

JAN 19 2024

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

**APPLICANT / OWNER**

Applicant or Authorized Agent	Owner
Name:	Name: <u>Jerry D + Rebecca L Stringer</u>
Company::	Company:
Address::	Address:: <u>500 Private Access 80505 Joshua, Tx 76058</u>
Telephone:	Telephone: <u>817 521 5383 817 360 9433</u>
Email:	Email: <u>jds@jerrystringer.net</u>
Signature:	Signature: <u>[Signature] Rebecca L Stringer</u>

**SITE INFORMATION**

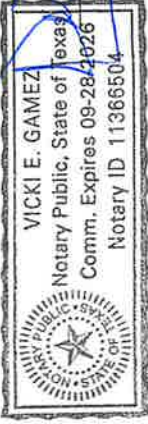
Number of properties within the area to be released:	
General location or address of area to be released:	<u>500 Private Access 80505 Joshua</u>
Total Acres to be released:	<u>approx 39 acres</u>
County of Request	<u>Johnson</u>

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

<u>JDS RLJ</u>	Completed Application
<u>JDS RLJ</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>JDS RLJ</u>	Signed "Release from ETJ Petition" (see next page)
<u>JDS RLJ</u>	50% of all owners within the area to be released must provide a NOTARIZED signature
<u>JDS RLJ</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>JDS RLJ</u>	If current ownership differs from data available on the Appraisal District website provide deed(s) as proof of ownership
	<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>
	Owners signature required: <u>[Signature] Rebecca L Stringer</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
<p>126336601020                      500 Private Access 80505                      Joshua, Tx 76058                      L2 B1 Three Sisters                      Estates</p>	<p><i>Rebecca L Stinger</i></p>	<p>State of <u>Texas</u>                      County of <u>Duncan</u>                      The instrument was signed or acknowledged before me on <u>1-19-2024</u>                      By <u>Rebecca L Stinger + Jany D Stinger</u>                      Print name of signer(s)                        Notary Signature</p>
<p>1263366001021                      L2 PT B1 Three Sisters                      Estates                      500 Private Access 80505                      Joshua, Tx 76058</p>	<p><i>Jany D Stinger</i></p>	<p>State of _____                      County of _____                      The instrument was signed or acknowledged before me on _____                      By _____                      Print name of signer(s)                      _____                      Notary Signature</p>



**500 Private Access 80505, Joshua, TX 76058-4882, Johnson County**

APN: 126-3366-01020 CLIP: 1039295441

	<b>Beds</b> N/A	<b>Full Baths</b> N/A	<b>Half Baths</b> N/A	<b>Sale Price</b> N/A	<b>Sale Date</b> N/A
	<b>Bldg Sq Ft</b> N/A	<b>Lot Sq Ft</b> 1,646,089	<b>Yr Built</b> N/A	<b>Type</b> FARMS	

**OWNER INFORMATION**

Owner Name	Stringer Jerry	Tax Billing Zip	76028
Owner Name 2	Stringer Becky	Tax Billing Zip+4	2166
Tax Billing Address	9300 Pecantree Ct	Owner Occupied	No
Tax Billing City & State	Burleson, TX	Ownership Right Vesting	Living Trust

**LOCATION INFORMATION**

Location City	Joshua	MLS Sub Area	5
School District	Joshua ISD	Census Tract	1302.10
School District Code	10	Carrier Route	R003
Subdivision	Three Sisters Estates	Within 250 Feet of Multiple Flood Zone	No
MLS Area (Tax)	38		

**TAX INFORMATION**

Tax ID	<a href="#">126-3366-01020</a>	Exemption(s)	Agricultural
Alternate Tax ID	R000100941	Lot	2
Parcel ID	126336601020	Block	1
Legal Description	LOT 2 BLK 1 THREE SISTERS EST ATES 126.3366.01021 HS		

**ASSESSMENT & TAX**

Assessment Year	2023	2022	2021
Assessed Value - Total	\$35,777	\$5,081	\$5,508
YOY Assessed Change (\$)	\$30,696	-\$427	
YOY Assessed Change (%)	604.13%	-7.75%	
Market Value - Total	\$453,837	\$230,795	\$230,795
Market Value - Land	\$423,237	\$230,795	\$230,795
Market Value - Improved	\$30,600		
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$100		
2022	\$91	-\$9	-8.88%
2023	\$563	\$472	516.72%
Jurisdiction	Tax Amount	Tax Type	Tax Rate
Joshua ISD	\$388.97	Actual	1.0872
Johnson County	\$119.85	Actual	.335
Hill College Jos	\$17.21	Actual	.04809
Lateral Road	\$17.89	Actual	.05
Johnson Co Esd#1	\$19.39	Actual	.0542
Total Estimated Tax Rate			1.5745

**CHARACTERISTICS**

Land Use - Corelogic	Farms	Estimated Lot Acres	37.789
Land Use - State	Real Prop-Farm & Ranch Imprv	Estimated Lot Sq Ft	1,646,089

**SELL SCORE**

Value As Of	2023-12-31 04:43:56
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**LAST MARKET SALE & SALES HISTORY**

Recording Date	07/23/2019
Nominal	Y
Buyer Name	Stringer Jerry & Becky L/Tr
Seller Name	Stringer Rebecca

Document Number  
Document Type

18995  
Special Warranty Deed

OWNER TRANSFER INFORMATION

Recording Date 07/23/2019  
Settle Date 07/18/2019  
Deed Type Special Warranty Deed

Document # 18995  
Owner Name Stringer Jerry

PROPERTY MAP



\*Lot Dimensions are Estimated

200 yards  
Map data ©2024



200 yards  
Map data ©2024

**500 Private Access 80505, Joshua, TX 76058-4882, Johnson County**

APN: 126-3366-01021 CLIP: 1008243250

	<b>Beds</b> N/A	<b>Full Baths</b> N/A	<b>Half Baths</b> N/A	<b>Sale Price</b> N/A	<b>Sale Date</b> N/A
	<b>Bldg Sq Ft</b> N/A	<b>Lot Sq Ft</b> 43,560	<b>Yr Built</b> N/A	<b>Type</b> FARMS	

**OWNER INFORMATION**

Owner Name	<b>Stringer Jerry</b>	Tax Billing Zip	<b>76028</b>
Owner Name 2	<b>Stringer Becky</b>	Tax Billing Zip+4	<b>2166</b>
Tax Billing Address	<b>9300 Pecantree Ct</b>	Owner Occupied	<b>No</b>
Tax Billing City & State	<b>Burleson, TX</b>	Ownership Right Vesting	<b>Living Trust</b>

**LOCATION INFORMATION**

Location City	<b>Joshua</b>	Census Tract	<b>1302.10</b>
School District	<b>Joshua ISD</b>	Carrier Route	<b>R003</b>
School District Code	<b>10</b>	Within 250 Feet of Multiple Flood Zone	<b>No</b>

**TAX INFORMATION**

Tax ID	<a href="#"><b>126-3366-01021</b></a>	% Improved	<b>96%</b>
Alternate Tax ID	<b>R000116021</b>	Lot	<b>2pt</b>
Parcel ID	<b>126336601021</b>	Block	<b>1</b>
Legal Description	<b>LOT 2PT BLK 1 THREE SISTERS E STATES 126.3366.01020 AG</b>		

**ASSESSMENT & TAX**

Assessment Year	<b>2023</b>
Assessed Value - Total	<b>\$430,498</b>
Assessed Value - Land	<b>\$16,000</b>
Assessed Value - Improved	<b>\$414,498</b>
Market Value - Total	<b>\$430,498</b>
Market Value - Land	<b>\$16,000</b>
Market Value - Improved	<b>\$414,498</b>

Tax Year	<b>2023</b>	Total Tax	<b>\$6,778</b>
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Jurisdiction	Tax Amount	Tax Type	Tax Rate
Joshua ISD	<b>\$4,680.37</b>	<b>Actual</b>	<b>1.0872</b>
Johnson County	<b>\$1,442.17</b>	<b>Actual</b>	<b>.335</b>
Hill College Jos	<b>\$207.03</b>	<b>Actual</b>	<b>.04809</b>
Lateral Road	<b>\$215.25</b>	<b>Actual</b>	<b>.05</b>
Johnson Co Esd#1	<b>\$233.33</b>	<b>Actual</b>	<b>.0542</b>
Total Estimated Tax Rate			<b>1.5745</b>

**CHARACTERISTICS**

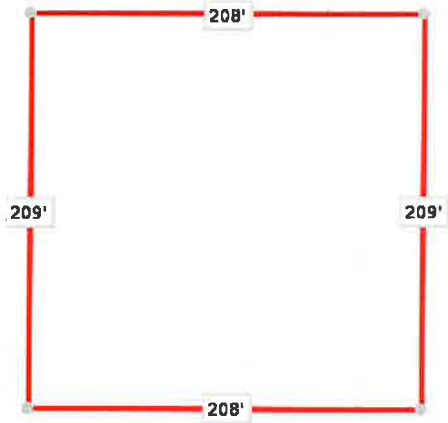
Land Use - Corelogic	<b>Farms</b>	Estimated Lot Acres	<b>1</b>
Land Use - State	<b>Farm-Rnch-Res Imp On Rur Land</b>	Estimated Lot Sq Ft	<b>43,560</b>

**SELL SCORE**

Value As Of	<b>2023-12-31 04:43:56</b>
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**OWNER TRANSFER INFORMATION**

Owner Name	<b>Stringer Jerry</b>
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\*Lot Dimensions are Estimated

25 yards  
Map data ©2024 Google



Private Access 80505

Private Access 80505

200 yards  
Map data ©2024

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.

## SPECIAL WARRANTY DEED

**Date:** July 18, 2019

**Grantor:** Rebecca Stringer, an individual

**Grantor's Mailing Address:** 9300 Pecan Tree Ct, Burleson, Tx 760288

**Grantee:** Jerry Don Stringer and Becky Stringer, Trustees under the Jerry and Becky Stringer Living Trust dated February 8, 2019

**Grantee's Mailing Address:** 9300 Pecan Tree Ct, Burleson, Tx 76028

**Consideration:** TEN AND NO/HUNDREDTHS (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

**Property (including any improvements):**

All of Grantor's interest in that one certain lot, tract, or parcel of land, together with all improvements thereon and personal property located therein, the same being described as Lot 2, Three Sisters Estates, an Addition in Johnson County, Texas, according to the plat thereof recorded in the Plat Records, Johnson County, Texas, the same being otherwise located at 500 Sisters Lane, Joshua, Johnson County, Texas 76058;

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

Grantor, for the Consideration specified herein, 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 heirs and successors 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 when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor sells, transfers, and delivers all Personal Property located in or on the Property to Grantee and warrants and agrees to defend title to the Personal Property to Grantee and Grantee's successors and assigns against all lawful claims. Title in the Personal Property passes at the time this deed is delivered.

THE PERSONAL PROPERTY TRANSFERRED TO GRANTEE IS SOLD, TRANSFERRED, AND DELIVERED "AS IS" AND "WITH ALL FAULTS"; FURTHER, GRANTOR EXCLUDES ALL WARRANTIES AND REPRESENTATIONS, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR



PURPOSE.

When the context requires, singular nouns and pronouns include the plural.

*Rebecca L "Becky" Stringer*  
Rebecca Stringer, Grantor

**ACKNOWLEDGEMENT**

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on July 18, 2019 by Rebecca Stringer.



*Joseph W. Breshears*  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Stringer  
9300 Pecan Tree Ct  
Burleson, Tx 76028

PREPARED BY:  
Breshears Law  
5049 Edwards Ranch Rd, Suite 400  
Fort Worth, TX 76109

# CERTIFICATE OF TRUST

Jerry Don Stringer and Becky Stringer being first duly sworn upon oath, depose and say:

1. Affiants are the Trustees of the Stringer Family Living Trust and as such have the authority to execute this Certificate.
2. This Certificate of Trust relates to the Stringer Family Living Trust dated this 8th day of February, 2019.
3. The Grantors of the Stringer Family Living Trust are Jerry Don Stringer and Becky Stringer.
4. The social security number of the Grantors shall be used as the Taxpayer Identification number for the Stringer Family Living Trust. That number is 449-08-0474.
5. The names and addresses of the currently serving Co-Trustees of the Stringer Family Living Trust are:  
  
Jerry Don Stringer, 9300 Pecan Tree Ct, Burleson, Texas 76028  
Becky Stringer, 9300 Pecan Tree Ct, Burleson, Texas 76028  
  
No other trustee or individual or entity is required to execute any document for the Trust. The signature of a majority of trustees is required for any action taken on behalf of the Trust, except that a Grantor serving as trustee may act alone.
6. The Stringer Family Living Trust is a revocable trust. The following parties have the power to revoke said trust:  
  
Jerry Don Stringer, 9300 Pecan Tree Ct, Burleson, Texas 76028  
Becky Stringer, 9300 Pecan Tree Ct, Burleson, Texas 76028
7. Selected provisions of the Trust, including the pages naming the Initial Trustees creating the Trust, relevant Trustee powers, a statement of revocability of the Trust, the designation of Successor Trustees, and a copy of the signature pages, may be attached to this Certificate or are available upon request.
8. Pursuant to the terms of the Trust Agreement, any person may rely upon this Certificate of Trust as evidence of the existence of said Trust, and is relieved of any obligation to verify that any transaction entered into by a Trustee or Successor Trustee thereunder is consistent with the terms and conditions of said Trust Agreement.
9. The proper manner for taking title to Trust property is:

**Jerry Don Stringer and Becky Stringer, Trustees of the Stringer Family Living Trust dated February 8, 2019.**



