



April 23, 2025

Rick Carmona  
Mayor

Donna Renee Anderson  
Council Member  
District 2

Mayrani Velazquez  
Mayor Pro Tem  
District 3

Stephanie Holmes-Thomas  
Deputy Mayor Pro Tem  
District 4

Phil Robison  
Council Member  
District 5

Mike Sims  
City Manager

Extraterritorial Jurisdiction Release No.: 11-2025

Property Owner: Marcus and Roxeanne Ramirez

Property ID: 20506 and 20507

Address of Property: 16537 Goss Ln Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Marcus and Roxeanne Ramirez on August 9, 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 April 23, 2025.

CITY OF TERRELL, TEXAS

By: 

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

Marcus and Roxeanne Ramirez  
16537 Goss Ln.  
Terrell, Tx 75160

City of Terrell  
Attn : City Secretary 201 E. Nash St. Terrell, TX 75160

RE: Release of Area by Petition of Landowner or Resident from Extra Territorial Jurisdiction

Property ID: 20506 Legal Description CLUB LAKE PH 1 & 2-UNREC, LOT 27; LINK W/20507  
Geographic ID: 00.0492.0000.0027.00.06.00, Acres .73

Property ID: 20507 Legal Description CLUB LAKE PH 1 & 2-UNREC, LOT 28; LINK W/20506  
Geographic ID: 00.0492.0000.0028.00.06.00, Acres .73

Dear City Secretary, As of Friday, August 9, 2024, we, Marcus and Roxeanne Ramirez, the property owners of the property referenced above, are petitioning under S.B. No. 2038 to be released from the City of Terrell's Extra Territorial Jurisdiction (ETJ). We have attached a map and a legal description of the property. Please see attachments.

Sincerely,




Marcus Ramirez

Date: 

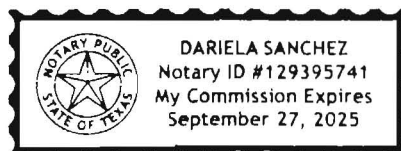


Roxeanne Ramirez

Date: 

State of Texas  
County of Kaufman

This instrument was executed before me on 8/9/24 by Marcus and Roxeanne Ramirez.



  
Notary's Public Signature

## EXHIBIT A

### TRACT 1:

BEING all that tract of land in Kaufman County, Texas, a part of the B.B.B. and C.R.R. Survey, A-72, and being a part of that 50.00 acres conveyed from Thelma Collier to Wallace Goss on August 4, 1979, of record in Volume 661, Page 385, Kaufman County Deed Records, and being further described as follows:

COMMENCING at the South Corner of said tract, a  $\frac{1}{4}$ " steel rod found for corner; THENCE North 45 degrees 00 minutes East, 1963.74 feet along the Southeast line of said tract to the POINT OF BEGINNING, a  $\frac{1}{4}$ " steel rod set for corner;

THENCE North 45 degrees 00 minutes West, 318.07 feet to corner in the center of a 50' road easement, a  $\frac{1}{4}$ " steel rod bears South 45 degrees 00 minutes East, 25.00 feet for witness;

THENCE North 45 degrees 00 minutes East, 100.00 feet along the center of said road to corner, a  $\frac{1}{4}$ " steel rod bears South 45 degrees 00 minutes East, 25.00 feet for witness;

THENCE South 45 degrees 00 minutes East, 318.07 feet to a  $\frac{1}{4}$ " steel rod set for corner;

THENCE South 45 degrees 00 minutes West, 100.00 feet to the point of beginning, containing 0.73 acres of land.

### TRACT 2:

All that certain lot, tract or parcel of land situated in Kaufman County, Texas, a part of the B.B.B. & C.R.R. Survey, A-72, and being a part of that 50.00 acres conveyed from Thelma Collier to Wallace Goss on August 4, 1979, of record in Volume 661, page 385, Kaufman County Deed Records, and being further described as follows:

COMMENCING at the South corner of said tract, a  $\frac{1}{4}$ " steel rod found for corner;

THENCE North 45 degrees 00 minutes East, 1863.74 feet along the Southeast line of said tract to the POINT OF BEGINNING of this tract, a  $\frac{1}{4}$ " steel rod set for corner;

THENCE North 45 degrees 00 minutes West, 318.07 feet to corner in the center of a 50' road easement, a  $\frac{1}{4}$ " steel rod bears South 45 degrees 00 minutes East, 25.00 feet for witness;

THENCE North 45 degrees 00 minutes East, 100.00 feet along the center of said road to corner, a  $\frac{1}{4}$ " steel rod bears South 45 degrees 00 minutes East, 25.00 feet for witness;

THENCE South 45 degrees 00 minutes East, 318.07 feet to a  $\frac{1}{4}$ " steel rod set for corner;

THENCE South 45 degrees 00 minutes West, 100.00 feet to the point of beginning, containing 0.73 acres of land.

This tract of land is also known as Tract 28 of Club Lake Addition, Terrell, Texas.

TRACT 3  
EASEMENT ESTATE

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BEGINNING at a stake on County Road North 43° 37' West 293.16 feet from the East corner of said 50 acres conveyed from Collier to Goss, and recorded in Volume 661, page 385, of the Deed Records of Kaufman County, Texas:  
THENCE South 45 West 1361.86 feet to stake;  
THENCE North 45 West 50 feet to stake;  
THENCE North 45 East 1370.15 feet to County Road;  
THENCE South 43.37 East 50 feet to place of beginning.

Map



Property Details

Account

<b>Property ID:</b>	20506	<b>Geographic ID:</b>	00.0492.0000.0027.00.06.00
<b>Type:</b>	Real	<b>Zoning:</b>	
<b>Property Use:</b>		<b>Condo:</b>	

Location

<b>Situs Address:</b>	16537 GOSS LN TERRELL, TX 75160		
<b>Map ID:</b>	B3-B-4	<b>Mapsc:</b>	
<b>Legal Description:</b>	CLUB LAKE PH 1 & 2-UNREC, LOT 27; LINK W/20507		
<b>Abstract/Subdivision:</b>	S0492 - CLUB LAKE PH 1 & 2-UNREC		
<b>Neighborhood:</b>	28-010		

Owner

<b>Owner ID:</b>	254256
<b>Name:</b>	ALDAVA MARCUS A R &
<b>Agent:</b>	

<b>Mailing Address:</b>	ROXEANNE R RAMIREZ 16537 GOSS LN TERRELL, TX 75160
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<b>% Ownership:</b>	100.00%
<b>Exemptions:</b>	HS - HOMESTEAD
	For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$1,098 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$7,950 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<hr/>	
<b>Market Value:</b>	\$9,048 (=)
<b>Agricultural Value Loss: ?</b>	\$0 (-)
<b>Appraised Value:</b>	\$9,048 (=)
<b>HS Cap Loss/Circuit Breaker: ?</b>	\$0 (-)
<b>Assessed Value:</b>	\$9,048
<b>Ag Use Value:</b>	\$0

### VALUES DISPLAYED ARE 2024 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:** ALDAVA MARCUS A R & %**Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$9,048	\$9,048
CAD	KAUFMAN CAD	0.000000	\$9,048	\$9,048
KC	KAUFMAN COUNTY	0.328958	\$9,048	\$9,048
P2	PRECINCT 2	0.000000	\$9,048	\$9,048
RB	ROAD & BRIDGE	0.082500	\$9,048	\$9,048
ST	TERRELL ISD	1.068200	\$9,048	\$3,427
TV	TRINITY VALLEY CC	0.110990	\$9,048	\$9,048

**Total Tax Rate:** 1.690648

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## Property Improvement - Building

**Description:** REAL PROPERTY **Type:** REAL PROPERTY **State Code:** A1 **Living Area:** 0.00 sqft  
**Value:** \$1,098

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	MP2	2000	480.00
STGA	Storage Bldg, Average	STGA	2000	48.00

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
S1	Conv S1	0.73	31,798.80	0.00	293.00	\$7,950	\$0

## Property Roll Value History

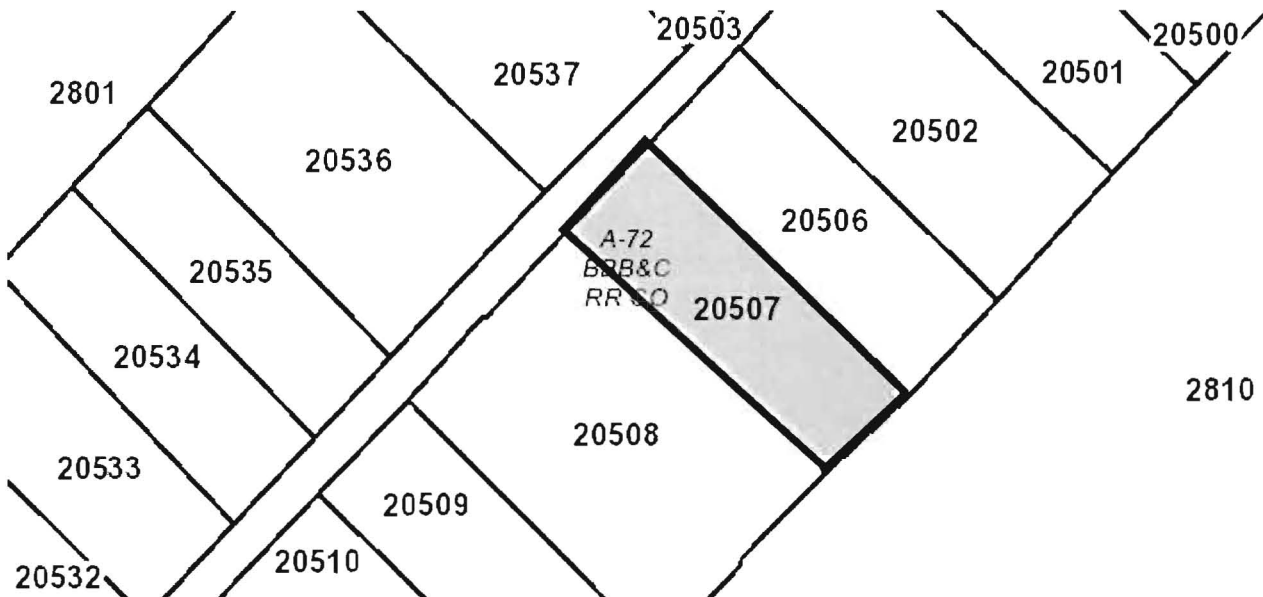
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$1,098	\$7,950	\$0	\$9,048	\$0	\$9,048
2023	\$1,719	\$7,950	\$0	\$9,669	\$0	\$9,669
2022	\$2,579	\$7,950	\$0	\$10,529	\$0	\$10,529
2021	\$2,229	\$7,950	\$0	\$10,179	\$0	\$10,179
2020	\$1,590	\$7,950	\$0	\$9,540	\$0	\$9,540
2019	\$1,300	\$7,950	\$0	\$9,250	\$0	\$9,250
2018	\$500	\$6,360	\$0	\$6,860	\$0	\$6,860
2017	\$500	\$6,360	\$0	\$6,860	\$0	\$6,860
2016	\$500	\$6,360	\$0	\$6,860	\$0	\$6,860
2015	\$500	\$6,360	\$0	\$6,860	\$0	\$6,860
2014	\$500	\$6,360	\$0	\$6,860	\$0	\$6,860

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/24/2023	WV	WD VENDORS LIEN	FRANS RALPH W	ALDAVA MARCUS A R &	7993	262	5191
10/26/2022	AH	AFFIDAVIT OF HEIRSHIP	FRANS WAYNE & ANGELA	FRANS RALPH W	7880	543	41823
1/18/2007	SWD	SPECIAL WARRANTY DEED	HUFFMAN JAKE L	FRANS WAYNE & ANGELA	3066	512	1445
2/3/1998	Deed	Deed	GOSS, CHARLENE	HUFFMAN, JAKE	1289	606	0



Map



Property Details

Account

Property ID:	20507	Geographic ID:	00.0492.0000.0028.00.06.00
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	16537 GOSS LN TERRELL, TX 75160		
Map ID:	B3-B-4	Mapsco:	
Legal Description:	CLUB LAKE PH 1 & 2-UNREC, LOT 28; LINK W/20506		
Abstract/Subdivision:	S0492 - CLUB LAKE PH 1 & 2-UNREC		
Neighborhood:	28-RFFR/LC		

Owner

Owner ID:	254256
Name:	ALDAVA MARCUS A R &
Agent:	

Mailing Address:	ROXEANNE R RAMIREZ 16537 GOSS LN TERRELL, TX 75160
------------------	--

**% Ownership:** 100.00%

**Exemptions:** HS - HOMESTEAD

For privacy reasons not all exemptions are shown online.

## Property Values

**Improvement Homesite Value:** \$143,981 (+)

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

**Land Homesite Value:** \$7,925 (+)

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

**Agricultural Market Valuation:** \$0 (+)

**Market Value:** \$151,906 (=)

**Agricultural Value Loss:** \$0 (-)

**Appraised Value:** \$151,906 (=)

**HS Cap Loss/Circuit Breaker:** \$0 (-)

**Assessed Value:** \$151,906

**Ag Use Value:** \$0

### VALUES DISPLAYED ARE 2024 CERTIFIED VALUES.

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## Property Taxing Jurisdiction

**Owner:** ALDAVA MARCUS A R & %**Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$151,906	\$151,906
CAD	KAUFMAN CAD	0.000000	\$151,906	\$151,906
KC	KAUFMAN COUNTY	0.328958	\$151,906	\$151,906
P2	PRECINCT 2	0.000000	\$151,906	\$151,906
RB	ROAD & BRIDGE	0.082500	\$151,906	\$151,906
ST	TERRELL ISD	1.068200	\$151,906	\$57,527
TV	TRINITY VALLEY CC	0.110990	\$151,906	\$151,906

**Total Tax Rate:** 1.690648

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## Property Improvement - Building

**Description:** RESIDENCE **Type:** REAL PROPERTY **State Code:** A1 **Living Area:** 1,242.00 sqft  
**Value:** \$143,981

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RFFR1	25 - Plwd/Hdwd	1985	1,242.00
SP	Porch, Screened	*		0	300.00
STGA	Storage Bldg, Average	*		0	240.00
DTCA	Carport, Detached Average	*		0	400.00

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
S1	Conv S1	0.73	31,700.00	0.00	317.00	\$7,925	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$143,981	\$7,925	\$0	\$151,906	\$0	\$151,906
2023	\$160,390	\$7,925	\$0	\$168,315	\$0	\$168,315
2022	\$155,526	\$7,925	\$0	\$163,451	\$0	\$163,451
2021	\$92,741	\$7,925	\$0	\$100,666	\$0	\$100,666
2020	\$93,240	\$7,930	\$0	\$101,170	\$0	\$101,170
2019	\$29,740	\$7,930	\$0	\$37,670	\$0	\$37,670
2018	\$33,300	\$6,340	\$0	\$39,640	\$0	\$39,640
2017	\$31,310	\$6,340	\$0	\$37,650	\$756	\$36,894
2016	\$27,200	\$6,340	\$0	\$33,540	\$0	\$33,540
2015	\$27,290	\$6,340	\$0	\$33,630	\$0	\$33,630
2014	\$28,500	\$6,340	\$0	\$34,840	\$0	\$34,840

## Property Deed History

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10/26/2022	AH	AFFIDAVIT OF HEIRSHIP	FRANS WAYNE & ANGELA	FRANS RALPH W	7880	543	41823