,170
2016	\$18,040	\$17,450	\$0	\$35,490	\$0	\$35,490
2015	\$19,370	\$17,450	\$0	\$36,820	\$0	\$36,820
2014	\$20,700	\$17,450	\$0	\$38,150	\$0	\$38,150
2013	\$22,030	\$17,450	\$0	\$39,480	\$0	\$39,480

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/6/2011	SWD	SPECIAL WARRANTY DEED	MARROQUIN CHASE J & MELANIE	MARROQUIN CHASE J	3977	506	11113
3/19/2009	WD	WARRANTY DEED	GOBER GREG	MARROQUIN CHASE J & MELANIE	3556	424	4968
1/10/2008	Deed	Deed	SFJV-2004-1 LLC	LIQUIDATION PROPERTIES INC	3556	417	4966
1/10/2008	SWD	SPECIAL WARRANTY DEED	LIQUIDATION PROPERTIES INC	GOBER GREG	3556	420	4967
10/21/2007	STD	SUBSTITUTE TRUSTEE'S DEED	GOODALL DAVID P & CRYSTAL L	SFJV-2004-1 LLC	3267	67	24007