



Release from Extraterritorial Jurisdiction (ETJ) Petition

APPLICANT / OWNER

Applicant or Authorized Agent	Owner
Name: <u>James D. Bennett Jr.</u>	Name: <u>James D. Bennett Jr.</u>
Company:	Company:
Address: <u>2787 SW Hulen St.</u>	Address: <u>2787 SW Hulen St.</u>
<u>Burleson TX 76028</u>	<u>Burleson TX 76028</u>
Telephone: <u>817-205-1439</u>	Telephone: <u>817-205-1439</u>
Email: <u>jdbtowing@gmail.com</u>	Email: <u>jdbtowing@gmail.com</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>

SITE INFORMATION

Number of properties within the area to be released:	<u>2 Tracts of land</u>
General location or address of area to be released:	<u>2787 SW Hulen St. Burleson TX 76028</u>
Total Acres to be released:	<u>4.76 10.81 ± 1</u>
County of Request	<u>Johnson</u>

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

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



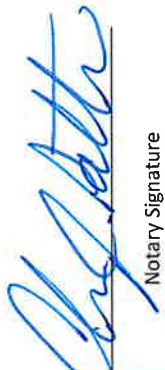
Tax ID # and Physical Address	Property Owners Signature	Notary
466-65-4896 2787 SW Hulen St. Burleson, TX 76028		State of <u>TEXAS</u> County of <u>TARRANT</u> The instrument was signed or acknowledged before me on <u>8/28/25</u> By <u>James Bennett, Jr.</u> Print name of signer(s)   Notary Signature
		State of _____ County of _____ The instrument was signed or acknowledged before me on _____ By _____ Print name of signer(s) _____ Notary Signature

EXHIBIT A
LEGAL DESCRIPTION

TRACT I:

BEING all that certain lot, tract or parcel of land situated in the H.G. CATLETT SURVEY, Abstract No. 11, Johnson County, Texas, and being described in Warranty Deed from Charles E. Curtis and wife, Cynthia J. Booker to James D. Bennett, Jr., dated April 5, 2018 and recorded under Instrument No. 2018-9099, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found "MAG" nail at the edge of the existing asphalt pavement for SW Hulen Street, same being the most northerly or northeast corner of the herein described tract of land, in the southwest right-of-way line of SW Hulen Street and the most easterly or southeast corner of that certain tract of land described in Correction Warranty Deed from Darin DeBolt and Tracie Cohen to Darin DeBolt and Tracie DeBolt, dated February 14, 2020 and recorded under Instrument No. 2020-4628, Deed Records, Johnson County, Texas;

THENCE South 45 degrees 49 minutes 31 seconds East, continuing along the edge of the existing asphalt pavement for SW Hulen Street and in the southwest right-of-way line of said SW Hulen Street, a distance of 494.28 feet (494.08 feet by deed) to a found "MAG" nail in said asphalt pavement for corner;

THENCE South 43 degrees 10 minutes 30 seconds West, departing said SW Hulen Street and in the common boundary line between said herein described tract of land and that certain tract of land described in Warranty Deed from Charles Curtis and wife, Cynthia J. Booker to Crawford Henry Lydle and Bridget Bernice Lydle, dated October 27, 2017 and recorded under Instrument No. 2017-27208, Deed Records, Johnson County, Texas, a distance of 945.83 feet to a found 1/2 inch capped iron rod marked "CBG" for corner;

THENCE North 45 degrees 48 minutes 14 seconds West, continuing in the common boundary line between said herein described tract of land and said Lydle tract of land, a distance of 501.87 feet (501.64 feet by deed) to a point;

THENCE North 43 degrees 38 minutes 05 seconds East, in the common boundary line between said herein described tract of land and that certain tract of land described in Cash Warranty Deed from Calvin Butler Fincher and wife, Elizabeth A. Fincher to Ronald E. New and wife, Cleo New, dated March 30, 1999 and recorded in Volume 2318, Page 731, Deed Records, Johnson County, Texas, a distance of 238.31 feet to a found 1/2 inch iron rod for corner;

THENCE North 43 degrees 40 minutes 09 seconds East, in the common boundary line between said herein described tract of land and that certain tract of land described in General Warranty Deed from Darin DeBolt and Tracie DeBolt to James Bennett, Jr., dated February 14, 2020 and recorded under Instrument No. 2020-4629, Deed Records, Johnson County, Texas, a distance of 140.87 feet to a found 1/2 inch iron rod for corner;

THENCE North 43 degrees 37 minutes 34 seconds East, in the common boundary line between said herein described tract of land and the aforementioned DeBolt tract of land recorded under Instrument No. 2020-4628, a distance of 566.36 feet to the POINT OF BEGINNING and containing 10.811 acres of land, more or less.

TRACT II:

BEING all that certain lot, tract or parcel of land situated in the H.G. CATLETT SURVEY, Abstract No. 11, Johnson County, Texas, and being described in General Warranty Deed from Darin DeBolt and Tracie DeBolt to James Bennett, Jr., dated February 14, 2020 and recorded under Instrument No. 2020-4629, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the most southerly or southwest corner of the herein described tract of land, same being in the northwest boundary line of that certain tract of land described in Warranty Deed from Charles E. Curtis and wife, Cynthia J. Booker to James D. Bennett, Jr., dated April 5, 2018 and recorded under Instrument No. 2018-9099, Deed Records, Johnson County, Texas and the most easterly or southeast corner of that certain tract of land described in Cash Warranty Deed from Calvin Butler Fincher and wife, Elizabeth A. Fincher to Ronald E. New and wife, Cleo New, dated March 30, 1999 and recorded in Volume 2318, Page 731, Deed Records, Johnson County, Texas;

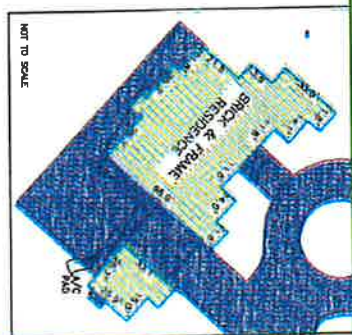
THENCE North 44 degrees 29 minutes 52 seconds West, in the common boundary line between said herein described tract of land and said New tract of land, a distance of 309.58 feet to a found 1/2 inch capped iron rod marked "ARTHUR" for corner;

THENCE North 43 degrees 36 minutes 37 seconds East, in the common boundary line between said herein described tract of land and that certain tract of land described in Warranty Deed from Guadalupe Rojo to Armandina Perez, dated December 7, 2009, a distance of 140.77 feet to a found 1/2 inch capped iron rod marked "ARTHUR" for corner;

EXHIBIT A
(Continued)

THENCE South 44 degrees 31 minutes 04 seconds East, in the common boundary line between said herein described tract of land and that certain tract of land described in Correction Warranty Deed from Darin DeBolt and Tracie Cohen to Darin DeBolt and Tracie DeBolt, dated February 14, 2020 and recorded under Instrument No. 2020-4628, Deed Records, Johnson County, Texas, a distance of 309.72 feet to a found 1/2 inch iron rod for corner;
THENCE South 43 degrees 40 minutes 09 seconds West, in the common boundary line between said herein describe tract of land and the aforementioned Bennett tract of land, a distance of 140.87 feet to the POINT OF BEGINNING and containing 1.000 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.



2. Property is subject to local tax assessments for use as a 2017-2018 year 2020-2021.