

Case Number	Owner Name	Project Name	Property Location	Acreage
ETJ2023-0016	Roger Hall	N/A	501 Twin Oaks Trail	8.92 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

R14166

Legal Description

ABS 170 N PT TR 9 J B ELLIOTT SURVEY 2.93 AC GEO#90400516

Metes and Bounds

[DOCUMENT BELOW]

Exhibit "A"

DESCRIPTION OF 8.945 ACRES, MORE OR LESS, OF LAND AREA, IN THE J. B. ELLIOTT SURVEY, ABSTRACT NO. 170 AND THE J. E. SPROUSE SURVEY, ABSTRACT NO. 603, HAYS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT DESCRIBED AS 8.94 ACRES IN A CONTRACT OF SALE FROM BENNY RAY BREED ET UX TO GEOFFREY MENKE ET UX, DATED MARCH 3, 1981 AND RECORDED IN VOLUME 355, PAGE 145 OF THE HAYS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail found in the common east line of Lot 1, Roadrunner Ridge as recorded in Volume 16, Page 172 of the Hays County Plat Records and the centerline of that 50 foot wide ingress-egress easement recorded in Volume 355, Page 145 of the Hays County Deed Records, for the common southwest corner of the Menke 8.94 acre tract and the northwest corner of that tract described as 12.04 acres in a deed from Robert Kennerly Wark, III to Deborah Lynn Wark, dated October 5, 1992 and recorded in Volume 961, Page 497 of the Hays County Official Public records, from which a ½" iron rod found for an angle point in the common west line of the Wark tract and the east line of Lot 1, Roadrunner Ridge bears S 00°14'57"W 214.10 feet;

THENCE leaving the Wark tract and the **PLACE OF BEGINNING** as shown on that plat numbered 28022-21-2-b dated December 30, 2021 as prepared for Juanita Hall by Byrn & Associates, Inc. of San Marcos, Texas, with the common west line of the Menke tract, the east line of Lot 1, Roadrunner Ridge and its extension and the centerline of the 50 foot wide ingress-egress easement, N 00° 11' 44" E 233.38 feet to a 60d nail set with an aluminum washer stamped "Byrn Survey, pass at 99.63 feet a ½" iron rod found for the common northeast corner of Lot 1, Roadrunner Ridge and the southeast corner of that tract described as 12.043 acres in a deed from Alexander C. Huk to Ian Brook, dated November 12, 2021 and recorded in Hays County Instrument Number 21063457 of the Hays County Official Public records;

THENCE with the common west line of the Menke tract, the east line of the Brook tract and the centerline of the 50 foot wide ingress-egress easement, the following two courses:

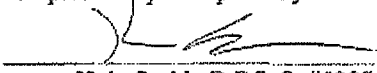
1. N 09° 51' 31" E 293.73 feet to a ½" iron rod found, and
2. N 10° 37' 17" W 116.78 feet to a ½" iron rod found for the common northwest corner of the Menke tract and the southwest corner of that tract described as 4.00 acres in a deed from Darby Riley et al to William Lewis Bailey et ux, dated October 7, 1996 and recorded in Volume 1266, Page 576 of the Hays County Official Public records, from which a 60d nail found for an angle point in the common west line of the Bailey tract and the east line of the Brook tract bears N 10°47'34"W 91.04 feet;

THENCE leaving the Brook tract and the centerline of the 50 foot wide ingress-egress easement, N 89° 11' 25" E 596.59 feet to a ½" iron rod found in the west line of that tract described as 78.13 acres in a deed from Linda E. Davenport and Larry A. Brewer to The Kinley Revocable Living Trust, dated February 20, 2019 and recorded in Hays County Instrument Number 19005112 of the Hays County Official Public Records, for the common southeast corner of the Bailey tract and the northeast corner of the Menke tract, pass at 25.37 feet a ½" iron rod set;

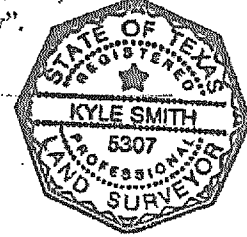
THENCE leaving the Bailey tract, with the east line of the Menke tract, S 00° 48' 35" E 637.29 feet to a ½" iron rod set for the common southeast corner of the Menke tract and the northeast corner of the previously mentioned Wark tract, pass at 314.17 feet the common occupied southwest corner of the

Kinley Revocable Living Trust tract and the northwest corner of that tract described as 99.74 acres in a deed from W. E. McNair et al to Richard R. Nelson et ux, dated May 6, 1983 and recorded in Volume 393, Page 812 of the Hays County Deed Records;

THENCE leaving the Nelson tract, with the common south line of the Menke tract and the north line of the Wark tract, **S 89° 12' 35" W 635.17 feet** to the **PLACE OF BEGINNING**, pass at 610.16 feet a 5/8" iron rod found. There are contained within these metes and bounds 8.945 acres, more or less, of land area as prepared from public records and a survey made on the ground on December 30, 2021 by Byrn & Associates, Inc. of San Marcos, Texas. The Bearing Basis for this description was determined from GPS observations and refers to Grid North of the Texas State Plane Coordinate System, NAD 83, South Central Zone. All 1/2" iron rods set are capped with a plastic cap stamped "Byrn Survey".



Kyle Smith, R.P.L.S. #5307



Client: Hall, Juanita
Date: December 30, 2021
Surv.: Elliott, J.B., A-170
Sprouse, J.E., A-603
County: Hays
Job No: 28022-21-2
Fnd 8.945 ac.

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.

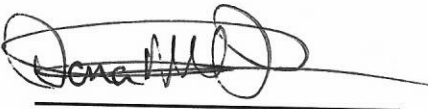
My property is located at 501 Twin Oaks Trail and is also known by its legal description of Abs 170, N. Pt Tr. 9, J.B. Elliott Survey, 2.93 acres, Hays County, Texas. The HaysCAD Property ID # is R14166.

Please find attached to this letter a copy of my survey and deed(s). This property is owned by Roger Hall and Trent Miller; the mailing address of record is 501 Twin Oaks Trail, Dripping Springs, Texas 78620.



Roger Hall

9-3-23
Date



Trent Miller

9/3/23
Date