

THE CITY OF
BURLESON
TEXAS

Release from Extraterritorial Jurisdiction (ETJ) Petition

APPLICANT / OWNER

Applicant or Authorized Agent	Owner
Name: <u>Roxie Westmoreland</u>	Name: <u>Roxie Westmoreland</u>
Company: :	Company:
Address: <u>4513 C.R. 805-F</u> <u>Cheburne TX 76031</u>	Address: <u>4513 C.R. 805-F</u> <u>Cheburne TX 76031</u>
Telephone: <u>817-999-5488</u>	Telephone: <u>817-999-5488</u>
Email: <u>roxiesloveables@gmail.com</u>	Email: <u>roxiesloveables@gmail.com</u>
Signature: <u>Roxie Westmoreland</u>	Signature: <u>Roxie Westmoreland</u>

SITE INFORMATION

Number of properties within the area to be released:	<u>3</u>
General location or address of area to be released:	<u>4513 C.R. 805-F 4519 C.R. 805F, unused lot</u>
Total Acres to be released:	<u>3.17</u>
County of Request	<u>Johnson</u>

2R-1, 2R-4, +2R-5

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



<input type="checkbox"/>	Completed Application
<input checked="" 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 checked="" 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.
<input type="checkbox"/>	Owners signature required: <u>Roxie Westmoreland</u>

Received by
City Secretary's Office

DEC 19 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
4513 C.R. 805-F Cheburne TX 76031 Lot 2 R-1 Smiling hill 1.93 ACRE	Roxie Westmoreland	State of <u>Texas</u> County of <u>Gehson</u> The instrument was signed or acknowledged before me on <u>11-21-23</u> By <u>Roxie Westmoreland</u> Print name of signer(s)  <u>Keri Harbin</u> Notary Signature
4510 C.R. 805-F Cheburne TX 76031 Lot 2 R-4 Smiling hill 1 ACRE	Roxie Westmoreland	State of <u>Texas</u> County of <u>Gehson</u> The instrument was signed or acknowledged before me on <u>11-21-23</u> By <u>Roxie Westmoreland</u> Print name of signer(s)  <u>Keri Harbin</u> Notary Signature

CITY OF BURLESON RELEASE FROM ETJ PETITION

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Tax ID # and Physical Address	Property Owners Signature	Notary
<p>no address it Across Rd to smal 0.24 acres Lot 2R-5</p>	<p>Roxie Westmoreland</p>	<p>State of <u>Texas</u> County of <u>Jackson</u> The instrument was signed or acknowledged before me on <u>11-21-23</u> By <u>Roxie Westmoreland</u> Print name of signer(s)  <u>Kerit Harbin</u> Notary Signature</p>
<p>Lot 2R-5 Smiling Hills 0.24 Acres</p>	<p>Roxie Westmoreland</p>	<p>State of <u>Texas</u> County of <u>Jackson</u> The instrument was signed or acknowledged before me on <u>11-21-23</u> By <input checked="" type="checkbox"/> <u>Roxie Westmoreland</u> Print name of signer(s)  <u>Kerit Harbin</u> Notary Signature</p>

THE CITY OF
BURLESON
 TEXAS

Release from Extraterritorial Jurisdiction (ETJ) Petition

APPLICANT / OWNER

Applicant or Authorized Agent	Owner
Name: <u>Kenzie Cochran</u>	Name: <u>Kenzie Cochran</u>
Company: <u></u>	Company: <u></u>
Address: <u>4515 cr 805 F</u> <u>Cleburne, TX 76031</u>	Address: <u>4515 cr 805 F</u> <u>Cleburne, TX 76031</u>
Telephone: <u>817-929-0998</u>	Telephone: <u>817-929-0998</u>
Email: <u>kenziecochran@gmail.com</u>	Email: <u>kenziecochran@gmail.com</u>
Signature: <u>K Cochran</u>	Signature: <u>K Cochran</u>

SITE INFORMATION

Number of properties within the area to be released:	<u>1</u>
General location or address of area to be released:	<u>4515 cr 805 F Cleburne, TX 76031</u>
Total Acres to be released:	<u>1.0 Acres</u>
County of Request	<u>JOHNSON</u>

Lot 2R-2

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


<input type="checkbox"/>	Completed Application
<input checked="" 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 checked="" type="checkbox"/>	Signed "Release from ETJ Petition" (see next page)
<input type="checkbox"/>	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.
<input type="checkbox"/>	Owners signature required: <u>✓ K Cochran</u>

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 City Secretary's Office

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CITY OF BURLESON RELEASE FROM ETJ PETITION

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Tax ID # and Physical Address	Property Owners Signature	Notary
<p>✓ 4515 cr 805F Cleburne, TX 76031 LT 2R-2 Smiling Hills</p>	<p>✓ K Cochran</p>	<p>State of <u>Texas</u> County of <u>Johnson</u> The instrument was signed or acknowledged before me on <u>11-21-23</u> By <u>Kenzie Cochran</u> Print name of signer(s)  <u>Keri Harbin</u> Notary Signature</p>
		<p>State of _____ County of _____ The instrument was signed or acknowledged before me on _____ By _____ Print name of signer(s) _____ Notary Signature</p>

THE CITY OF
BURLESON
 TEXAS

Release from Extraterritorial Jurisdiction (ETJ) Petition

APPLICANT / OWNER

Applicant or Authorized Agent	Owner
Name: Jeffery Gidget Cochran	Name: Jeffery Gidget Cochran
Company:	Company:
Address: 4519 CR 805 F	Address: 4519 CR 805 F Cleburne, Tx. 76031
Telephone: 817-929-7114	Telephone: 817-929-7114
Email: mrs.gidgetcochran@yahoo.com	Email: mrs.gidgetcochran@yahoo.com
Signature: <i>Jeffery Cochran Gidget Cochran</i>	Signature: <i>Jeffery Cochran Gidget Cochran</i>

SITE INFORMATION

Number of properties within the area to be released:	1
General location or address of area to be released:	4519 CR 805 F Cleburne, Tx. 76031
Total Acres to be released:	1.59
County of Request	Johnson

Lot 2R-3

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


<input checked="" type="checkbox"/>	Completed Application
<input checked="" 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 checked="" 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
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<input type="checkbox"/>	Owners signature required: <i>Jeffery Cochran Gidget Cochran</i>

Received by
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DEC 19 2023

CITY OF BURLESON RELEASE FROM ETJ PETITION

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Tax ID # and Physical Address	Property Owners Signature	Notary
4519 CR 805 F Cleburne, TX. 76031 LOT 2R-3 Smiling Hills	<input checked="" type="checkbox"/> Jeffery Cochran <input checked="" type="checkbox"/> Gidget Cochran	State of <u>Texas</u> County of <u>Jackson</u> The instrument was signed or acknowledged before me on <u>11-21-23</u> By <u>Jeffery Gidget Cochran</u> Print name of signer(s)  <u>Keri Harbin</u> Notary Signature
		State of _____ County of _____ The Instrument was signed or acknowledged before me on _____ By _____ Print name of signer(s) _____ Notary Signature

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated areas, Community Panel No. 48291C0200J, effective date, December 4, 2012, a small portion of this addition on the easterly side appears to be in Zone "A" (no base flood elevations determined) with the remainder of the addition appearing to be in Zone "X" (areas determined to be outside the 0.2% annual chance flood plain).

Flood Notes. Blocking the flow of water or constructing improvements in the drainage easements and filling or obstructing the roadway is prohibited. The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lots that are traversed by or adjacent to drainage courses along or across said lots.

THE STATE OF TEXAS COUNTY OF JOHNSON WHEREAS we, Gary R. Westmoreland and Roxie Westmoreland, being the owners of the following described tract of land, to wit:

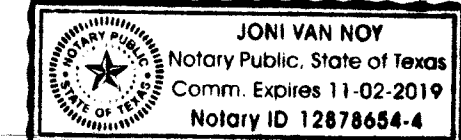
Being a 6.25 acre tract of land out of the JEFFERSON HAGGERTY SURVEY, ABSTRACT NO. 329, in Johnson County, Texas and being a part of a called 70.43 acre tract of land described by deed recorded in Volume 837, Page 540, Deed Records, Johnson County, Texas; BEGINNING at a 5/8 inch iron pin found at the southwest corner of said Tract 2 and being by deed call, North 60 degrees, 30 minutes, 34 seconds East, 1165.56 feet and North, 1237.27 feet from the southwest corner of said 70.43 acre tract;

And do hereby adopt the attached plat depicting the above described real property to be known as Tracts 2R-1, 2R-2, 2R-3, 2R-4 and 2R-5, SMILING HILL, an addition to Johnson County, Texas and do hereby dedicate to the public's use forever all streets, right-of-way, alleys and easements shown thereon. The City of Burleson, Johnson County or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City, County or public utility shall have the right of ingress and egress to and from and upon the said easements for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity of at any time of producing the permission of anyone within reason. This plat subject to all platting ordinances, rules, regulations and resolutions of the City of Burleson, Texas.

Handwritten signatures of Gary R. Westmoreland and Roxie Westmoreland.

THE STATE OF TEXAS COUNTY OF JOHNSON BEFORE ME, the undersigned authority, on this day personally appeared Gary R. Westmoreland and Roxie Westmoreland, known to me to be the persons whose names are subscribed to the foregoing Instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

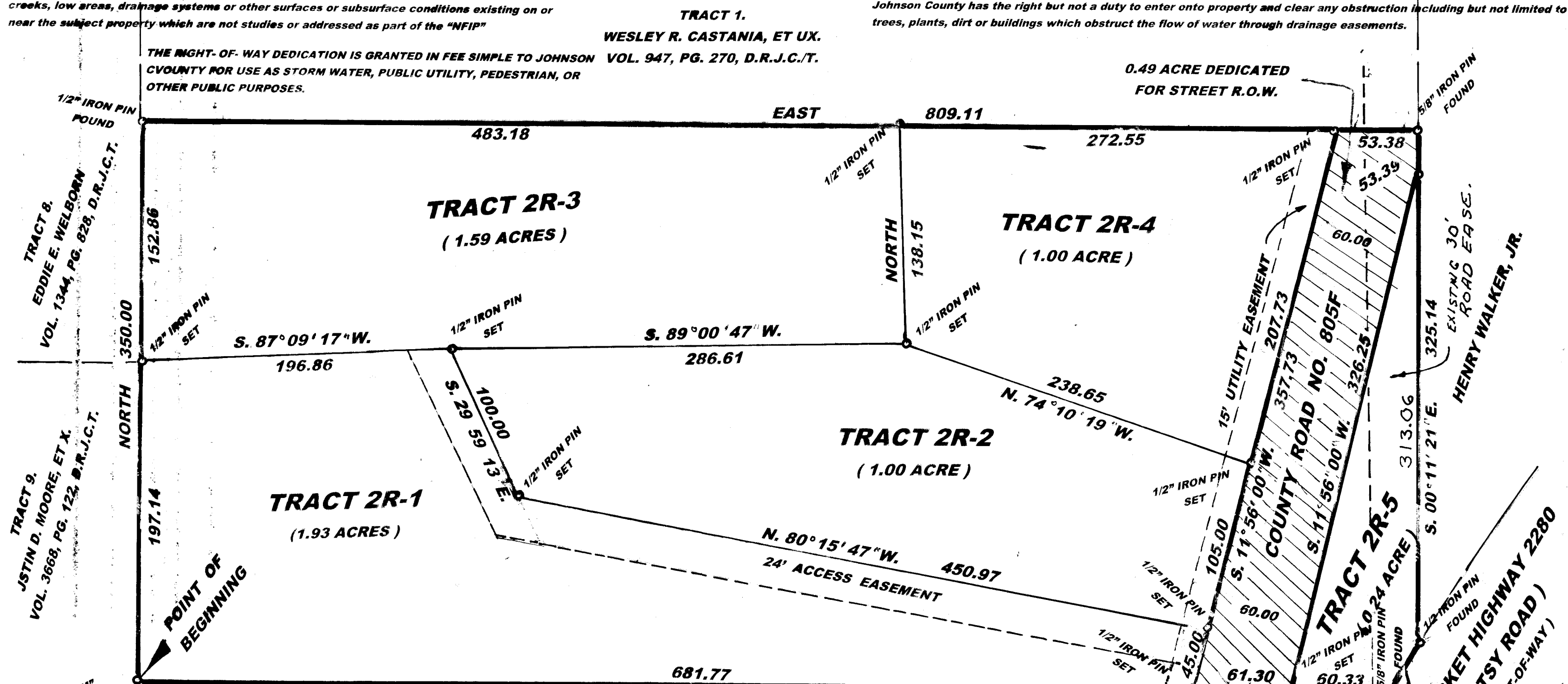
Witness my hand and seal of office this the 15th day of Jan. 2016. Joni Van Noy, Public Notary, State of Texas. My Commission expires 11/2/19.



APPROVED BY THE CITY OF BURLESON THIS THE 19 DAY OF Jan, 2016. Mayor and City Secretary signatures.

REPLAT SHOWING TRACTS 2R-1, 2R-2, 2R-3, 2R-4 and 2R-5, BEING A REVISION OF TRACT 2, SMILING HILL, AN ADDITION OUT OF THE JEFFERSON HAGGERTY SURVEY, ABSTRACT NO. 329, JOHNSON COUNTY, TEXAS. SCALE: 1 INCH = 60 FEET CASE NO. 15-132

TRIANGLE SURVEYING COMPANY P. O. Box 546, Burleson, Texas, 76097 Phone: 817-295-1148 REGISTERED FIRM NO. 10094100



o DENOTES 1/2 INCH IRON PINS SET WITH A PLASTIC CAP MARKED RPLS 1598 UNLESS OTHERWISE SHOWN. PRIVATE SEWAGE FACILITIES.

On-site sewage facility performance cannot be guaranteed by Johnson County, even though all provisions of the Rules of Johnson County, Texas for Private Sewage facilities and TCEQ regulations are complied with. Inspection and/or acceptance of a private sewage facility by the Public Works department shall indicate only that the facility meets the minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations.

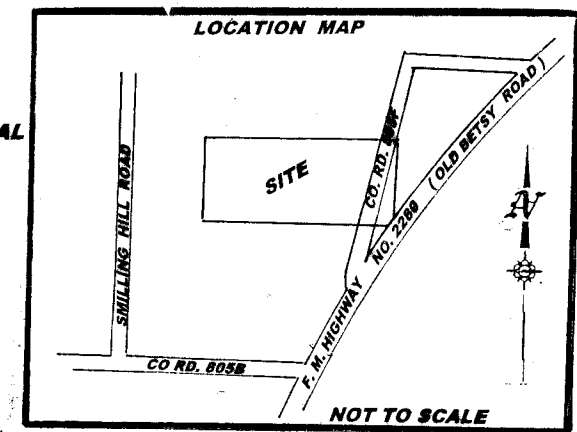


Table with 4 columns: PRE DIRECTION, STREET NAME, STREET TYPE/SUFFIX, ROW. Row 1: NA, 805F, COUNTY ROAD, 0.49 ACRE.

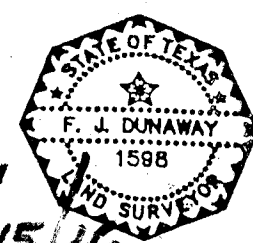
UTILITY PROVIDERS: WATER: CREST WATER SUPPLY CORP. ELECTRICITY: UNITED SERVICES GARBAGE PICK-UP: PRIVATE CONTRACTOR SEWAGE DISPOSAL: COUNTY APPROVED SYSTEM FIRE PROTECTION: KEENE VOL. FIRE DEPT.

TRACT 3 CLEVE WELLS, ET UX VOL. 3749, PG. 687, D.R.J.C.T. CITY OF BURLESON NOTES.

- 1. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON THIS LOT. 2. ALL 5/8 INCH IRON PINS SET HAVE A PLASTIC CAP MARKED RPLS 1598. 3. THERE IS NO CURRENT ZONING FOR THIS PROPERTY. 4. ALL BUILDING SETBACKS ARE SUBJECT TO JOHNSON COUNTY DEVELOPMENT REGULATIONS. 5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS LOT THAT ARE NOT SHOWN. 6. THIS ADDITION IS IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BURLESON. 7. ALL BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED SUCH THAT AT GROUND LEVEL, EXTERIOR SIDES OF THE BUILDINGS ARE WITHIN 150 FEET OF A DEDICATED STREET OR FIRE LANE. IF THE 150 FEET CANNOT BE REACHED FROM A PUBLIC STREET, A FIRE LANE CAPABLE OF SUPPORTING 75,000 LBS. SHALL BE REQUIRED ON THE SITE AT TIME OF CONSTRUCTION. 8. A MINIMUM OF 1 ACRE PER RESIDENTIAL STRUCTURE PER LOT IS REQUIRED FOR ONSITE SEWAGE FACILITIES (SEPTIC SYSTEMS). IF MORE THAN ONE STRUCTURE IS PROPOSED FOR CONSTRUCTION ON A LOT IN THE FUTURE, REPLATTING WILL BE REQUIRED. 9. THE REQUIREMENTS OF PUBLIC INFRASTRUCTURE WERE BASED ON THE UTILITY EXHIBIT DATED JANUARY 5, 2016 SUBMITTED WITH THIS PLAT FOR REVIEW TO THE CITY OF BURLESON, ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND A FIRE HYDRANT(S) INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S ENGINEERING SERVICES PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.



I, F. J. Dunaway, Registered Professional Land Surveyor No. 1598, do hereby certify that this plat is a true and correct representation of a survey made on the ground under my personal supervision. Signature of F. J. Dunaway dated 1/15/16.



PLAT RECORDED, DATE: 1-21-16 PLAT RECORDS, JOHNSON COUNTY, TEXAS. VOL. 10, PG. 928, SLIDE D-314 BY: Becky J. Wiley COUNTY CLERK Deputy Clerk - Luella Shuler