

THE CITY OF  
**BURLESON**  
TEXAS

**Release from Extraterritorial Jurisdiction (ETJ) Petition**

**APPLICANT / OWNER**

Applicant or Authorized Agent	Owner
Name: <u>Steven Samuel</u>	Name: <u>Steven Samuel</u> <u>Mary Samuel</u>
Company: _____	Company: _____
Address: <u>612 W. Bethesda Rd</u> <u>Cleburne Tx 76031</u>	Address: <u>612 W. Bethesda Rd</u> <u>Cleburne Tx 76031</u>
Telephone: <u>817 925 2116</u>	Telephone: <u>817 925 2116</u> <u>817 528 6145</u>
Email: <u>stevenmjm@gmail.com</u>	Email: <u>stevenmjm@gmail.com</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u> <u>Mary Samuel</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>900 S. Briarcoaks Rd Cleburne Tx</u>
Total Acres to be released:	<u>8.52</u> <u>See Exhibit Survey</u>
County of Request	<u>Johnson</u>

**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
<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 checked="" 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.
Owners signature required: <u>[Signature]</u>	


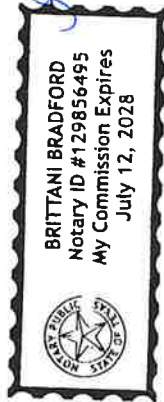




Received by  
City Secretary's Office

MAR 20 2025

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# 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
900 S. Briar Oaks Rd Cleburne TX 76031	Steven Samuel 	<p>State of <u>Texas</u>  County of <u>Jackson</u>  The instrument was signed or acknowledged before me on <u>03/20/2025</u>  By <u>Steven Samuel</u>  Print name of signer(s)    Notary Signature <u></u></p>
900 S. Briar Oaks Rd. Cleburne Tx 76031	Mary Samuel 	<p>State of <u>Texas</u>  County of <u>Jackson</u>  The instrument was signed or acknowledged before me on <u>03/20/2025</u>  By <u>Mary Samuel</u>  Print name of signer(s)    Notary Signature <u></u></p>

GF No. 2543305

**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.**

**GENERAL WARRANTY DEED**

(Cash)

**Date:** February 27, 2025

**Grantor:** Rockncedar Ranch, LP, a Texas Limited Partnership

**Grantor's Mailing Address:** \_\_\_\_\_

**Grantee:** Steven Samuel and Mary Samuel, husband and wife

**Grantee's Mailing Address:** 612 W Bethesda Rd, Cleburne, TX 76031

**Consideration:** Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):** Being a tract or parcel of land situated in the David McCord Survey, Abstract No.629, Johnson County, Texas, being the same 8.52 acre tract conveyed to Rockncedar Ranch L.P. by deed recorded under County Clerks File No.2012-28890, Deed Records, Johnson County, Texas, being more particularly described in EXHIBIT A attached and incorporated herein for all purposes; together with all rights, privileges, and appurtenances pertaining to the Property.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:** Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2025, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to 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 and to hold it to Grantee and Grantee's heirs, successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.



**EXHIBIT A**

Being a tract or parcel of land situated in the David McCord Survey, Abstract No.629, Johnson County, Texas, being the same 8.52 acre tract conveyed to Rockncedar Ranch L.P. by deed recorded under County Clerks File No.2012-28890, Deed Records, Johnson County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the southwest line of Briaroaks Road, being the southeasterly corner of said 8.52 acre tract and the northeasterly corner of a 50 acre tract conveyed to G. Hoerig, by deed recorded in Volume 515, Page 770, Deed Records, Johnson County, Texas;

Thence South 58°30'54" West with the common line between said 50 acre tract and said 8.52 acre tract a distance of 938.47 feet to a fence corner post found for corner, being the southwesterly corner of said 8.52 acre tract and an inside ell corner of said 50 acre tract;

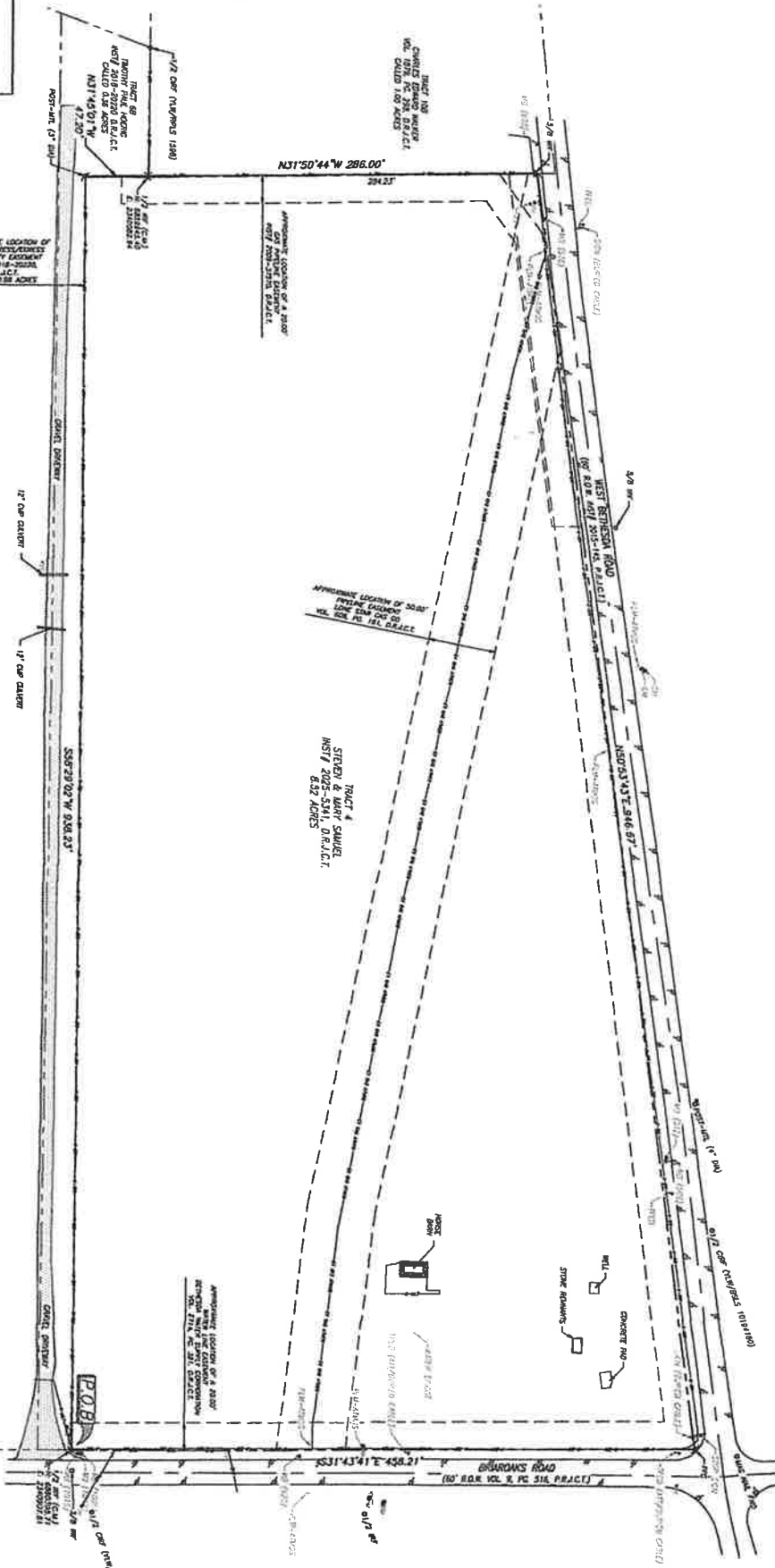
Thence North 31°43'11" West with the common line between said 50 acre tract and said 8.52 acre tract a distance of 47.20 feet to a 1/2" iron rod found for corner, being a corner of said 8.52 acre tract and an outside ell corner of said 50 acre tract and being the southeasterly corner of a 1.0 acre tract conveyed to C. Walker, by deed recorded in Volume 1879, Page 298, Deed Records, Johnson County, Texas;

Thence North 31°48'55" West with the common line between said 1.0 acre tract and said 8.52 acre tract a distance of 286.00 feet to a 1/2" iron rod set for corner in the southeasterly line of W. Bethesda Road, being the northwesterly corner of said 8.52 acre tract and the northeasterly corner of said 1.0 acre tract;

Thence North 50°55'33" East with the southeasterly line of said W. Bethesda Road and the northwesterly of said 8.52 acre tract a distance of 946.91 feet to a 1/2" iron rod set for corner at the intersection of the southeasterly line of said W. Bethesda Road with the southwest line of said Briaroaks Road, being the northeasterly corner of said 8.52 acre tract;

Thence South 31°41'51" East with the northeasterly line of said 8.52 acre tract and the southeasterly line of said W. Bethesda Road a distance of 458.25 feet to the POINT OF BEGINNING and containing 8.52 acres of land, more or less.

1. THE PROPERTY OF THE SURVEY IS TO LOCATE, DETERMINE, AND RECORD THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT OF THE DAVID MCCORD SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013, AND THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013, AND THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013.
2. THE PROPERTY OF THE SURVEY IS TO LOCATE, DETERMINE, AND RECORD THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT OF THE DAVID MCCORD SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013, AND THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013, AND THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013.
3. THE PROPERTY OF THE SURVEY IS TO LOCATE, DETERMINE, AND RECORD THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT OF THE DAVID MCCORD SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013, AND THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013, AND THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013.
4. THE PROPERTY OF THE SURVEY IS TO LOCATE, DETERMINE, AND RECORD THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT OF THE DAVID MCCORD SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013, AND THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013, AND THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013.
5. THE PROPERTY OF THE SURVEY IS TO LOCATE, DETERMINE, AND RECORD THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT OF THE DAVID MCCORD SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013, AND THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013, AND THE BOUNDARIES OF THE LAND DESCRIBED IN THE ADJACENT SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013.



**HSE HANNA SURVEYING & ENGINEERING LLC.**

DATE: 01/15/2023  
PROJECT NO: 23-161  
SHEET 1 OF 1  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

**STATE OF TEXAS**

**JOHNSON COUNTY**

**DAVID MCCORD SURVEY, ABSTRACT NUMBER 629, JOHNSON COUNTY, TEXAS, DATED 11/21/2013**

**TRACT 4, SUNDY & LARRY SUNDY, N81°50'44\"/>**



ETJ Release Letter  
Release Request Under Senate Bill No. 2038

I, (name) Steven Samuel  
being the owner(s) of the property addressed as 3900 S. Briar Oaks Rd, Cleburne, Tx 76031, hereby petition the City of Burleson to have approximately 8.52 acres of land (identified as "The Property") which lays within the Burleson Extraterritorial Jurisdiction (ETJ) released from said ETJ (S.B. 2038 ETJ-Release). "The Property" is identified as Tract 4 out of the David McCord Survey, Abstract Number 629. The 8.52 acres is further described in the attached legal description/survey.

Included with this letter is a legal description and an exhibit.

Owner's Signature (of the above described property) [Signature]

Owner's Name (printed) Steven Samuel

Address and Zip 612 W. Bethesda Rd, Cleburne Tx. 76031

Telephone (817) 925-2116 Email stevenmmjm@gmail.com

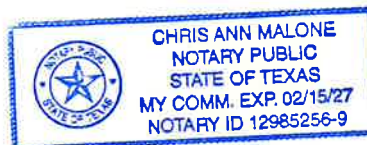
STATE OF TEXAS  
COUNTY OF Johnson

I **certify** that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

**BEFORE ME**, the undersigned authority appeared Steven Samuel (PROPERTY OWNER), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

**EXECUTED** on this 14 day of March, 2025

[Signature]



Notary Public in and for the State of Texas

ETJ Release Letter  
Release Request Under Senate Bill No. 2038

I, (name) Mary Samuel  
being the owner(s) of the property addressed as 3900 S. Briar Oaks Rd, Cleburne, Tx 76031, hereby petition the City of Burleson to have approximately 8.52 acres of land (identified as "The Property") which lays within the Burleson Extraterritorial Jurisdiction (ETJ) released from said ETJ (S.B. 2038 ETJ-Release). "The Property" is identified as Tract 4 out of the David McCord Survey, Abstract Number 629. The 8.52 acres is further described in the attached legal description/survey.

Included with this letter is a legal description and an exhibit.

Owner's Signature (of the above described property) Mary Samuel  
Owner's Name (printed) Mary Samuel  
Address and Zip 612 W. Bethesda Rd, Cleburne Tx, 76031  
Telephone (817) 528-6145 Email MESamuel@Flash.net

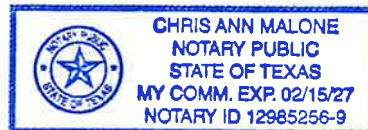
STATE OF TEXAS  
COUNTY OF Johnson

I **certify** that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

**BEFORE ME**, the undersigned authority appeared Mary Samuel (PROPERTY OWNER), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

**EXECUTED** on this 14 day of March, 20 25

Chris Ann Malone



Notary Public in and for the State of Texas



