



July 30, 2025

Rick Carmona
Mayor

Donna Renee Anderson
Deputy Mayor Pro-Tem
District 2

Mayrani Velazquez
Council Member
District 3

Stephanie Holmes-Thomas
Council Member
District 4

Phil Robison
Mayor Pro-Tem
District 5

Mark Mills
Interim City Manager

Extraterritorial Jurisdiction Release No.: 15-2025

Property Owner: Terrence T and Renee G Plata

Property ID: 49032

Address of Property: 1010 Zajic Drive

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Terrence T and Renee G Plata on July 17, 2025. 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 July 30, 2025.

CITY OF TERRELL, TEXAS

By: 
Mark Mills, Interim City Manager

Attest:


Dawn Steil, City Secretary



JUL 17 2025

**PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION**

NOW COME Terrence Plata and Renee Plata, 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 percent 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  

PRINTED NAME TERRENCE PLATA

RESIDENCE ADDRESS 1010 ZAJIC DRIVE
TERRELL, TX 75160

DATE OF SIGNING: 7-17-25

X  

PRINTED NAME RENÉE G. PLATA

RESIDENCE ADDRESS 1010 ZAJIC DRIVE
Terrell, Texas 75160

DATE OF SIGNING: 7-17-25

EXHIBIT A

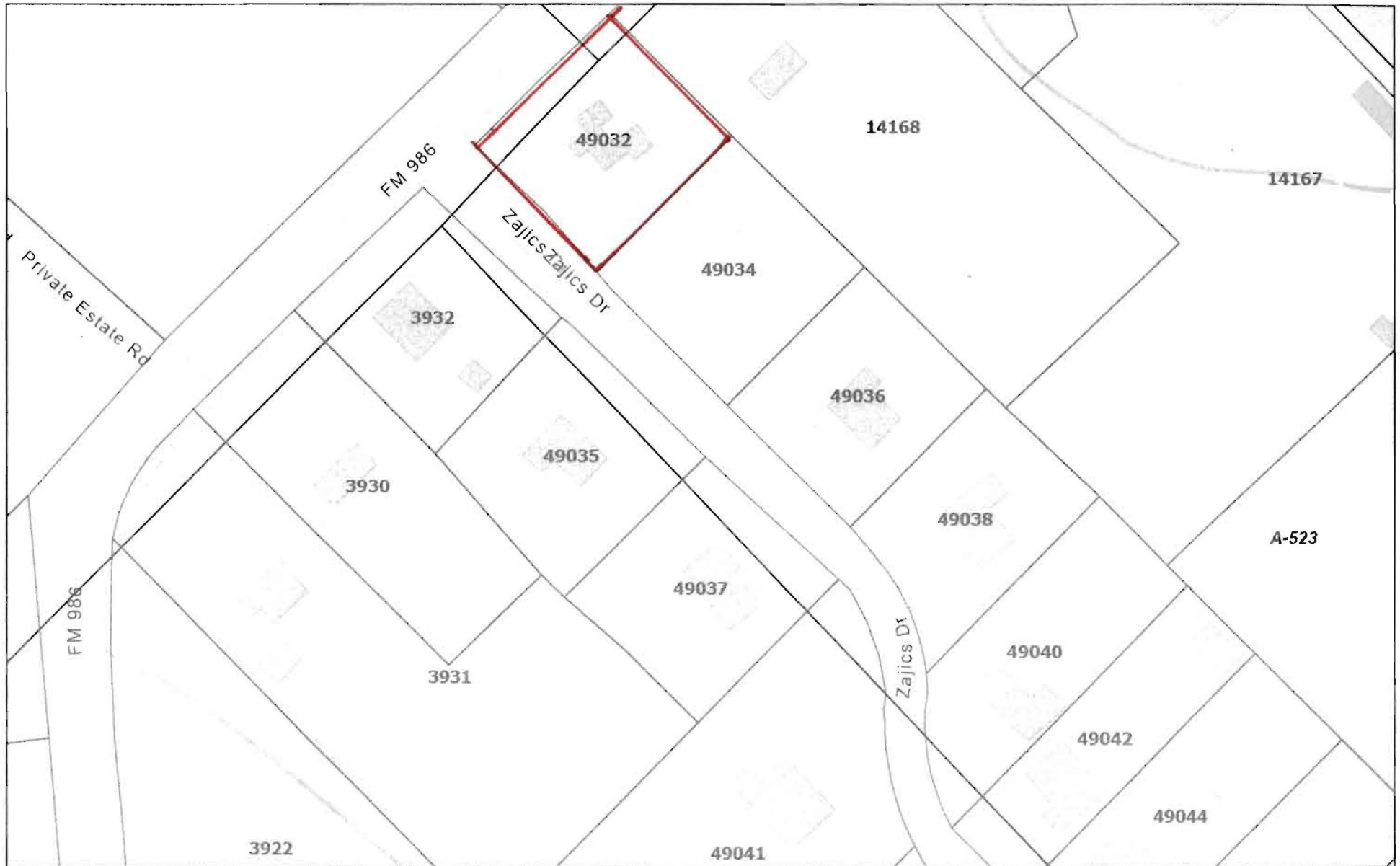
DESCRIPTION OF THE BOUNDARIES OF THE LAND

Property:

BEING LOT 1, PRINCETON ESTATES, PHASE I, as shown on Plat thereof
recorded in Cabinet No.2, envelope 266, of the Plat Records of Kaufman County, Texas.

EXHIBIT B
MAP OF THE LAND

Kaufman CAD Web Map



4/17/2025, 2:57:59 PM

- ☐ Parcels
- ☐ Abstracts

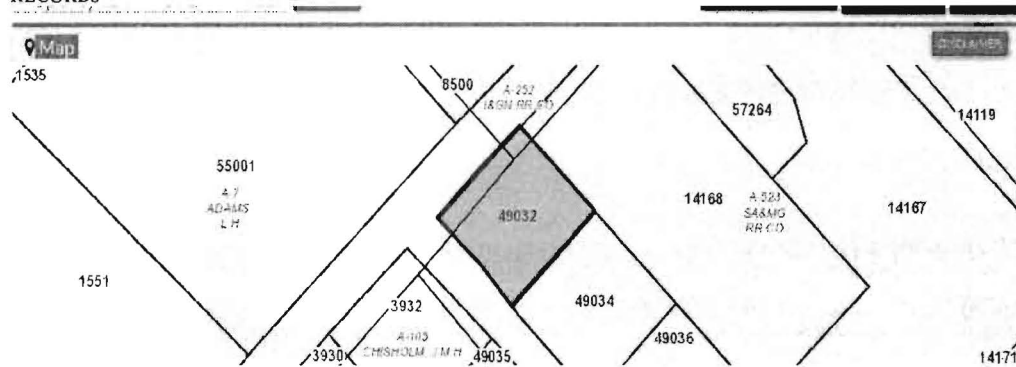


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com
This map is a survey and represents only the approximate relative location of boundaries.

EXHIBIT C
TAX ROLL RECORDS

EXHIBIT C TAX ROLL
RECORDS



Property ID: 49032 For Year 2024

Map

Property Details

	Account
Property ID:	49032
Geographic ID:	00.3108.0000.0001.00.06.00
Type:	Real
Zoning:	
Property Use:	Condo:
	Location
Situs Address:	1010 ZAJIC DR TX
Map ID:	B4-C-3
Mapsco:	
Legal Description:	PRINCETON ESTATES, LOT 1; & HOUSE
Abstract/Subdivision:	S3108 - PRINCETON ESTATES
Neighborhood:	28-3108
	Owner
Owner ID:	224217
Name:	PLATA TERRENCE T & RENEE G
Agent:	
Mailing Address:	1010 ZAJIC DR TERRELL, TX 75160
% Ownership:	100.0%
Exemptions:	HS - HOMESTEAD
	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$387,023 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$40,400 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$427,423 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: \$427,423 (=)

Homestead Cap Loss: \$114,638 (-)

Assessed Value: \$312,785

Ag Use Value: \$0

**VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE
SUBJECT TO CHANGE PRIOR TO CERTIFICATION.**

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: PLATA TERRENCE T & RENEE G **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$427,423	\$312,785
CAD	KAUFMAN CAD	0.000000	\$427,423	\$312,785
KC	KAUFMAN COUNTY	0.328958	\$427,423	\$297,785
P3	PRECINCT 3	0.000000	\$427,423	\$312,785
RB	ROAD & BRIDGE	0.082500	\$427,423	\$297,785
ST	TERRELL ISD	1.068200	\$427,423	\$202,785
TV	TRINITY VALLEY CC	0.110990	\$427,423	\$297,785

Total Tax Rate: 1.690648

Property Improvement - Building

Description: HOUSE **Type:** REAL PROPERTY **State Code:** A1 **Living Area:** 2,785.00 sqft **Value:** \$335,448

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RVGD2	20 - Brick	2000	1,956.00
STR2	2ND STORY LIVING AREA	*		2000	523.00
ADNA	Addition, Average	*		2000	306.00
AGF3	Attached Garage, Finished, 3 Car	*		2000	820.00
CP	Porch, Covered	*		2000	328.00
DG	Garage, Detached	DGVA		2000	576.00

Description: DETACHED GARAGE **Type:** REAL PROPERTY **State Code:** A4

Living Area: 0.00 sqft **Value:** \$51,575

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING 90SG	2005		1,476.00
OB	OUT BUILDING MP5	2005		360.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	1.0100	43,995.60	0.00	0.00	\$40,400	\$0

Property Roll Value History

Year	Improvements	Land	Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$387,023	\$40,400	\$0		\$427,423	\$114,638	\$312,785
2023	\$370,004	\$40,400	\$0		\$410,404	\$126,054	\$284,350
2022	\$374,395	\$40,400	\$0		\$414,795	\$156,295	\$258,500
2021	\$194,600	\$40,400	\$0		\$235,000	\$0	\$235,000
2020	\$227,570	\$40,400	\$0		\$267,970	\$0	\$267,970
2019	\$266,700	\$40,400	\$0		\$307,100	\$32,760	\$274,340
2018	\$214,100	\$35,300	\$0		\$249,400	\$0	\$249,400
2017	\$201,050	\$35,300	\$0		\$236,350	\$2,512	\$233,838
2016	\$177,280	\$35,300	\$0		\$212,580	\$0	\$212,580
2015	\$171,270	\$35,300	\$0		\$206,570	\$0	\$206,570
2014	\$173,210	\$35,300	\$0		\$208,510	\$0	\$208,510

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/3/2020	WD	WARRANTY DEED	MARETT MARILYN S	PLATA TERRENCE T & RENEE G	6262	467	514
12/2/2019	SWD	SPECIAL WARRANTY DEED	MARETT ORVEL R & MARILYN S	MARETT MARILYN S	6225	310	30319
1/9/2007	SWD	SPECIAL WARRANTY DEED	FEDERAL NATIONAL MORTGAGE ASSOCIATION	MARETT ORVEL R & MARILYN S	3065	110	1273
10/3/2006	TD	TRUSTEE'S DEED	MELTON ERIC SHANE	FEDERAL NATIONAL MORTGAGE ASSOCIATION	2987	518	24112
8/12/2005	WD	WARRANTY DEED	TOWNSEND CHARLES D & CLAUDIA K	MELTON ERIC SHANE	2705	37	17632
7/31/2000	Deed	Deed	HORRELL, KEN	TOWNSEND CHARLES D & CLAUDIA K	1535	187	0
3/10/2000	Deed	Deed	ZAJIC, RANDY & SHERRY	HORRELL, KEN	1451	217	0

ARB Data

Kaufman CAD Property Search

Property Details

Account

Property ID:	49032	Geographic ID:	00.3108.0000.0001.00.06.00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	1010 ZAJIC DR TX	
Map ID:	B4-C-3	Mapsco:
Legal Description:	PRINCETON ESTATES, LOT 1; & HOUSE	
Abstract/Subdivision:	S3108	
Neighborhood:	(28-3108) PRINCETON ESTATES	

Owner

Owner ID:	224217
Name:	PLATA TERRENCE T & RENEE G
Agent:	
Mailing Address:	1010 ZAJIC DR TERRELL, TX 75160
% Ownership:	100.0%
Exemptions:	HS - For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$393,300 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$40,400 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$433,700 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$433,700 (=)
HS Cap Loss: ⓘ	\$89,636 (-)

Circuit Breaker: ?

\$0 (-)

Assessed Value:

\$344,064

Ag Use Value:

\$0

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Property Taxing Jurisdiction

Owner: PLATA TERRENCE T & RENEE G %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$433,700	\$344,064
KC	KAUFMAN COUNTY	0.332613	\$433,700	\$329,064
ST	TERRELL ISD	1.055200	\$433,700	\$234,064
TV	TRINITY VALLEY CC	0.113660	\$433,700	\$329,064
P3	PRECINCT 3	0.000000	\$433,700	\$344,064
RB	ROAD & BRIDGE	0.082500	\$433,700	\$329,064
CAD	KAUFMAN CAD	0.000000	\$433,700	\$344,064

Total Tax Rate: 1.683973

Property Improvement - Building

Description: HOUSE **Type:** REAL PROPERTY **Living Area:** 2785.0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RVGD2	2000	1956
STR2	2ND STORY LIVING AREA	*	2000	523
ADNA	Addition, Average	*	2000	306
AGF3	Attached Garage, Finished, 3 Car	*	2000	820
CP	Porch, Covered	*	2000	328
DG	Garage, Detached	DGVA	2000	576

Description: DETACHED GARAGE **Type:** REAL PROPERTY **Living Area:** 0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	90SG	2005	1476
OB	OUT BUILDING	MP5	2005	360

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	1.01	43,995.60	0.00	0.00	\$40,400	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$393,300	\$40,400	\$0	\$433,700	\$89,636	\$344,064
2024	\$387,023	\$40,400	\$0	\$427,423	\$114,638	\$312,785
2023	\$370,004	\$40,400	\$0	\$410,404	\$126,054	\$284,350
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2019	\$266,700	\$40,400	\$0	\$307,100	\$32,760	\$274,340
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