



Received by
City Secretary's Office

FEB - 1 2024

FEB 1 24 3:50PM

Release from Extraterritorial Jurisdiction (ETJ) Petition

APPLICANT / OWNER

Applicant or Authorized Agent	Owner
Name: <u>Jennifer Annette Cooley</u>	Name: <u>Jennifer Annette Cooley</u>
Company: <u>N/A</u>	Company: <u>N/A</u>
Address: <u>1709 County Road 807</u> <u>Cleburne TX 76031</u>	Address: <u>1709 County Road 807</u> <u>Cleburne, Tx 76031</u>
Telephone: <u>817-526-8537</u>	Telephone: <u>817-526-8537</u>
Email: <u>jennifer-cooley@yahoo.com</u>	Email: <u>jennifer-cooley@yahoo.com</u>
Signature: _____	Signature: _____

SITE INFORMATION



Number of properties within the area to be released:	<u>1</u>
General location or address of area to be released:	<u>1709 County Road 807 Cleburne TX</u>
Total Acres to be released:	<u>14</u>
County of Request	<u>Johnson County</u>

REQUIRED ITEMS FOR PETITION (Applicant must initial next to each item)

	Completed Application
	Exact Property description in the form of: 1) Metes and Bounds, or 2) Identification of the property (Lot and Block) on a Recorded Plat
	Signed "Release from ETJ Petition" (see next page) 50% of all owners within the area to be released must provide a NOTARIZED signature
	If property is owned by an entity, estate, trust, etc. – provide proof of authority to sign on behalf of the entity, estate, trust, etc.
	If current ownership differs from data available on the Appraisal District website provide deed(s) as proof of ownership
	Owner of the property acknowledges that with the submittal of this petition, that they may no longer assume they will have the ability to receive City of Burleson utility or emergency services for the property being removed for the extraterritorial jurisdiction (ETJ) of the City of Burleson. This petition may also trigger CCN discountenance efforts by the City of Burleson.
	Owners signature required: <u></u>

CITY OF BURLESON RELEASE FROM ETJ PETITION

By signing this petition, I hereby request to be removed from the City of Burleson Extraterritorial Jurisdiction (ETJ). I hereby affirm that I am the legal owner of the property identified below (attach additional pages as required).

Tax ID # and Physical Address	Property Owners Signature	Notary
<p>Property Tax Account 136-0450-00133 1709 County Road 807 Cleburne, TX 76031 Being 4/4.00 Acre tract of land located in the W.E. Jones Survey, Abstract No. 450, Johnson County, Texas and being part of a called 48.82 acre tract of land as described in a deed recorded in Volume 1890, page 59, Official Public Records, Johnson County, Texas and being more particularly described on Exhibit A attached hereto, made a part hereof, and incorporated herein by reference for all purposes.</p>		<p>State of <u>Texas</u> County of <u>Johnson</u> The instrument was signed or acknowledged before me on <u>11/30/24</u> By <u>Jennifer Cooper</u> Print name of signer(s)</p> <div data-bbox="771 1018 950 1480" style="border: 1px solid black; padding: 5px; text-align: center;">  <p>MACIE LANE STRICKLAND Notary Public, State of Texas Notary ID 13311284-3 My Commission Exp. 05-20-2025</p> </div> <p style="text-align: right;"><u>Macie Strickland</u> Notary Signature</p> <p>State of _____ County of _____ The instrument was signed or acknowledged before me on _____ By _____ Print name of signer(s)</p> <p style="text-align: center;">_____ Notary Signature</p>



I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Johnson County, Texas, Approved by Deputy: MICHELLE PHIPPS.

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<https://johnson.tx.publicsearch.us/verifycert/tEqc7S6a>



Johnson County Clerk

April Long

Digitally signed by: April Long
 Date: Jan 16, 2024 10:32 AM -06:00

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

SPECIAL WARRANTY DEED

Date: August 23, 2022

Grantor: Sharon Jane Lay Damron, an Individual

Grantor's Mailing Address: 1709 County Road 807, Cleburne, Texas 76031

Grantee: Jennifer Annette Cooley, as her sole separate property

Grantee's Mailing Address: 1845 County Road 807, Cleburne, Texas 76031

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, including love and affection for Grantee.

Property (including any improvements):

Being a 14.00 acre tract of land located in the W. E. Jones Survey, Abstract No. 450, Johnson County, Texas and being a part of a called 48.22 acre tract of land as described in a deed recorded in Volume 1890, Page 59, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), and being more particularly described on Exhibit A, attached hereto, made a part hereof, and incorporated herein by reference for all purposes.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.



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Conveyance and Warranty:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural. This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

GRANTOR:

Sharon Jane Lay Damron
Sharon Jane Lay Damron

STATE OF TEXAS §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on August 23, 2022, by Sharon Jane Lay Damron.



Brittany Ballard
Notary Public, State of Texas



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EXHIBIT A

14.00 ACRES

BEING A TRACT OF LAND LOCATED IN THE W. E. JONES SURVEY, ABSTRACT NO. 450, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 48.22 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1890, PAGE 56, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE EAST LINE OF A CALLED 35.00 ACRE TRACT OF LAND DESCRIBED AS "FIRST TRACT" IN A DEED RECORDED IN INSTRUMENT NO. 2018-2273, O.P.R.J.C.T., FOR THE SOUTHWEST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3436, PAGE 178, O.P.R.J.C.T.;

THENCE, N 75°23'34" E, WITH THE SOUTH LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 1123.94 FEET TO A 5/8" IRON ROD FOUND IN ASPHALT IN COUNTY ROAD NO. 807, FOR THE SOUTHEAST CORNER OF SAID 5.00 ACRE TRACT;

THENCE, S 01°38'26" W, WITH THE EAST LINE OF SAID 48.22 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 807, A DISTANCE OF 617.28 FEET TO A MAG NAIL WITH WASHER FOUND IN ASPHALT, FOR THE NORTHEAST CORNER OF A CALLED 5.00 ACRE TRACT;

THENCE, N 88°20'38" W, WITH THE NORTH LINE OF SAID 5.00 ACRE TRACT, AT A DISTANCE OF 20.03 FEET, PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 837.14 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT;

THENCE, S 01°39'36" W, A DISTANCE OF 259.89 FEET TO A 1/2" IRON ROD WITH A RED CAP FOUND (NO ID), FOR THE SOUTHWEST CORNER OF SAID 5.00 ACRE TRACT;

THENCE, S 88°21'24" E, A DISTANCE OF 837.23 FEET TO A MAG NAIL WITH WASHER FOUND IN ASPHALT IN SAID COUNTY ROAD NO. 807, FOR THE SOUTHEAST CORNER OF SAID 5.00 ACRE TRACT;

THENCE, S 01°38'26" W, WITH THE EAST LINE OF SAID 48.22 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 807, A DISTANCE OF 47.28 FEET TO A COTTON SPINDLE SET IN ASPHALT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 48.22 ACRE TRACT AND BEING A "T" INTERSECTION OF COUNTY ROAD NO. 807, COUNTY ROAD NO. 704D AND COUNTY ROAD NO. 704C BEARS, S 01°38'26" W, A DISTANCE OF 842.04 FEET;

THENCE, N 89°05'54" W, CROSSING SAID 48.22 ACRE TRACT, AT A DISTANCE OF 151.25 FEET, PASSING THE END OF A WIRE FENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 1054.90 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE WEST LINE OF SAID 48.22 ACRE TRACT AND BEING IN THE EAST LINE OF SAID 35.00 ACRE TRACT, FROM WHICH A 5/8" IRON



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ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF A CALLED 3.000 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3744, PAGE 906, O.P.R.J.C.T. BEARS, S 00°35'10" E, A DISTANCE OF 864.70 FEET;

THENCE, N 00°35'10" W, WITH THE WEST LINE OF SAID 48.22 ACRE TRACT AND WITH THE EAST LINE OF SAID 35.00 ACRE TRACT, A DISTANCE OF 623.87 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 14.00 ACRES OF LAND**, AS SURVEYED ON THE GROUND ON JULY 29, 2022 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.



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**Johnson County
Becky Ivey
Johnson County
Clerk**

Instrument Number: 2022 - 29828

eRecording - Real Property

Warranty Deed

Recorded On: August 23, 2022 11:28 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 2022 - 29828
Receipt Number: 20220823000067
Recorded Date/Time: August 23, 2022 11:28 AM
User: Linda B
Station: ccl06

Record and Return To:

ERECORDING PARTNERS
101 W NUEVA
SAN ANTONIO TX



**STATE OF TEXAS
COUNTY OF JOHNSON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey