

JUL 28 2026 JUL 28 2026

Release from Extraterritorial Jurisdiction (ETJ) Petition

APPLICANT / OWNER

Applicant or Authorized Agent	Owner
Name: <u>Anthony Mecker</u>	Name: <u>Futurum Properties, LLC.</u>
Company::	Company:
Address:: <u>PO Box 701</u>	Address:: <u>PO Box 701</u>
<u>Godley, TX 76044</u>	<u>Godley, TX 76044</u>
Telephone: <u>817-659-9908</u>	Telephone: <u>817-659-9908</u>
Email: <u>twistedtinkers@gmail.com</u>	Email: <u>twistedtinkers@gmail.com</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>

SITE INFORMATION

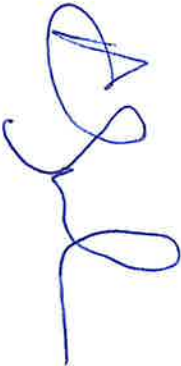
Number of properties within the area to be released:	<u>1</u>
General location or address of area to be released:	<u>3005 W. FM 917, Joshua TX 76058</u>
Total Acres to be released:	<u>10</u>
County of Request	<u>Johnson</u>

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

<u>Am</u>	Completed Application
<u>Am</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>Am</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>Am</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>Am</u>	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 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
3005 W. FM 971 Joshua, TX 76058 10 acre portion of CAD# R0000020354		State of <u>Texas</u> County of <u>Johnson</u> The instrument was signed or acknowledged before me on <u>7.27.2020</u> By <u>Anthony Meier</u> Print name of signer(s) <u>8-22-20</u> Notary Signature State of _____ County of _____ The instrument was signed or acknowledged before me on: _____ By _____ Print name of signer(s) Notary Signature

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.

GF# 6000895-32

Warranty Deed with Vendor's Lien

Date: June 4, 2026

Grantor: Markus Festus Miller

Grantor's Mailing Address:

1762 F.M. 2060 Abernathy, Texas
79311

Grantee: Futurum Properties, LLC, a Texas Limited Liability Company

Grantee's Mailing Address: PO Box 701, Godley, TX 76044

Consideration: Cash and a note of even date executed by Grantee and payable to the order of **Paul A Brewer** in the principal amount of [REDACTED]. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **Paul A Brewer** and by a first-lien deed of trust of even date from Grantee to Michael S. Newman, trustee.

Property (including any improvements): Being a 10.000 acre portion of a tract of land, in the Joseph West Survey, Abstract No. 855, Johnson County, Texas, conveyed to Markus F. Miller, recorded in Instrument No. 2019-03189, save and except the tract of land, conveyed to the State of Texas, recorded in Volume 377, Page 222, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), and being more particularly described as follows:

Beginning, at a post found, at the Northeast corner of the herein described tract, in the South line of W. FM 917;

Thence, crossing said Miller tract, S 02°39'51" E, a distance of 1452.63 feet, to a post found, at the Southeast corner of the herein described tract, in the North line of a tract of land, conveyed to Juan & Rosa Terrazas, as described in a deed, recorded in Volume 2754, Page 722, D.R.J.C.T.;

Thence, with the common line between said Miller tract, and with said Terrazas tract, N 89°52'48" W, a distance of 300.63 feet, to a capped iron rod set, stamped "GSI Surveying", for the Southwest corner of the herein described tract;

Thence, crossing said Miller tract, N 02°39'51" W, a distance of 1448.68 feet, to a capped iron rod set, stamped "GSI Surveying", for the Northwest corner of the herein described tract;

Thence, with the South line of said W. FM 917, N 89°22'05" E, a distance of 300.47 feet, to the Point of Beginning and containing 10.000 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No.6084, on October 6, 2020.

Reservations from Conveyance: Grantor hereby reserves and excepts from this conveyance, and retains for Grantor and Grantor's heirs, successors and assigns forever, all oil, gas, and other minerals in and under and that may be produced from the property (the "Mineral Interests"). If the Mineral Interest is subject to existing production or an existing lease, this reservation includes the production, lease, and all benefits from it. Grantor hereby waives and releases any and all rights, title, interests, easements, rights-of-way and privileges, of every kind and character which Grantor has or may have to use or utilize, or to permit others to use or utilize, in any manner the surface of the Property or any part thereof, including, without limitation, the right to use the surface of the property or any part thereof for investigating, exploring by geological, geophysical and other methods, prospecting, drilling, mining, operating, producing, saving, transporting, storing or treating oil, gas and all other minerals, of every kind and character, whether similar or dissimilar, known or unknown, in, on, under and which may be discovered, mined, produced or recovered from the Property or any portion thereof. Grantor waives and releases its right of ingress and egress to the Property, its right to conduct any type of investigation on the surface, including, without limitation, any type of seismic operations, its right to use any portion of the surface of the Property for the drilling of any well, or for the storage or transportation of oil, gas or other minerals of any kind, and its right to lay pipeline across the Property or any portion thereof. Nothing herein however, restricts or prohibits the pooling or unitization of the Mineral Interest with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that are opened on land other than the Property that enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

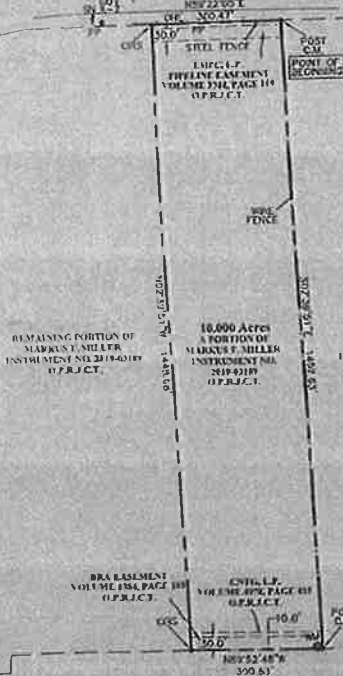
Restrictions: The Property shall not be used for the purpose of operating a scrap yard, junk yard or recycling business of any kind. No Manufactured Homes (mobile homes) shall be allowed on the Property. This restriction shall run with the land making up the property; is binding on Grantee and Grantee's successors and assigns, and inures to the benefit of Grantor, and Grantor's successors and assigns.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; 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 2026 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.

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

3005 W Fm 917 Joshua TX 76058

W. FM 917
(ASPHALT PAVEMENT)



SURVEYOR'S NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLATE
 COORDINATE SYSTEM, NORTH COORDINATE ZONE 4202, NAD83 (HA 1911).
 2. THIS SURVEY WAS PREPARED BY THE BENEFIT OF A COPY OF A COUNTEY
 RECORD, PREPARED BY PROVIDENCE TITLE COMPANY, CD #104006997,
 FOR TITLE INSURANCE, PREPARED BY PROVIDENCE TITLE COMPANY, CD #104006997,
 ISSUED OCTOBER 2011.
 3. THIS SURVEY WAS PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE
 PREPARATION OF A DEPOSITION OF THE RESULTS THEREON ON THE SURVEY POINT
 WAS PREPARED BY THE SURVEYOR OR AN ABSTRACT OF TITLE, THEREFORE,
 THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT
 SHOWN.
 4. () DENOTES RECORD DATA.
 5. EASEMENT RECORDED IN VOLUME 377, PAGE 321, VOLUME 331, PAGE
 308, VOLUME 1739, PAGE 619, O.P.R.C.T., MAY AFFECT THE SUBJECT TRACT.
 HOWEVER, THE SURVEYOR HAS NO RECORD OF THE EASEMENT.
 6. THE EASEMENT RECORDED IN CLERK'S FILE NO. 201100001087, O.P.R.C.T.,
 DOES NOT AFFECT THE SUBJECT TRACT.

THIS SURVEY EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF SHELBY A. HOFFMAN, R.P.L.S. NO. 8084, ON OCTOBER 6, 2020 AND SHOWS THE EXISTING CONDITIONS OBSERVED AT THE TIME OF THE SURVEY.

PROPERTY DESCRIPTION

BEING A 18,000 ACRE PORTION OF A TRACT OF LAND, IN THE JOSEPH WEST SURVEY, ABSTRACT NO. 805, JOHNSON COUNTY, TEXAS, CONVEYED TO MARSH E. MILLER, RECORDED IN INSTRUMENT NO. 149,421B, SAYE AND EXCEPT THE TRACT OF LAND, CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 377, PAGE 222, OFFICIAL PUBLIC RECORD, JOHNSON COUNTY, TEXAS (O.P.R.I.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POST FOUND, AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH 10TH OF W. 1ST N 91ST.

THENCE, CROSSING SAID MILLER TRACT, S.01°19'51" E. A DISTANCE OF 1452.41 FEET, TO A POST FOUND, AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH LINE OF A TRACT OF LAND, CONVEYED TO RUAH & ROSA TERRAZAS, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 2754, PAGE 722, D.A.C.T.

THENCE, WITH THE COMMON LINE BETWEEN SAID MILLER TRACT, AND WITH SAID THRAZAS TRACT, N 89° 28' 00" W, A DISTANCE OF 300.63 FEET, TO A CAPPED IRON ROD SET, STAMPED "OSI SURVEYING", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, CROSSING KARD MILLER TRACT, N04°39'1" W, A DISTANCE OF 1441.68 FEET, TO A CAPPED IRON ROD SET, STAMPED "TGS
SURVEYING" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, WITH THE SOUTH LINE OF SAID W. FM 917, N 89°22'05" E, A DISTANCE OF 399.41 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10,600 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY A. HOFFMAN, R.P.L.S. NO. 6084, ON OCTOBER 6, 2020

PROPERTY ADDRESS:
TBD FM 917
JOSHUA, TEXAS

10/7/2020
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.

3000 K. HULEN, SUITE 114-116, FORT WORTH, TEXAS
OFFICE: 817-487-8916
TOLL FREE NO. 1-818-440-5762 / E-MAIL: GCS@KVEY.COM

Scale: 1"=200'	Date: 10/7/20	DWG: 2020-936 - SURVEY-001
Drawn: OF	Checked: SJH	Job: 2020-936

VOLUME 374, PAGE 721
O.P.B.J.C.T.

SURVEY EXHIBIT SHOWING

BEING A 10.000 ACRE PORTION OF A TRACT OF LAND, IN THE JOSEPH WEST SURVEY, ABSTRACT NO. 855,
JOHNSON COUNTY, TEXAS, CONVEYED TO MARKUS F. MILLER, RECORDED IN INSTRUMENT NO.
2019-03189, SAVE AND EXCEPT THE TRACT OF LAND, CONVEYED TO THE STATE OF TEXAS, RECORDED IN
VOLUME 377, PAGE 222, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS