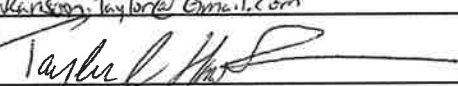
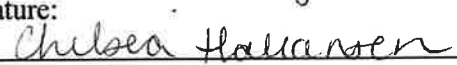




Release from Extraterritorial Jurisdiction (ETJ) Petition

APPLICANT / OWNER

Applicant or Authorized Agent	Owner
Name: Taylor Hakanson	Name: Chelsea Hakanson
Company::	Company:
Address:: 10703 CR 603A Burleson Tx 76028	Address:: 10703 CR 603A Burleson Tx 76028
Telephone: 563-663-1966	Telephone: 469-516-4828
Email: Hakanson.Taylor@gmail.com	Email: smithe7188@gmail.com
Signature: 	Signature: 

SITE INFORMATION

Number of properties within the area to be released:	1
General location or address of area to be released:	10703 CR 603A Burleson Tx 76028
Total Acres to be released:	5.083
County of Request	Johnson

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


<input type="checkbox"/>	Completed Application
<input type="checkbox"/>	Exact Property description in the form of: 1) Metes and Bounds, or 2) Identification of the property (Lot and Block) on a Recorded Plat
<input type="checkbox"/>	Signed "Release from ETJ Petition" (see next page) 50% of all owners within the area to be released must provide a NOTARIZED signature
<input type="checkbox"/>	If property is owned by an entity, estate, trust, etc. – provide proof of authority to sign on behalf of the entity, estate, trust, etc.
<input type="checkbox"/>	If current ownership differs from data available on the Appraisal District website provide deed(s) as proof of ownership
<input type="checkbox"/>	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>Chelsea Hakanson</u>

Received by
 City Secretary's Office

DEC 20 2023

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>10703 COUNTY RD. 603A, BURLESON, TEXAS 76028</p>	<p><i>Chubee Hallauer</i></p>	<p>State of <u>Texas</u> County of <u>BURLESON</u> The instrument was signed or acknowledged before me on <u>12/20/23</u> By <u>CHRISTOPHER MAWE</u> Print name of signer(s)</p> <div style="text-align: center;">  <p><i>[Signature]</i> Notary Signature</p> </div> <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>

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.

General Warranty Deed

Date: November 15, 2023

Grantor: Jason P. Smith, as Independent Executor of the Estate of Cynthia M. Smith, deceased, and the Estate of Dennis P. Smith, deceased

Grantor's Mailing Address: 6865 Howalt Court N, Jacksonville, Florida 32277

Grantee: Chelsea Hakanson, a married person

Grantee's Mailing Address: 10703 County Road 603A, Burleson, Texas 76028

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

See Exhibit A, attached hereto and incorporated herein by reference.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2023 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (1) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (2) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (3) filled-in lands or artificial islands, (4) water rights, including riparian rights, or (5) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

This instrument was prepared based on information furnished by the parties, and no title search or abstract examination was performed in connection with preparation of this document. No title insurance policy is being issued. Grantor and Grantee have been advised that if the Property is conveyed subject to an existing loan (deed of trust lien), the loan documents may contain a "due on sale" clause permitting the lender to declare the debt to be immediately

due, if a conveyance of ownership occurs. Grantor agrees to indemnify and release Dorsett Johnson, LLP, from all liability incurred, as a result of Grantor's failure to obtain any necessary lender approvals.

When the context requires, singular nouns and pronouns include the plural.

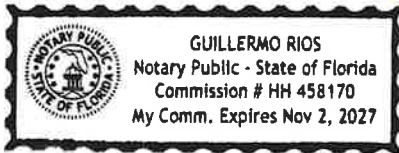
Jason P. Smith, as Independent Executor of the Estate of Cynthia M. Smith, deceased, and the Estate of Dennis P. Smith, deceased

STATE OF FLORIDA

COUNTY OF Duval

Before me, the undersigned Notary Public, personally appeared Jason P. Smith, as Independent Executor of the Estate of Cynthia M. Smith, deceased, and the Estate of Dennis P. Smith, deceased, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15 day of November, 2023.



Notary Public, State of Florida

PREPARED IN THE OFFICE OF:
Dorsett Johnson, LLP
407 Throckmorton, Suite 500
Fort Worth, Texas 76102

AFTER RECORDING RETURN TO:
Chelsea Hakanson
10703 County Road 603A
Burleson, Texas 76028

EXHIBIT A

BEING A TRACT OF LAND OUT OF W.B. STOUT SURVEY, ABSTRACT NO. 807, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A 6.579 ACRE TRACT OF LAND CONVEYED BY DEED TO DENNIS AND CYNTHIA SMITH RECORDED IN VOLUME 2156, PAGE 29, DEED RECORDS OF JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND RAILROAD SPIKE FOUND FOR THE NORTHEAST CORNER OF SAID SMITH TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO TROY HUCKABY RECORDED IN INSTRUMENT NUMBER 2014-15928, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS AND SAID SPIKE LIES IN COUNTY ROAD 603A;

THENCE S 31° 04' 34" E ALONG SAID COUNTY ROAD 603A AND THE NORTHEASTERLY LINE OF SAID SMITH TRACT A DISTANCE OF 105.06 FEET TO A SET "X" IN SAID COUNTY ROAD 603A;

THENCE S 60° 01' 48" W ALONG AN INTERIOR LINE OF SAID SMITH TRACT A DISTANCE OF 290.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE S 31° 04' 34" E ALONG AN INTERIOR LINE OF SAID SMITH TRACT A DISTANCE OF 225.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE S 60° 01' 48" W ALONG THE COMMON LINE OF SAID SMITH TRACT AND A TRACT OF LAND CONVEYED BY DEED TO TROY MONASCO RECORDED IN VOLUME 881, PAGE 384, DEED RECORDS OF JOHNSON COUNTY, TEXAS, A DISTANCE OF 45.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER:

THENCE S 30° 20' 41" E ALONG THE COMMON LINE OF SAID SMITH TRACT AND SAID MONASCO TRACT A DISTANCE OF 213.42 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER;

THENCE S 60° 00' 00" W ALONG THE COMMON LINE OF SAID SMITH TRACT AND A TRACT OF LAND CONVEYED BY DEED TO RICHARD ERNEST RECORDED IN VOLUME 307, PAGE 166, DEED RECORDS OF JOHNSON COUNTY, TEXAS, A DISTANCE OF 321.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SMITH TRACT;

THENCE N 31° 04' 34" W ALONG THE COMMON LINE OF SAID SMITH TRACT AND SAID ERNEST TRACT A DISTANCE OF 543.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE N 60° 00' 00" E (BEARING BASIS) ALONG THE COMMON LINE OF SAID SMITH TRACT AND HUCKABY TRACT A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.08 ACRES OF LAND MORE OR LESS.

SAVE AND EXCEPT ANY PORTION WITHIN ROADWAY.