



Case Number	Owner Name	Project Name	Property Location	Acreage
ETJ2023-0020	Brook	N/A	400 Twin Oaks Trail	12.05 Acres

# Planning Department Staff Report

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## 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

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## **Tax ID**

R14165

## **Legal Description**

A0170 A0170 - J B Elliott Survey, ACRES 12.05

## **Metes and Bounds**

[DOCUMENT BELOW]

**Exhibit "A"**STATE OF TEXAS  
COUNTY OF HAYS

12.06 ACRES

A DESCRIPTION OF A 12.06 ACRE TRACT OF LAND OUT OF THE J.B. ELLIOTT SURVEY, ABSTRACT NO. 170 AND THE J.E. SPROUSE SURVEY, ABSTRACT NO. 603, HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 12.05 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THAD G. BUMSTEAD AND SANDY L. BUMSTEAD RECORDED IN VOLUME 1412, PAGE 489, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS LATER CONVEYED AS 12.06 ACRES TO ALXANDER C. HUK AND JANE M. HUK IN VOLUME 3960, PAGE 299, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 12.06 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING** at a 5/8 inch iron rod found for the northwest corner of said Huk 12.06 acre tract, said iron rod being the southwest corner of a called 10.0 acre tract of land described as Tract 3A, Addendum to Contract of Sale, Page One as conveyed to Eileen and Geoffrey Menke recorded in Volume 355, Page 145, Deed Records of Hays County, Texas, said iron rod being in the east line of a called 1.0 acre tract of land described in a deed to David and Karen Smith recorded in Volume 363, Page 828, Deed Records of Hays County, Texas;

**THENCE** N 89°54'17"E, with the north line of said Huk 12.06 acre tract and the south line of said Menke 10.0 acre tract, passing a 5/8 inch iron rod found on the west right of way of a 50 foot wide road easement known as Twin Oaks Trail as recorded in Volume 357, Page 316, Deed Records of Hays County, Texas at 597.02 feet and continuing for a total distance of 622.20 feet to a 1/2 inch iron rod found for the northeast corner of said Huk 12.06 acre tract, same being the southeast corner of said Menke 10.0 acre tract, said nail being in the centerline of said 50 foot wide road easement (Twin Oaks Trail), said nail being in the west line of a remainder V.L.B. tract recorded in Volume 338, Page 662, Deed Records of Hays County, Texas, said nail also being in the west line of a called 10.0 acre tract of land described in a deed to Eileen and Geoffrey Menke known as an Addendum to Contract of Sale, Page Three for the northeast corner of the herein described 12.06 acre tract;

**THENCE** with the centerline of said 50 foot road easement and the east line of said Huk 12.06 acre tract, the following four (4) courses and distances;

1) S 00°15'43"E, passing at approximately 7 feet the northwest corner of a called 4.0 acre tract of land described in a deed to William and Lisa Bailey recorded in Volume 1266, Page 576, Official Public records of Hays County, Texas, for a total distance of 203.04 feet to a 60d nail set,

**Exhibit "A"**  
**Page 1 of 2**

2) S 10°01'16"E, passing at approximately 91 feet the southwest corner of said Bailey 4.0 acre tract, same being the southwest corner of said Menke 10.0 acre tract (Page Three Tract), same being the northwest corner of a called 8.94 acre tract described as Addendum to Contract of Sale, Page Two as described in a deed to Eileen and Geoffrey Menke recorded in Volume 355, Page 145, Deed Records of Hays County, Texas and continuing for a total distance of 207.97 feet to a ½ inch iron rod found,

3) S 10°30'26"W, continuing a distance of 294.00 feet to a mag nail set, and

4) S 00°56'55"W, continuing for a distance of 133.38 feet to a ½ inch iron rod found in the west line of said Menke 8.94 acre tract, said iron rod being the southeast corner of said Huk 12.06 acre tract and the northeast corner of a tract of land conveyed to Hubert F. Weitzel, Jr. recorded in Volume 324, Page 575, Deed Records of Hays County, Texas for the southeast corner of the herein described 12.06 acre tract;

**THENCE** S 89°55'25"W, leaving the centerline of said 50 foot wide road easement, passing at 24.97 feet a 5/8 inch iron rod found on the west line of said 50 foot wide road easement and continuing for a total distance of 613.40 feet to a ½ inch iron rod found for the northwest corner of said Weitzel, Jr. tract, said iron rod being the southwest corner of said Huk 12.06 acre tract, same being the southwest corner of the herein described 12.06 acre tract, said iron rod being near the east line of Tract II, a called 18.68 acre tract of land described in a deed to Aaron and Letisha Scharff recorded in Volume 2972, Page 805, Official Public Records of Hays County, Texas;

**THENCE** N 0°41'00"E, (Bearing Basis) with the west line of said Huk 12.06 acre tract, passing a ½ inch iron rod found at 318.18 feet and 0.87 feet east for the northeast corner of said Scharff 18.68 acre tract, said iron rod being the southeast corner of a called 4.93 acre tract described in a deed to David and Terry Martinez, passing at approximately 618 feet the northwest corner of said Martinez 4.93 acre tract, being at or near the southeast corner of said David and Karen Smith 1.0 acre tract, for a total distance of 830.11 feet, to the **POINT OF BEGINNING**, containing 12.06 acres of land.

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 400 Twin Oaks Trail and is also known by its legal description of Abs 170, J.B. Elliott Survey, 12.05 acres, Hays County, Texas. The HaysCAD Property ID # is R14165.

Please find attached to this letter a copy of my survey and deed(s). This property is owned by Ian Brook; the mailing address of record is 400 Twin Oaks Trail, Dripping Springs, Texas 78620.

Ian Brook      9/7/23  
Ian Brook      Date