



Case Number	Owner Name	Project Name	Property Location	Acreage
ETJ2023-0013	Persaud Rajendra N	Ladera Lot 2	4630 W US 290	11.5 acres

Planning Department Staff Report

ETJ Disannexation Checklist

In order to process a petition or application received pursuant to Texas Local Government Code, Chapter 42, Subchapter D, follow the below checklist to ensure all requirements and conditions are met:

Step 1: Confirm Applicability

- Ensure that the area in question is located in the city's ETJ.
- If the area is in the ETJ, confirm the following exemptions do not apply:
 - Verify that the area is not subject to a strategic partnership agreement.
 - Confirm the area in question is not within 5 miles of a boundary of an active military base.
 - Confirm that the area is not located in an area designated as an industrial district.
 - Confirm the area was not voluntarily annexed into the ETJ.

Step 2: Review Petition Requirements

Petition Eligibility:

- Verify the petition has been filed by either:
 - A resident of the area, or
 - The majority value landowner(s) of the area in question.
- Verify that the petition includes:
 - A legal description of the area boundaries by either (1) metes and bounds description or (2) Lot and Block, and
 - A map of the land to be released.

Signatory compliance:

- Verify that the petition includes signatures from either:
 - Over 50% of the registered voters of the area, or
 - The majority value land title holders as indicated by the tax rolls of the applicable central appraisal district.

Planning Department Staff Report

Tax ID

R190417

Legal Description

LADERA, Lot 2B, ACRES 11.5, *REPLAT OF LOT 2*

Metes and Bounds

BEGINNING at a ½" inch iron rod found in the north right of way line of US Highway 290 as described in a deed from Charles H. Senour and wife to the State of Texas as recorded In Volume 108, Pages 284-285 of the Deed Records of Hays County, Texas, said iron rod being the southwest corner of Lot 3A of the Amended Plat of a Portion of Lot 3 Ladero as recorded In Volume 17, Pages 50-51 of the Plat Records of Hays County, Texas, same being the southeast corner of said Lot 2 of the Ladera Subdivision and of the herein described tract;

THENCE with the said north right of way line of US Highway 290, being common with the south line of Lot 2 Ladera S 88°52'44" W for a distance of 542.75 feet to a ½" inch iron found monumenting the southeast corner Lot 1 of Ladera Subdivision, the southwest corner of said Lot 2 and of the herein described tract;

THENCE departing the said north right of way line of US Highway 290 with the west line of said Lot 2 being common in part with the east line of Lot 1 N 01°40'49" W passing at a distance of 935.23 feet the called northeast corner of Lot 1 same being the southerly southeast corner of Lot 4 Ladera Subdivision, continuing with the east line of Lot 4 for a total distance of 1185.08 feet to a ½" Inch Iron rod found being on interior "ell" corner of Lot 4 the northwest corner of said Lot 2 and of the herein described tract;

THENCE continuing in part with a south line of Lot 4 being the north line of said Lot 2 N 88°51'52" E passing at a distance of 160.00 feet the call easterly southeast corner of Lot 4 same being the coll westerly southwest corner of Lot 5 Ladera Subdivision, in all for a total distance of 559.76 feet to a ½" inch iron rod found monumenting the northeast corner of said Lot 2 and the northwest corner of Lot 3 Ladera Subdivision;

THENCE with the east line of said Lot 2 being common in part with the west line of Lot 3 Ladero and of Lot 3A of the Amended Plat of a Portion of Lot 3 S 00°51'29" E passing at a distance of 901.18 feet an iron rod with cap found monumenting the northwest corner of said Lot 3A, in ell for a total distance of 1185.17 feet to the POINT OF BEGINNING of the herein described tract and containing 15.00 acres of land more or less.

September 3, 2023

City of Dripping Springs
PO Box 384
Dripping Springs, Texas 78620

To Whom It May Concern:

Pursuant to the effective date of SB 2038 (2023), please consider this my request to have my property, identified as follows, removed from the City of Dripping Springs Extraterritorial Jurisdiction (ETJ) as my property was involuntarily annexed into the ETJ when the City incorporated, and my property fell within the ½ mile statutory ETJ. I am not served by any City utilities nor is my property a part of any development agreement.

My property is located at 4630 W Hwy 290 and is also known by its legal description of Ladera Subdivision, Lot 2B, Hays County, Texas. The HaysCAD Property ID # is R190417.

Please find attached to this letter a copy of my survey and deed(s). This property is owned by Rajendra Persaud; the mailing address of record is PO Box 1789, Dripping Springs, Texas 78620.



Rajendra Persaud

09/05/23

Date