

July 12, 2024

JUL 16 2024

Alan J. Bojorquez
Bojorquez Law Firm
Bastrop City Attorney
11675 Jollyville Road, Suite 300
Austin, Texas 78759

Via: U.S. Postal Service Certified Mail Number 7019 2970 0001 5629 0219 Return Receipt

Re: Petition for Release from the Extraterritorial Jurisdiction of the City of Bastrop

Dear Mr. Bohorquez,

1. O. Allen Cassel ("Owner") files this Petition pursuant to TEX. LOC. GOV'T CODE § 42.102.
2. O. Allen Cassel owns property within the extraterritorial jurisdiction of the City of Bastrop located at 1285 W SH 71, Bastrop, Texas 78602, PID 56645 (the "Property"). *See* Exhibit A (Deed and Property Map).
3. Owner hereby Petitions the City of Bastrop to release of Owner's Property from its extraterritorial jurisdiction.
4. Pursuant to TEX. LOC. GOV'T CODE § 42.102, an owner or owners of majority in value of an area in a municipality's extraterritorial jurisdiction may file a petition with the municipality to be released from the extraterritorial jurisdiction, if the owner's property in question meets the applicability requirements of TEX. LOC. GOV'T CODE § 42.101 and the petition requirements of TEX. LOC. GOV'T CODE § 42.104.
5. Owner's Property meets the applicability requirements of TEX. LOC. GOV'T CODE § 42.101.
6. As set forth in Exhibit B, Affidavit of Owner, and as set forth in TEX. LOC. GOV'T CODE § 42.101, the undersigned swears that the Property is not:
 - (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 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 TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and
 - (B) in a county with a population of more than 2 million;
 - (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or
 - (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.
7. This Petition meets the requirements of TEX. LOC. GOV'T CODE § 42.104.
 8. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), Owner's value in the Property constitutes more than 50% of the value of the Property, as indicated by the tax rolls of the Bastrop Central Appraisal District.
 9. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), the signature page accompany this Petition includes the signatures of 100% of the Property's owners in value, which is more than 50%.
 10. As required by TEX. LOC. GOV'T CODE § 42.103, the signature is valid pursuant to TEX. ELEC. CODE § 277.002.
 11. This Petition contains, in addition to the signature:
 - (A) the signer's printed name;
 - (B) the signer's:
 - (i) date of birth; or
 - (C) the signer's residence address; and
 - (D) the date of signing.
 12. As required by TEX. LOC. GOV'T CODE § 42.104(b), Owner filing this Petition satisfied the signature requirement within 180 days after the date the first signature for the Petition was obtained.
 13. As required by TEX. LOC. GOV'T CODE § 42.104(c), the signature collected under this section is in writing.
 14. As required by TEX. LOC. GOV'T CODE § 42.104(d), this Petition includes the deed for the land to be released in Exhibit A, which describes the boundaries of the land to be released by: (1) metes and bounds; or (2) lot and block number, if there is a recorded map or plat. Exhibit A also includes a map of the land to be released.
 15. As required by TEX. LOC. GOV'T CODE § 42.105(a), the City must verify this Petition upon receipt; shall notify the residents and landowners of the area described by the petition of the results of the petition, or shall notify Owner, who filed this Petition under Section 42.102.

15. As required by TEX. LOC. GOV'T CODE § 42.105(a), the City must verify this Petition upon receipt; shall notify the residents and landowners of the area described by the petition of the results of the petition, or shall notify Owner, who filed this Petition under Section 42.102.
16. Pursuant to TEX. LOC. GOV'T CODE § 42.105(c), because Owner has obtained the number of signatures on the Petition required under Section 42.104 to release the area from the extraterritorial jurisdiction of the City of Bastrop, the City must immediately release the area—Owner's Property—from the City's extraterritorial jurisdiction.
17. Pursuant to TEX. LOC. GOV'T CODE § 42.105(d), if the City fails to take action to release Owner's Property from the City's ETJ by the later of the 45th day after the date the municipality receives the petition or the next meeting of the City's governing body that occurs after the 30th day after the date the City receives this petition, the area—Owner's Property—is released by operation of law.

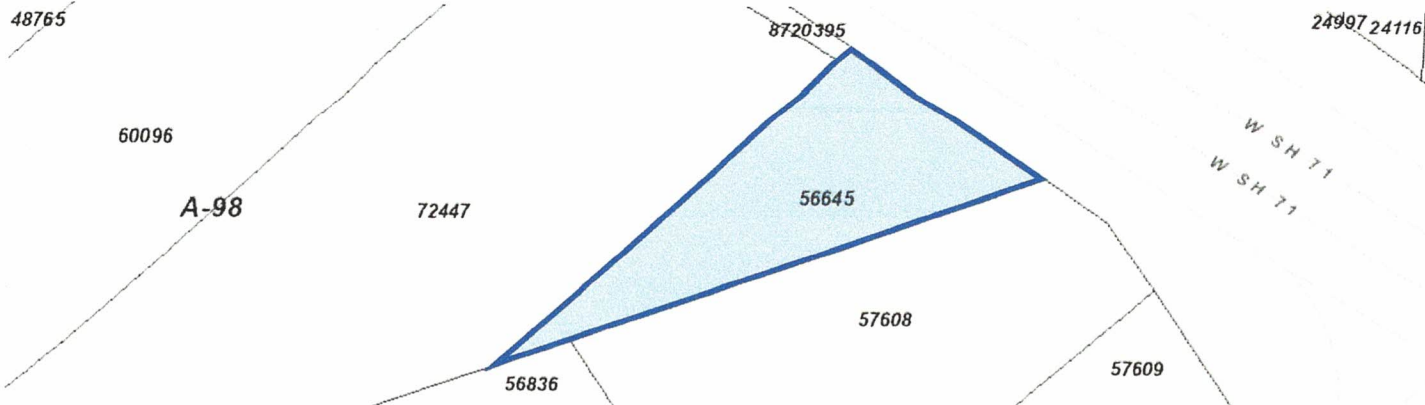
**EXHIBIT A
DEED AND PROPERTY MAP**

(INSERT DEED AND CAD MAP HERE.)

Bastrop CAD Property Search

Property ID: 56645 For Year 2024

Map

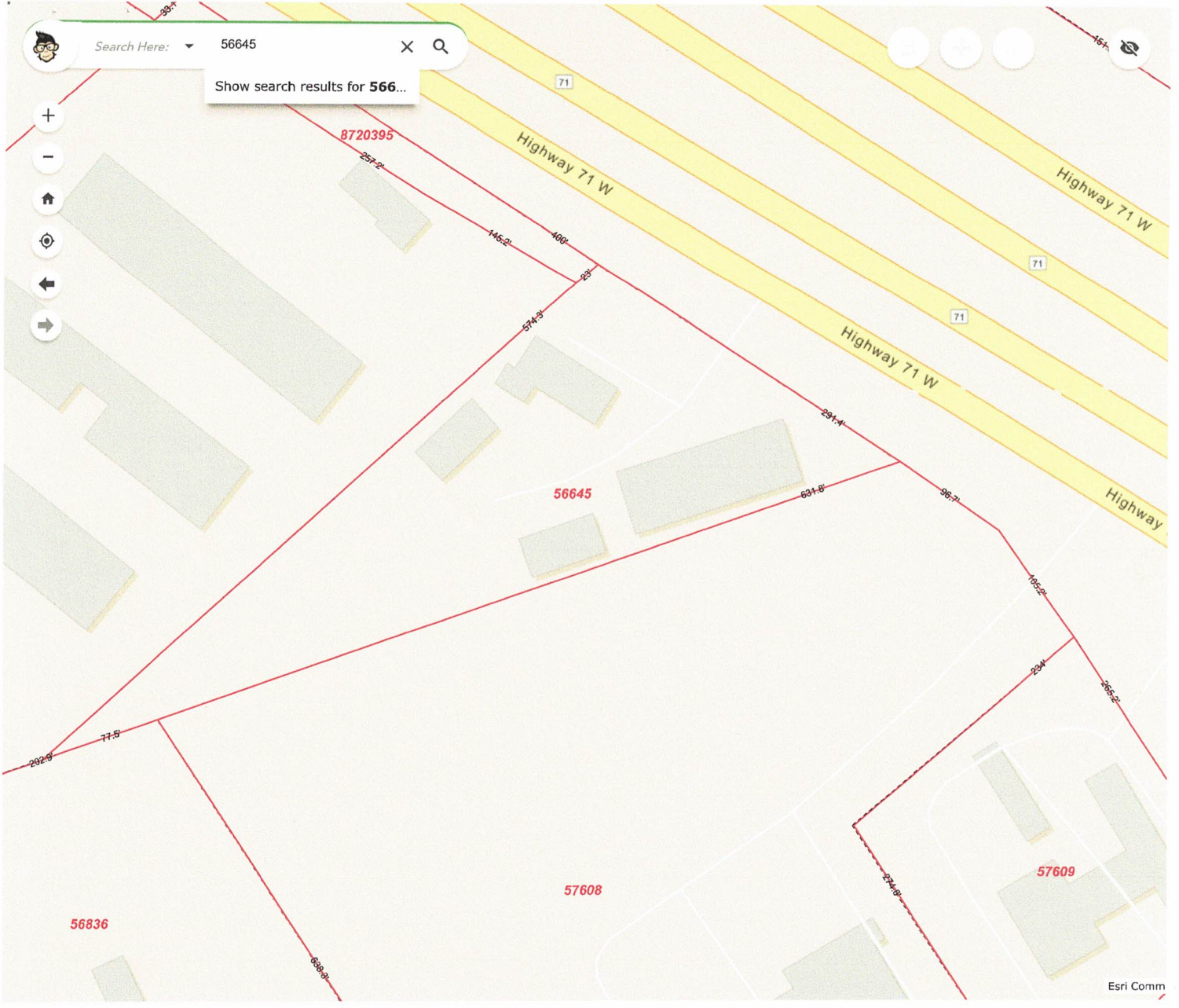


Property Details

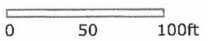
Account	
Property ID:	56645
Geographic ID:	R56645
Type:	Real
Zoning:	
Property Use:	
Location	
Situs Address:	1285 W SH 71 UNIT A BASTROP, TX 78602
Map ID:	Mapsco:
Legal Description:	A98 BLAKEY, NANCY, ACRES 2.000
Abstract/Subdivision:	A98 - Blakey, Nancy
Neighborhood:	NBHD0313
Owner	
Owner ID:	651674
Name:	CASSEL, O ALLEN
Agent:	
Mailing Address:	P O BOX 534 BASTROP, TX 78602
% Ownership:	100.00%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$318,022 (+)
Land Homesite Value:	\$0 (+)
Total Value:	\$318,022 (+)



30°06'46"N 97°25'03"W



GENERAL WARRANTY DEED

12951

THE STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

That I, RICHARD WELCH, not joined herein by my wife, for the reason that the hereinafter described property forms no part of any property owned, used, claimed or occupied by us as our homestead, but constitutes ordinary community property over which I have control, of Bastrop County, Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to me in hand paid by O. ALLEN CASSEL, of Bastrop County, Texas, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, no part of which consideration is secured by a lien, either expressed or implied, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said O. ALLEN CASSEL, subject to any reservations and restrictions contained herein, an undivided one-half (1/2) interest in and to the following described real property in Bastrop County, Texas, to-wit:

A tract or parcel of land being 2.000 acres of land located in Bastrop County, Texas, being a part of the NANCY BLAKEY SURVEY, Abstract No. 98, and being a part of that certain 18.568 acre tract of land from Wayne Meuth and Charley Kirk to Richard Welch, dated August 1, 1984, and recorded in Volume 339, Page 197 in the Deed Records of Bastrop County, Texas, said 2.000 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anyway belonging, unto the said grantee, his heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to any and all conditions, restrictions, reservations, and leases, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk, Bastrop County, Texas.

EXECUTED this 6 day of December, 1985.

Richard Welch
RICHARD WELCH

STATE OF TEXAS
COUNTY OF BASTROP

This instrument was acknowledged before me on the 6 day of December, 1985, by RICHARD WELCH.

My commission expires:

11/05/88
NOTARY SEAL

Nancy Cude
NOTARY PUBLIC - STATE OF TEXAS
NANCY CUDE
Print Name of Notary

The mailing address of the Grantee:

Box 534
Bastrop, W. 78602

TRACT B2

FIELD NOTE DESCRIPTION FOR A 2.000 ACRE TRACT:

A tract or parcel of land being 2.000 acres of land located in Bastrop County, Texas, being a part of the Nancy Blakey, Abstract No. 98, and being a part of that certain 18.668 acre tract of land from Wayne Huth and Charley Kirk to Richard Welch, dated August 1, 1984 and recorded in Volume 339, Page 197 in the Deed Records of Bastrop County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at an iron rod found in the Southwest line of State Highway No. 71 at the East corner of said 18.668 acre tract for the East corner and POINT OF BEGINNING of the herein described tract;

Thence leaving the Southwest line of said State Highway No. 71, South 72 degrees 38 minutes 26 seconds East, a distance of 748.71 feet to an iron rod set in the Southeast line of said 18.668 acre tract for the West corner of this tract;

Thence leaving the Southeast line of said 18.668 acre tract, North 50 degrees 26 minutes 33 seconds East, a distance of 615.97 feet to an iron rod set in the Northeast line of said 18.668 acre tract, the Southwest line of said State Highway No. 71 for the North corner of this tract;

Thence with the Southwest line of said State Highway No. 71, the Northeast line of 18.668 acre tract, South 72 degrees 38 minutes 26 seconds West, a distance of 573.56 feet to the POINT OF BEGINNING containing 2.000 acres of land, more or less.

Surveyed July 31, 1985

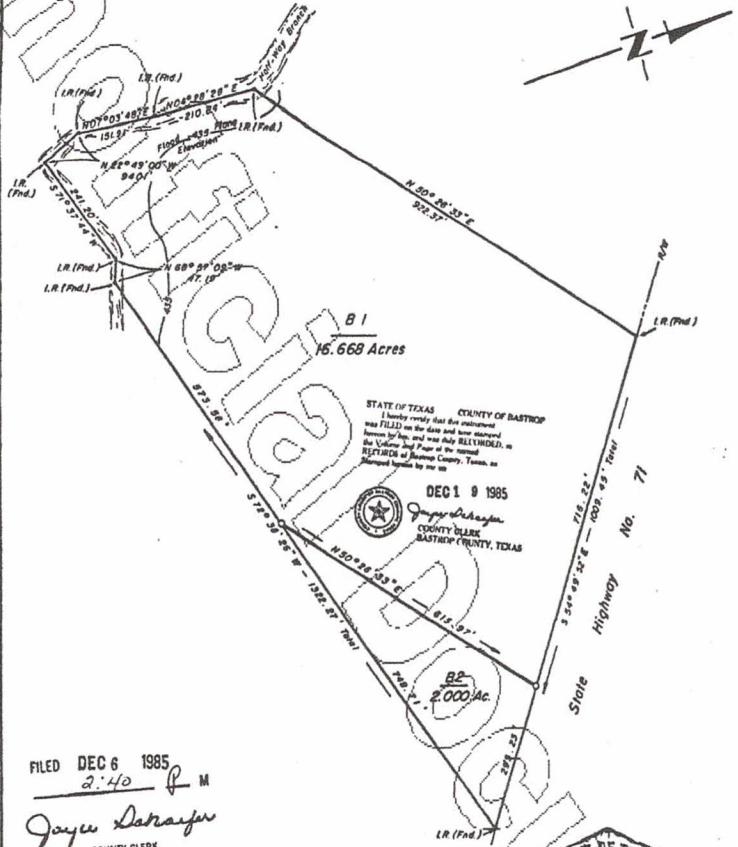


William S. Abraham
William S. Abraham
Registered Public Surveyor No. 2052

EXHIBIT "A"
PAGE ONE OF TWO

NANCY BLAKEY SURVEY
A-98
BASTROP COUNTY, TEXAS

CVOL 400 PAGE 394



STATE OF TEXAS COUNTY OF BASTROP
I hereby certify that the information
was filed on the date and hour stated
herein by me, and was duly RECORDED, in
the Volume and Page of the record
REPERTORY of Bastrop County, Texas, as
stipulated herein by me as

DEC 19 1985
Jaye DeGraaf
COUNTY CLERK
BASTROP COUNTY, TEXAS

FILED DEC 6 1985
2:40 P M

Jaye DeGraaf
COUNTY CLERK
BASTROP COUNTY, TEXAS

EXHIBIT "A"
PAGE TWO OF TWO



William S. Abraham
Registered Public Surveyor No. 2053

This tract of land is recorded in Volume 339 Page 197
of the BASTROP County, Texas DEED Records.
I do hereby certify that above plot is an accurate plot of a survey made under my
supervision on July 31, 1985.
I further certify that there are no encroachments unless noted on this property at this time
and that all improvements lie wholly within the lot boundary lines of the property described above.

SURVEY MAP SHOWING A 16.668 & A 2,000 ACRE TRACT		SCALE	1" = 200'
FOR:	RICK WELCH	DWG #	A-7-85-462
		REV.	PC 7/31/85
WILLIAM S. ABRAHAM, SURVEYOR — BASTROP, TEXAS			
RT. 2 BOX 91C ZIP CODE: 78602 PHONE: (512) 321-5823			

Owner Name: (Name of Owner)

By: Oscar Allen Casse
Printed Name

Its: Owner
Title

O. Allen Casse
Signature

04/18/1939
Date of birth

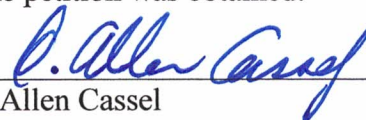
1503 Water St.
Residence address

12/12/2024
Date of signing

EXHIBIT B
AFFIDAVIT OF (NAME OF LANDOWNER) IN SUPPORT OF
PETITION FOR RELEASE FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF (CITY
NAME)

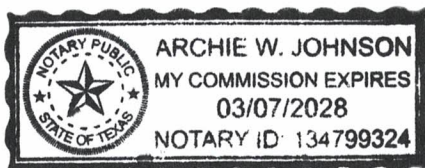
Before me, the undersigned authority, on this day personally appeared, O. Allen Cassel, who under oath stated as follows:


1. My name is O. Allen Cassel. I am over eighteen (18) years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress.
2. I am the property owner of the property located at the following address: 1285 W SH 71, Bastrop, Texas 78602, PID 56645. This property should not be in the extraterritorial jurisdiction of the City of Bastrop. If needed this document will remove my property from the extraterritorial jurisdiction of the City of Bastrop.
3. I swear that the Property is not: (1) within five miles of the boundary of a military base, as defined by Tex. Loc. Gov't Code § 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 Tex. Loc. Gov't Code § 43.0117, at which an active training program is conducted, and (b) in a county with a population of more than 2 million; (4) in an area designated as an industrial district under Tex. Loc. Gov't Code § 42.044; or (5) in an area subject to a strategic partnership agreement entered into under Tex. Loc. Gov't Code § 43.0751.
4. I swear that the petition contains my valid and true (1) signature, (2) printed name, (3) date of birth; voter registration number; county of voter registration, (4) residence address, and (5) date of which I signed such petition.
5. I swear that I satisfied the signature requirement of Tex. Loc. Gov't Code § 42.104(b) within 180 days following the date the first signature for the petition was obtained.



O. Allen Cassel

Sworn and subscribed to before me on this the 12th day of July, 2024.





Notary Public in and for the State of Texas

Johnson Outdoor Advertising, LP
2012 Walsh Drive
Round Rock, Texas 78681

CERTIFIED MAIL



7019 2970 0001 5629 0219

Retail



78759

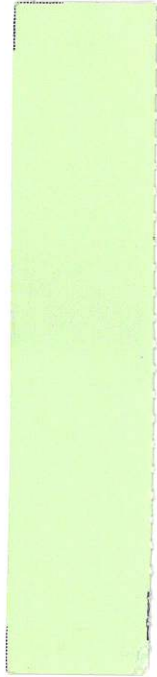
U.S. POSTAGE PAID
FCM LG ENV
CEDAR PARK, TX 78613
JUL 15, 2024

\$10.99

RDC 99

S2323Y501213-77

JUL 16 2024



Alan Bohorquez
Bastrop City Attorney
11675 Jollyville Road, Suite 300
Austin, Texas 78759