



## Release from Extraterritorial Jurisdiction (ETJ) Petition

### APPLICANT / OWNER

Applicant or Authorized Agent	Owner
Name:	Name: Larry Pool
Company::	Company: Pools Land Mart Inc
Address::	Address:: 2816 S Burleson Blvd Burleson, TX 76028
Telephone:	Telephone: 817-690-9659
Email:	Email: LandVrental@gmail.com
Signature:	Signature:

### SITE INFORMATION

Number of properties within the area to be released:	2
General location or address of area to be released:	3437 Cr 807, Cleburne, TX 76031
Total Acres to be released:	12.75 acres
County of Request	Johnson

### 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)
<input checked="" type="checkbox"/>	50% of all owners within the area to be released must provide a NOTARIZED signature
<input checked="" 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 checked="" type="checkbox"/>	If current ownership differs from data available on the Appraisal District website provide deed(s) as proof of ownership
<p><b>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.</b></p> <p>Owners signature required:  _____</p>	

Received by  
 City Secretary's Office

APR 22 2024

**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
126-3304-0110 3437 Cr 807, Cleburne, TX 76031		State of <u>Texas</u> County of <u>Tehason</u> The instrument was signed or acknowledged before me on <u>4/18/24</u> By <u>George K Logan</u> Print name of signer(s)  Notary Signature 
126-3304-01020 3445 Cr 807, Cleburne, TX 76031		State of <u>Texas</u> County of <u>Tehason</u> The instrument was signed or acknowledged before me on <u>4/18/24</u> By <u>George K Logan</u> Print name of signer(s)  Notary Signature _____

**EXHIBIT "A"**

**TRACT ONE:**

Being a 9.750 acre tract of land out of the JOHNSON COUNTY SCHOOL LAND SURVEY NO. 4, ABSTRACT NO. 442 in Johnson County, Texas, and being the same tract of land as described in a Deed to Shepherds Valley Cowboy Church as recorded in Volume 3675, Page 104 of the Deed Records of Johnson County, Texas and being more fully described by metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod found for the southwest corner of the herein described tract of land, being in the Southeasterly right-of-way line of Farm to Market Highway No. 2280, being the common North corner of a called 5.011 acre tract of land as described in a Deed to Lloyd and Cathy Labombard as recorded in instrument No. 2011-27227 of the said Deed Records;

**THENCE** North 55 deg. 35 min. 37 sec. East along this common line of this tract and the said Farm to Market Highway 2280 a distance of 803.41 feet to a point in the common line of a 3.00 acre tract of land as described in a Deed to the Shepherds Valley Cowboy Church as recorded in Volume 3675, Page 104 of the said Deed Records;

**THENCE** along the common line of this tract and the said 3.00 acre Shepherds Valley Cowboy Church tract the following courses and distances;

South 34 deg. 07 min. 48 sec. East a distance of 333.26 feet to a fence post for corner;

North 55 deg. 42 min. 03 sec. East a distance of 414.89 feet to a 1/2 inch iron rod found for corner;

North 41 deg. 47 min. 16 sec. West a distance of 335.02 feet to a 1/2 inch iron rod found in the said Farm to Market Highway 2280 right-of-way;

**THENCE** North 58 deg. 04 min. 15 sec. East along said right-of-way a distance of 93.59 feet to a point in the Southwesterly right-of-way line of County Road 807;

**THENCE** South 33 deg. 16 min. 29 sec. East along the said County Road 807 right-of-way a distance of 443.46 feet to a point in the North line of a called 9.234 acre tract of land as described in a Deed to Croft L.K. Inc., as recorded in Volume 2128, Page 693 of the said Deed Records;

**THENCE** South 56 deg. 55 min. 06 sec. West, along the common line of this tract and the said Croft tract a distance of 1291.14 feet to a 1/2 inch iron rod found for the common corner of the said Labombard tract;

**THENCE** North 29 deg. 59 min. 20 sec. West along the common line of this tract and the said Labombard tract a distance of 420.61 feet to the POINT OF BEGINNING and containing 9.750 acres of land more or less.

**TRACT TWO:**

Being a 3.00 acre tract of land out of the JOHNSON COUNTY SCHOOL LAND SURVEY NO. 4, ABSTRACT NO. 442 in Johnson County, Texas and being the same tract of land as described in a Deed to the Shepherds Valley Cowboy Church as recorded in Volume 3675, Page 104 of the Deed Records of Johnson County, Texas and being more fully described by metes and bounds as follows;

**BEGINNING** at a 1/2 inch iron rod found for the Northernmost corner of the herein described tract in the Southeasterly right-of-way line of Farm to Market Highway 2280, being a common corner of the 9.750 acre tract of land as described in a Deed to the Shepherds Valley Cowboy Church as recorded in Volume 3675, Page 104 of the said Deed Records;

**THENCE** along the common lines of this tract and the said 9.750 acre Shepherds Valley Cowboy Church tract the following courses and distances;

South 41 deg. 47 min. 16 sec. East a distance of 335.02 feet to a 1/2 inch iron rod;

South 55 deg. 42 min. 03 sec. West a distance of 414.89 feet to a fence post;

Initials: LP \_\_\_\_\_

**EXHIBIT "A"**  
**(continued)**

**North 34 deg. 07 min. 48 sec. West a distance of 333.26 feet to a point in the Southerly right-of-way line of Farm to Market Highway 2280;**

**THENCE North 55 deg. 52 min. 14 sec. East along the said right-of-way a distance of 370.25 feet to the POINT OF BEGINNING and containing 3.00 acres of land more or less.**

Initials: LP



**3437 County Road 807, Cleburne, TX 76031-0008, Johnson County**

APN: 126-3304-01010 CLIP: 3187891236

	<b>Beds</b> N/A	<b>Full Baths</b> N/A	<b>Half Baths</b> N/A	<b>MLS Sale Price</b> \$675,000	<b>MLS Sale Date</b> 10/16/2015
	<b>MLS Sq Ft</b> 15,963	<b>Lot Sq Ft</b> 472,408	<b>MLS Yr Built</b> 2000	<b>Type</b> COM'L BLDG	
<b>OWNER INFORMATION</b>					
Owner Name	Pools Land Mart Inc		Tax Billing Zip	76028	
Tax Billing Address	2816 S Interstate 35 W Ste		Tax Billing Zip+4	1482	
Tax Billing City & State	Burleson, TX				
<b>LOCATION INFORMATION</b>					
Location City	Cleburne		Census Tract	1302.10	
School District	Joshua ISD		Carrier Route	R004	
School District Code	10		Within 250 Feet of Multiple Flood Zone	No	
Subdivision	Pools Egan Add				
<b>TAX INFORMATION</b>					
Tax ID	<u>126-3304-01010</u>		% Improved	83%	
Alternate Tax ID	R000097484		Lot	1	
Parcel ID	126330401010		Block	1	
Legal Description	LOT 1 BLK 1 POOLS EGAN ADDITION 126.5534.01599, 01027,01707,01802				
<b>ASSESSMENT &amp; TAX</b>					
Assessment Year	2023		2022	2021	
Assessed Value - Total	\$2,164,396		\$1,686,488	\$1,574,028	
Assessed Value - Land	\$368,730		\$329,360	\$216,900	
Assessed Value - Improved	\$1,795,666		\$1,357,128	\$1,357,128	
YOY Assessed Change (\$)	\$477,908		\$112,460		
YOY Assessed Change (%)	28.34%		7.14%		
Market Value - Total	\$2,164,396		\$1,686,488	\$1,574,028	
Market Value - Land	\$368,730		\$329,360	\$216,900	
Market Value - Improved	\$1,795,666		\$1,357,128	\$1,357,128	
Tax Year	Total Tax		Change (\$)	Change (%)	
2021	\$28,646				
2022	\$30,316		\$1,670	5.83%	
2023	\$34,078		\$3,762	12.41%	
Jurisdiction	Tax Amount		Tax Type	Tax Rate	
Joshua ISD	\$23,531.31		Actual	1.0872	
Johnson County	\$7,250.73		Actual	.335	
Hill College Jos	\$1,040.88		Actual	.04809	
Lateral Road	\$1,082.20		Actual	.05	
Johnson Co Esd#1	\$1,173.12		Actual	.0542	
Total Estimated Tax Rate	1.5745				
<b>CHARACTERISTICS</b>					
Land Use - Corelogic	Commercial Building		Building Sq Ft	MLS: 15,963	
Land Use - State	Real Commercial		Total Building Sq Ft	MLS: 15,963	
Estimated Lot Acres	10.845		Stories	MLS: 2	
Estimated Lot Sq Ft	472,408		Year Built	MLS: 2000	
<b>SELL SCORE</b>					
Value As Of	2024-04-07 04:45:47				
<b>LISTING INFORMATION</b>					
MLS Listing Number	<u>13043107</u>		MLS Pending Date	07/21/2015	
MLS Status	Closed		Closing Date	10/16/2015	

MLS Status Change Date 10/16/2015  
 MLS Area (MLS) 38 - JOHNSON COUNTY  
 MLS Listing Date 10/27/2014  
 MLS Current List Price \$825,000  
 MLS Orig. List Price \$825,000

Closing Price \$675,000  
 MLS Listing Agent 0361067-Sue Slstrunk  
 MLS Listing Broker RE/MAX ASSOCIATES I  
 MLS Selling Agent 0361067-Sue Slstrunk  
 MLS Selling Broker RE/MAX ASSOCIATES I

**LAST MARKET SALE & SALES HISTORY**

Recording Date 10/21/2015  
 Buyer Name Pools Land Mart Inc  
 Seller Name Shepherds Valley Cowboy Ch Of As  
 Document Number 23916  
 Document Type Warranty Deed

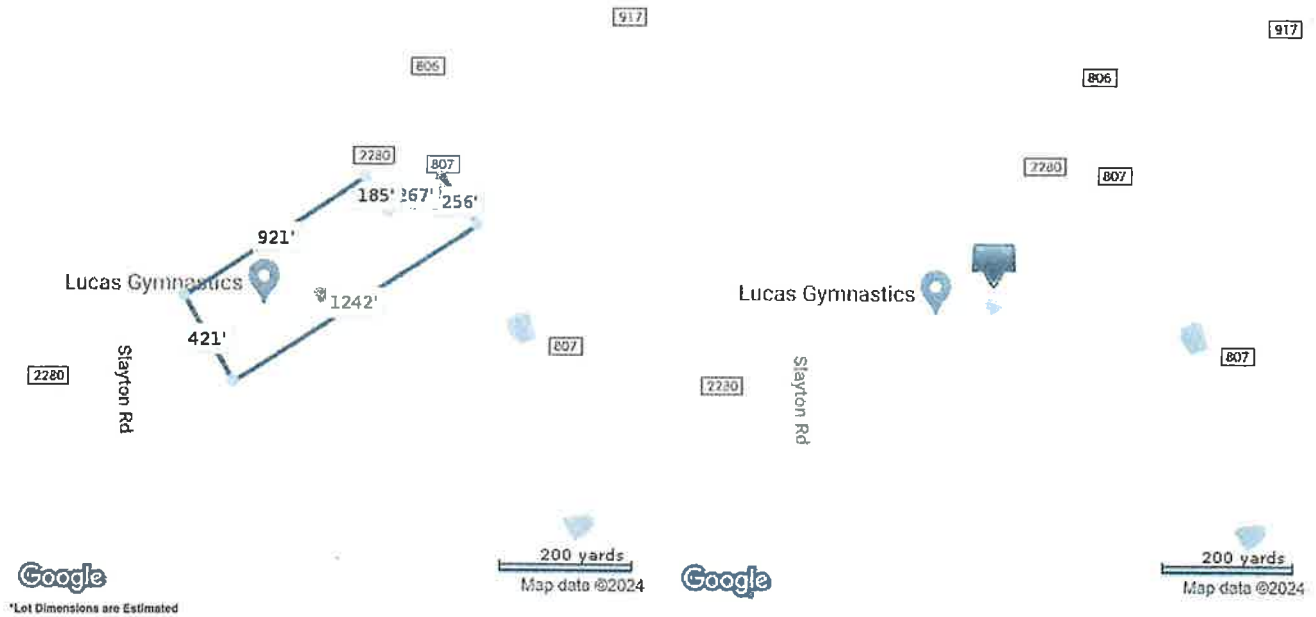
**OWNER TRANSFER INFORMATION**

Owner Name Pools Land Mart Inc

**MORTGAGE HISTORY**

Mortgage Date	11/05/2020	01/27/2017	10/21/2015
Mortgage Amount			\$658,400
Mortgage Lender	Citizens Nat'l Bk/Tx	Citizens Nat'l Bk/Tx	Citizens Nat'l Bk/Tx
Mortgage Code			Conventional

**PROPERTY MAP**



\*Lot Dimensions are Estimated

# 3445 County Road 807, Cleburne, TX 76031, Johnson County

APN: 126-3304-01020 CLIP: 2676901351

MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
3	2	N/A	N/A	N/A
MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
1,400	48,047	N/A	COM'L BLDG	

### OWNER INFORMATION

Owner Name	Pools Land Mart Inc	Tax Billing Zip	76028
Tax Billing Address	2816 S Interstate 35 W Ste	Tax Billing Zip+4	1482
Tax Billing City & State	Burleson, TX		

### LOCATION INFORMATION

Location City	Cleburne	Census Tract	1302.10
School District	Joshua ISD	Carrier Route	R004
School District Code	10	Within 250 Feet of Multiple Flood Zone	No

### TAX INFORMATION

Tax ID	<a href="#">126-3304-01020</a>	% Improved	80%
Alternate Tax ID	R000097485	Lot	2
Parcel ID	126330401020	Block	1
Legal Description	LOT 2 BLK 1 POOLS EGAN ADDITI ON 126.5534.99996,01706		

### ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$487,243	\$382,677	\$308,644
Assessed Value - Land	\$96,093	\$96,093	\$22,060
Assessed Value - Improved	\$391,150	\$286,584	\$286,584
YOY Assessed Change (\$)	\$104,566	\$74,033	
YOY Assessed Change (%)	27.32%	23.99%	
Market Value - Total	\$487,243	\$382,677	\$308,644
Market Value - Land	\$96,093	\$96,093	\$22,060
Market Value - Improved	\$391,150	\$286,584	\$286,584
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$5,617		
2022	\$6,879	\$1,262	22.47%
2023	\$7,672	\$793	11.52%
Jurisdiction	Tax Amount	Tax Type	Tax Rate
Joshua ISD	\$5,297.31	Actual	1.0872
Johnson County	\$1,632.26	Actual	.335
Hill College Jos	\$234.32	Actual	.04809
Lateral Road	\$243.62	Actual	.05
Johnson Co Esd#1	\$264.09	Actual	.0542
Total Estimated Tax Rate			1.5745

### CHARACTERISTICS

Land Use - Corelogic	Commercial Building	Stories	MLS: 2
Land Use - State	Real Commercial	Bedrooms	MLS: 3
Estimated Lot Acres	1.103	Total Baths	MLS: 2
Estimated Lot Sq Ft	48,047	MLS Total Baths	2
Building Sq Ft	MLS: 1,400	Full Baths	MLS: 2

### SELL SCORE

Value As Of	2024-04-14 04:41:55
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### LISTING INFORMATION

MLS Listing Number	<a href="#">13702000</a>	MLS Current List Price	\$200,000
MLS Status	Cancelled	MLS Orig. List Price	\$200,000
MLS Status Change Date	12/06/2017	MLS Listing Agent	0468346-Shelley Green



MLS Area (MLS)  
MLS Listing Date

38 - JOHNSON COUNTY  
09/29/2017

MLS Listing Broker

KELLER WILLIAMS REALTY

LAST MARKET SALE & SALES HISTORY

Recording Date	10/21/2015	11/22/2005
Buyer Name	Pools Land Mart Inc	Shepherds Valley Cowboy Church
Seller Name	Shepherds Valley Cowboy Ch Of As	Weaver Russell W & Anna L
Document Number	23916	3675-104
Document Type	Warranty Deed	Warranty Deed

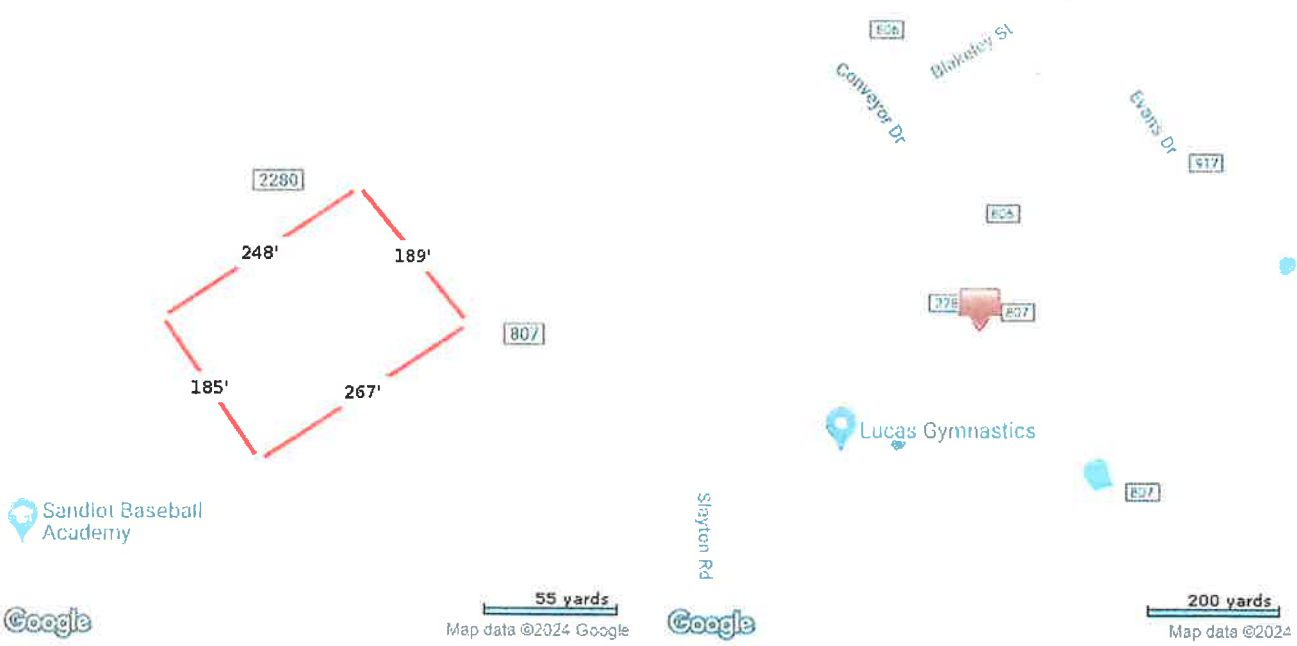
OWNER TRANSFER INFORMATION

Owner Name Pools Land Mart Inc

MORTGAGE HISTORY

Mortgage Date	01/27/2017	10/21/2015	03/30/2011	03/30/2011	11/22/2005
Mortgage Amount		\$658,400	\$379,839	\$351,732	\$250,000
Mortgage Lender	Citizens Nat'l Bk/Tx	Citizens Nat'l Bk/Tx	Pinnacle Bk	Pinnacle Bk	Private Individual
Mortgage Code		Conventional	Conventional	Conventional	Private Party Lender

PROPERTY MAP



Sandlot Baseball Academy



\*Lot Dimensions are Estimated

55 yards  
Map data ©2024 Google



200 yards  
Map data ©2024

CORPORATE RESOLUTION

THE STATE OF TEXAS §  
  §  
COUNTY OF JOHNSON §

A Special Meeting of the board of Directors of Pools Land Mart, LLC was held at the office of the corporation on the 7<sup>th</sup> day of January, 2009 at 9:00 o'clock a.m. and the following Directors were present:

LARRY POOL    VONNA POOL

being all of the directors of the corporation.

The meeting was called to order by LARRY POOL, President of the corporation, who announced that the meeting was called for the purpose of purchasing real property located at 2432 Cypress Ln., Burleson, Johnson County, Texas. It was further decided by all Directors that Larry Pool has the authority to execute on behalf of the corporation, any and all legal documents needed to purchase said property.

Upon motion duly made and seconded, the following resolution was duly carried:


That LARRY POOL be and is hereby authorized to execute any and all instruments necessary on behalf of said corporation.

It was further resolved that all documents executed by said officer, on behalf of the corporation as authorized in this resolution, shall be deemed fully completed and executed when signed by said officer, and neither the corporate Seal nor the attestation by any officer of the corporation shall be required for the validity of any such instrument as signed by said officer.

It was further provided that this Resolution shall remain in full force and effect until a revocation of same has been filed of record in the deed of Records of Johnson County, Texas.


I, LARRY POOL, President of the corporation, do hereby certify that the above and foregoing is a true and correct copy of the Resolution passed by the Board of Directors of the corporation as aforesaid and that said Resolution now appears in the minutes of the corporation and has not been amended or revoked.

WITNESS my hand on this 7<sup>th</sup> day of January, 2009.

  
\_\_\_\_\_  
LARRY POOL, President

SWORN TO AND SUBSCRIBED BEFORE ME, this 7<sup>th</sup> day of January, 2009.




  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS  
  §  
COUNTY OF JOHNSON §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2009 by LARRY POOL President of Pools Land Mart, LLC, a Texas corporation, on behalf of said corporation.



  
\_\_\_\_\_  
Notary Public, State of Texas

835 SW Alsbury Blvd, Suite I  
Burleson, TX 76028  
(682) 888-1002  
Jenna@GotRemoved.com  
GotRemoved.com



**Subject:** Authorization Letter of Representation

Dear Mayor and City Council Members of the city of Burleson

I am writing to formally authorize the company, GotRemoved.com, to act as my authorized representative for petitioning my property that falls within the ETJ on my behalf.

I hereby grant GotRemoved.com, the necessary power and authority to represent me on my behalf. This authorization is effective immediately and will remain in force until the petition is filed, approved and the letter of release is delivered to me (property owner) and GotRemoved.com.

I kindly request that you treat GotRemoved.com as if they were representing me directly in all matters specified above. Please provide representatives with any relevant information, documentation, or assistance necessary to fulfill their role effectively.

Should you have any questions, concerns, or require further clarification, please feel free to contact me directly at LandVRental@gmail.com.

Thank you for your attention to this matter. I am confident that GotRemoved.com will execute their responsibilities diligently and professionally.

Sincerely,

Pools Land Mart Inc- Larry Pool

Name

\_\_\_\_\_

Name

*Larry Pool*

Signature

dotloop verified  
04/15/24 1:53 PM CDT  
MNG9-AYZB-4ICE-IPEV

\_\_\_\_\_

Signature

