

FEB 12 2024

Rec'd by City Secretary

February 12, 2024

Attn: Andrea Cunningham, TRMC
City of Dripping Springs – City Secretary
511 Mercer Street
Dripping Springs, Texas 78620

RE: 169 Russell Lane
Dripping Springs, TX 78620
Hays County Property Quick Ref. ID No. R15085
Request to be released from the City of Dripping Springs' Extraterritorial Jurisdiction

To Whom it May Concern:

As the owner of the above-referenced property, this petition is being provided to request the release of this property from the City of Dripping Springs' Extraterritorial Jurisdiction (ETJ). As stated in the requirements of the Texas Local Government Code Chapter 42, Subchapter D, Section 42.104 (Petition Requirements), this petition is being provided with the required signature, a map of the land (Survey), and the metes and bounds of the property.

Respectfully submitted,



Clinton H. Edwards,
Manager of Four Oak Stand Mgmt, LLC,
as Manager of 169 RL, LLC (Owner of the Property)

8759 Avator Cir.
Boerne, TX 78015
clint@russell-lane.com
(830) 816-9407

Attachments:

- 1 – Survey of the Property
- 2 – Metes and Bounds of the Property

A DESCRIPTION OF A 3.28 ACRE TRACT OF LAND OUT OF THE B.F. HANNA LEAGUE, ABSTRACT NO. 222, HAYS COUNTY, TEXAS, BEING ALL OF A 3.28 ACRE TRACT OF LAND CONVEYED TO KATHLEEN MARIA CLAPS AND CHRIS ANNE STRICKLING IN VOLUME 1242, PAGE 28, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 3.28 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND IN THE SOUTH RIGHT OF WAY OF RUSSELL LANE, A 50 FOOT RIGHT OF WAY EASEMENT RECORDED IN VOLUME 998, PAGE 763, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID IRON ROD BEING IN THE NORTH LINE OF A CALLED 4.00 ACRE TRACT OF LAND CONVEYED TO DOUBLE E/E PARTNERSHIP AS RECORDED IN VOLUME 390, PAGE 70, DEED RECORDS OF HAYS COUNTY, TEXAS, SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID 3.28 ACRE TRACT;

THENCE SOUTH 89 DEG 30' 04" WEST WITH THE NORTH LINE OF SAID 4.00 ACRE TRACT AND THE SOUTH LINE OF SAID 3.28 ACRE TRACT, A DISTANCE OF 226.87 FEET TO AN IRON PIPE FOUND FOR THE SE CORNER OF LOT 4, THE SPRINGS, A SUBDIVISION RECORDED IN BOOK 12, PAGE 34, PLAT RECORDS OF HAYS COUNTY, TEXAS, FOR THE SW CORNER OF SAID 3.28 ACRE TRACT;

THENCE WITH THE EAST LINE OF LOT 4, THE SPRINGS AND THE WEST LINE OF SAID 3.28 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N 00 DEG 01' 32" W, A DISTANCE OF 49.96 FEET TO AN IRON PIPE FOUND, AND
2) N 00 DEG 31' 36" W, A DISTANCE OF 579.90 FEET 60D NAIL FOUND FOR THE NW CORNER OF SAID 3.28 ACRE TRACT AND THE MOST WESTERLY SW CORNER OF A 9.41 ACRE TRACT OF LAND CONVEYED TO PHILLIP HOGGATT IN VOLUME 1137, PAGE 690, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

THENCE N 89 DEG 36' 24" E, WITH THE NORTH LINE OF SAID 3.28 ACRE TRACT AND THE SOUTH LINE OF SAID 9.41 ACRE TRACT, A DISTANCE OF 226.89 FEET TO AN IRON PIPE FOUND FOR THE NE CORNER OF SAID 3.28 ACRE TRACT AND THE NW CORNER OF A CALLED 2.004 ACRE TRACT OF LAND CONVEYED TO CHRIS STRICKLING IN DOCUMENT NO. 9924607, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

THENCE SOUTH 00 DEG 28' 55" E, WITH THE EAST LINE OF SAID 3.28 ACRE TRACT AND THE WEST LINE OF SAID 2.004 ACRE TRACT, A DISTANCE OF 579.34 FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND IN THE NORTH RIGHT OF WAY OF RUSSELL LANE FOR THE SW CORNER OF SAID 2.004 ACRE TRACT;

THENCE SOUTH 00 DEG 31' 09" E, WITH THE EAST LINE OF SAID 3.28 ACRE TRACT AND THE WEST RIGHT OF WAY OF RUSSELL LANE, A DISTANCE OF 49.96 FEET TO THE POINT OF BEGINNING CONTAINING 3.28 ACRES OF LAND.

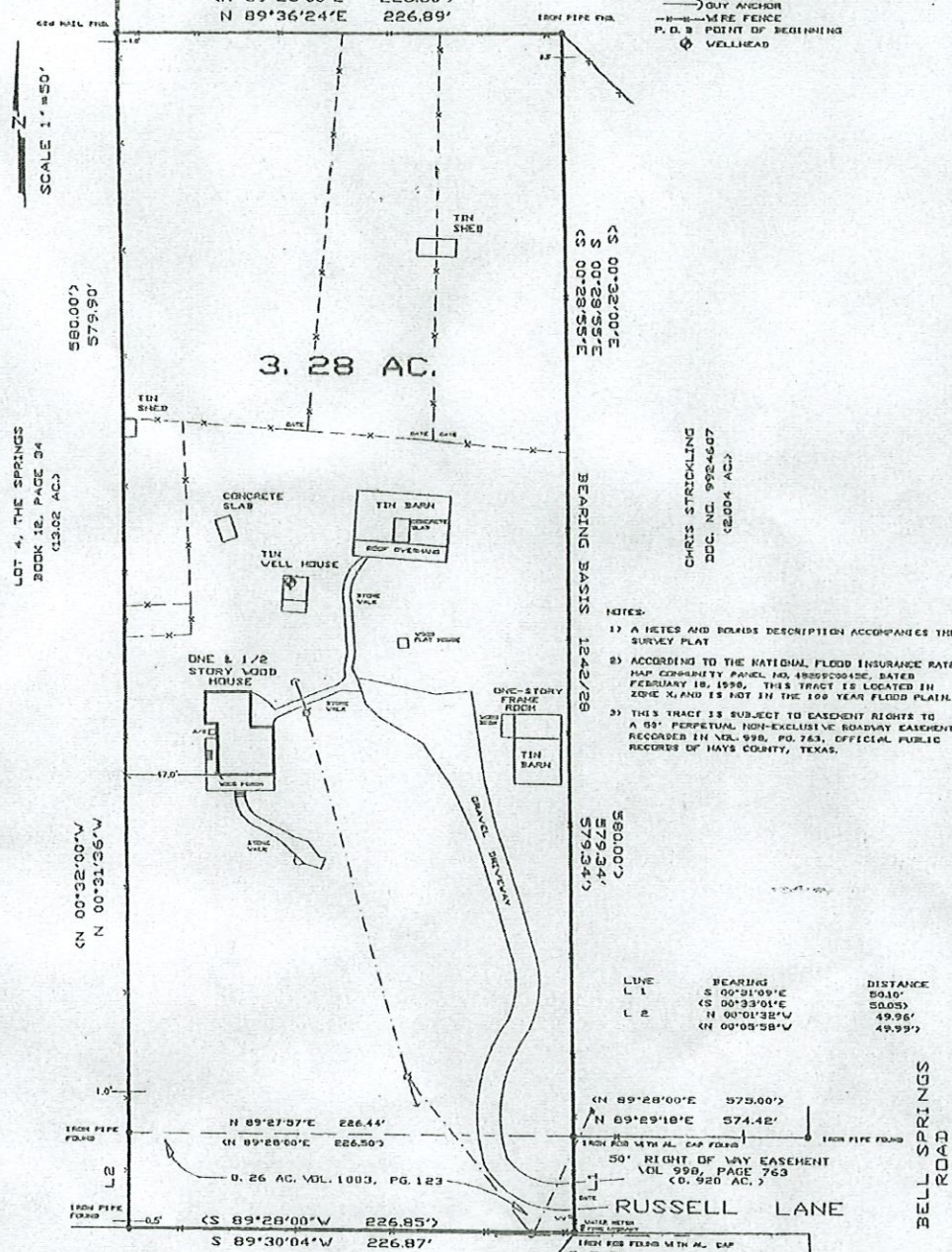
Being that parcel of land conveyed to Laura L. Windleman from Carol L. Joynt, a single person by that deed dated 09/21/2005 and recorded 09/23/2005 in Deed Book 2774, at Page 639 of the Hays County, TX Public Registry.

Tax Map Reference: R15085

PHILIP HOGGATT AND MICHELE HOGGATT
 VOLUME 1137, PAGE 650
 (9.41 AC.)

(N 89°28'00"E 226.50')
 (N 89°36'24"E 226.89')

- LEGEND
- () RECORD INFORMATION
 - IRON ROD FOUND (UNLESS NOTED)
 - OVERHEAD UTILITY LINE
 - POWER POLE
 - GUY ANCHOR
 - WIRE FENCE
 - P. D. B. POINT OF BEGINNING
 - ⊕ WELLHEAD



SCALE 1" = 50'

3.28 AC.

LOT 4, THE SPRINGS
 BOOK 12, PAGE 34
 (13.02 AC.)

CHRIS STRICKLING
 DOC. NO. 9924507
 (8.004 AC.)

(S 00°32'00"E
 S 00°28'55"E
 E 00°28'55"E

BEARING BASIS
 104°28'

580.00'
 579.34'
 579.34'

- NOTES:
- 1) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SURVEY PLAT
 - 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4806500404E, DATED FEBRUARY 18, 1998, THIS TRACT IS LOCATED IN ZONE X AND IS NOT IN THE 100 YEAR FLOOD PLAIN.
 - 3) THIS TRACT IS SUBJECT TO EASEMENT RIGHTS TO A 69' PERPETUAL, NON-EXCLUSIVE ROADWAY EASEMENT RECORDED IN VOL. 990, PG. 763, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L 1	S 09°31'09"E	50.10'
L 2	(S 00°33'01"E	50.05'
	N 00°01'52"W	49.98'
	(N 00°05'58"W	49.99'

(N 89°28'00"E 573.00')
 (N 89°29'18"E 574.42')
 IRON ROD WITH AL. CAP FOUND
 50' RIGHT OF WAY EASEMENT
 VOL. 990, PAGE 763
 (0.920 AC.)
 RUSSELL LANE
 IRON ROD FOUND WITH AL. CAP
 P. D. B.

TO: PURCHASER: CAROL JOYNT
 LESSOR: TO: MC PETERHOLD
 TITLE CO: HAYS COUNTY ABSTRACT / TIGER TITLE INSURANCE COMPANY
 66 ECD
 ADDRESS: 163 RUSSELL LANE

DOUBLE EYE PARTNERSHIP
 VOLUME 789, PAGE 78
 (2.02 AC.)

I, GARY F. PENNINGTON DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION BEING JANE BISH, OF THE PROPERTY (FROM IRON ROD AND EX TRAIL AND ADJACENT TO THE REST OF THE ROADWAY AND ROAD) AND ENERGY AS SHOWN ON NOTES HEREIN. THERE ARE NO VISIBLE ENCUMBRANCES, EGRESS/EASEMENTS, UNLAWFUL INTERFERENCES, MESSAGES, UTILITY LINES OR ROADWAYS.

GARY F. PENNINGTON
 REGISTERED PROFESSIONAL LAND SURVEYOR (228) 894-0564
 4104 STATE OF TEXAS P.O. BOX 1614, BROWNSBORO, TEXAS 76805

06-28-2005



SURVEY PLAT
 OF
3.28 ACRES
 OUT OF THE
 B. F. HANNA LEAGUE A-222
 HAYS COUNTY, TEXAS

FILE NUMBER: 61-229
 JOB NO.: 01-1155