

THE CITY OF
BURLESON
TEXAS

Release from Extraterritorial Jurisdiction (ETJ) Petition

The required fee is \$200

APPLICANT / OWNER

Applicant or Authorized Agent	Owner
Name: JAMES M. SPENCER AND ANA AVERS SPENCER	Name: JAMES M. SPENCER AND ANA AVERS SPENCER
Company:	Company:
Address: 2300 N. CUMMINGS DR ALVARADO TX 76009	Address: 2300 N CUMMINGS DR ALVARADO TX 76009
Telephone: (817) 939-3369 & (817) 658-0930	Telephone: (817) 939-3369 & (817) 658-0930
Email: avaa1951@gmail.com mark.tanner72@gmail.com	Email: avaa1951@gmail.com AND mark.tanner72@gmail.com
Signature: J. Spencer	Signature: J. Spencer

SITE INFORMATION

Number of properties within the area to be released:	FIVE
General location or address of area to be released:	2300 N. CUMMINGS DR AND 2300 N. CUMMINGS DR.
Total Acres to be released:	113.852
County of Request	JOHNSON

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 dis countenance efforts by the City of Burleson.	
Owners signature required:	J. Spencer

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
0002300 N. CUMMINGS DR 126-0687-00450 ABST 687 TR 7 WM PHIPS 0002300 N. CUMMINGS DR 126-0687-00011 ABST 687 TR 2 PG 3 WM PHIPS 0002426 N. CUMMINGS DR 126-0687-00020 ABST 687 TR 3 PG 5 WM PHIPS 0002400 N. CUMMINGS DR 126-0687-00020 ABST 687 TR 3 WM PHIPS 0002612 N. CUMMINGS DR 126-0687-00460 ABST 687 TR 6, 7 WM PHIPS	<i>[Signature: Ana Nguyen-Lan]</i> <i>[Signature: James Ingram]</i>	State of <u>Texas</u> County of <u>Tehama</u> The instrument was signed or acknowledged before me on <u>12/21/2025</u> By <u>Tanner Glenn</u> Print name of signer(s)  Tanner B Glenn Notary Public, State of Texas NOTARY ID #135524983 My Commission Exp 07/22/2029 <i>[Signature: Tanner B Glenn]</i> Notary Signature
		State of _____ County of _____ The instrument was signed or acknowledged before me on _____ By _____ Print name of signer(s)
		Notary Signature

BILLY JOE BOYD
VOL. 2334, PG. 427
D.R.J.C.T.

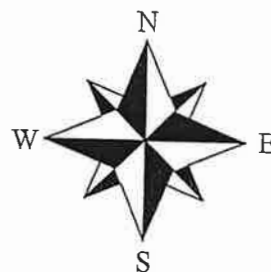
POINT OF
BEGINNING
CONTROL MON.
N:6848724.92(Y)
E:2360814.64(X)
1/2" IRF

WILLIAM PHIPPS
A-688

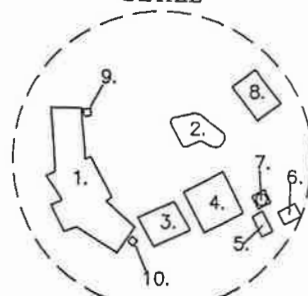
J.S. PAXTON, ETUX
VOL. 3592, PG. 516
D.R.J.C.T.

DAVID S. WARDLOW
A-870

42.542 ACRES
CLIFFORD D. RAYBURN, ETUX
VOL. 1863, PG. 752
D.R.J.C.T.

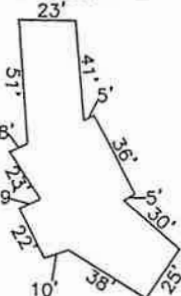


DETAIL



1. HOUSE (SEE HOUSE DETAIL)
2. POOL
3. CARPORT 30'x25'
4. POOL HOUSE 35'x35'
5. SHED 10'x15'
6. SHED 10'x15'
7. WATER TANK 10'x10'
8. SHED 20'x30'
9. AC UNIT
10. AC UNIT

HOUSE DETAIL
1-STORY BRICK HOME

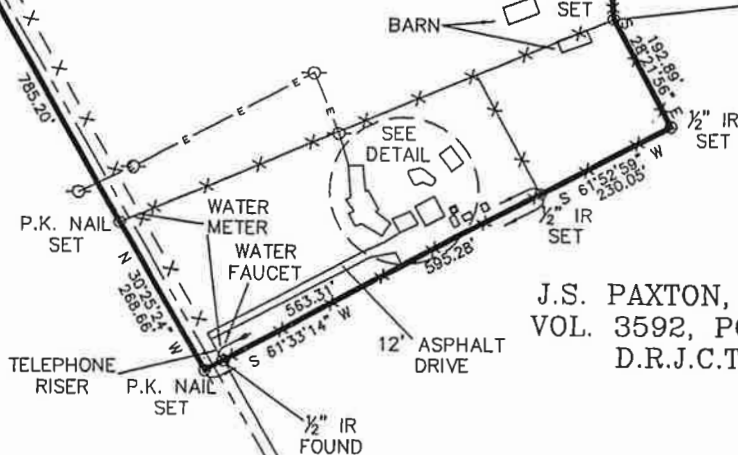


I HEREBY STATE THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS TO THE BEST OF MY KNOWLEDGE CORRECT, AND THAT THERE ARE NOT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCRDACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON.

RICKEY LYNN HICKMAN RPLS # 4974 - SURVEYED ON THE GROUND JUNE, 2009

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
2. BASIS OF BEARINGS ARE TEXAS NORTH CENTRAL ZONE NAD 83 GRID COORDINATES.
3. BASED ON FEMA MAP PANEL No. 48251CIND0 NO PORTION OF THIS PROPERTY LIES WITHIN 100 YEAR FLOOD ZONE.
4. ALL CORNERS SET ARE AS SHOWN ON DRAWING AND LEGAL DESCRIPTION.
5. BASIS OF BEARING IS THE NORTH PROPERTY LINE OF TRACT AS SHOWN.
6. ALL COORDINATES ARE TEXAS NORTH CENTRAL ZONE NAD 83 GRID COORDINATES.



LEGAL DESCRIPTION

BEING A 42.542 ACRE TRACT OF LAND CONVEYED TO CLIFFORD D. RAYBURN, ETUX AS DESCRIBED IN VOL. 1863, PG. 752, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING TRACTS 1, 1A, 2, 2A AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID ROD BEING THE NORTHERN MOST POINT OF TRACT 2 OF SAID TRACT OF LAND CONVEYED TO CLIFFORD D. RAYBURN, ETUX, SAID IRON ROD ALSO BEING IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO BILLY JOE BOYD AS DESCRIBED IN VOL 2334, PG. 427, D.R.J.C.T.)

THENCE S 36°08'34" E A DISTANCE OF 351.68 FEET TO A 1/2" IRON ROD FOUND,

THENCE S 48°56'52" E A DISTANCE OF 869.23 FEET TO A 1" PIPE FOUND,

THENCE S 14°49'30" E A DISTANCE OF 472.37 FEET TO A 1/2" IRON ROD WITH A FORT WORTH SURVEYING, L.L.C. YELLOW CAP SET,

THENCE S 05°16'24" E A DISTANCE OF 266.56 FEET TO A 1/2" IRON ROD WITH A FORT WORTH SURVEYING, L.L.C. YELLOW CAP SET,

THENCE S 28°21'56" E A DISTANCE OF 192.89 FEET TO A 1/2" IRON ROD WITH A FORT WORTH SURVEYING, L.L.C. YELLOW CAP SET,

THENCE S 61°52'59" W, A DISTANCE OF 230.05 FEET TO A 1/2" IRON ROD WITH A FORT WORTH SURVEYING, L.L.C. YELLOW CAP SET,

THENCE S 61°33'14" W, AT 563.31 FEET PASSING A 1/2" IRON ROD FOUND, IN ALL A DISTANCE OF 595.28 FEET TO A P.K. NAIL SET IN COUNTY ROAD No. 600,

THENCE N 30°25'24" W, ALONG SAID COUNTY ROAD No. 600, A DISTANCE OF 268.66 FEET TO P.K. NAIL SET,

THENCE N 29°46'48" W, ALONG SAID COUNTY ROAD No. 600, A DISTANCE OF 785.20 FEET TO A P.K. NAIL SET,

THENCE N 30°01'09" W, ALONG SAID COUNTY ROAD No. 600, A DISTANCE OF 996.64 FEET TO A P.K. NAIL SET,

THENCE N 60°53'26" E A DISTANCE OF 745.15 FEET TO THE POINT OF BEGINNING AND BEING 42.542 ACRES OF LAND, WITH 1.647 ACRES IN COUNTY ROAD No. 600, LEAVING A NET ACREAGE OF 40.895, MORE OR LESS.

FORT WORTH SURVEYING
107 E COLLEGE AVENUE
ALVARADO, TEXAS, 76009
817-790-5900

JOB # 2009024
RAYBURN_BOUNDARY_SURVEY

DATE: 08/14/09

DRAWN: CGH
CHECKED: RLH

JOHNSON COUNTY
TEXAS