



Case Number	Owner Name	Project Name	Property Location	Acreage
ETJ2023-0015	Benally	N/A	601 Farrell Ln	3.5 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

R15000

Legal Description

A0222 BENJAMIN F HANNA SURVEY, SERIAL PH051473A, TITLE # CARE, LABEL # TEX0253089, ACRES 3.5, MODEL PALM HARBOR

Metes and Bounds

BEGINNING at a nail found at the southeast corner of said 3.50 acre tract, the northeast corner of that certain tract of land conveyed to Allan Q. Jones and recorded in Volume 404, Page 308, Deed Records of Hays County, Texas, the west line of that certain 12.01 acre tract of land described in Volume 300, Page 217, Deed Records of Hays County, Texas, and being also in the centerline of Farrell Lane, a 50.00 foot right-of-way, for the southeast corner of the herein described tract;

THENCE N 89°59' 18" W, along the south line of said 3.50 3 acre tract and the north line of said Jones tract, at 24.96 feet pass an iron rod found for reference in the west line of said Farrell Road, continuing for a total distance of 490.46 feet to an iron rod found at the southwest corner of said 3.50 acre tract, the northwest corner of said Jones tract and being in the east line of that certain 327.5 acre tract of land recorded in Volume 184, Page 254, Deed Records of Hays County, Texas, for the southwest corner of the herein described tract.

THENCE N 01°59'36" W (Bearing Basis), with the west line of said 3.50 acre and the east line of said 327.5 acre tract, a distance of 322.01 feet to an iron rod found at the northwest corner of said 3.50 acre tract, the northeast corner of said 327.5 acre tract and the southwest corner of that certain 0.6941 acre tract recorded in Volume 1069, Page 648, Official Public Records of Hays County, Texas, for the northwest corner of the herein described tract;

THENCE S 86°36' 17" E, with the north line of said 3.50 acre tract and the south line of said 0.6941 acre tract, a distance of 502.89 feet to an iron rod found at the northeast corner of said 3.50 acre tract, the southeast corner of said 0.6941 acre tract, in the west line of said 12.01 acre tract and being in the centerline of said Farrell Road, for the northeast corner of the herein described tract;

THENCE S 00°04'00" W, with the east line of said 3.50 acre tract, the west line of said 12.01 acre tract and the centerline of said Farrell Road, a distance of 292.13 feet to the POINT OF BEGINNING, containing 3.50 acres of land.

Bearing Basis is the west line of the herein described 3.50 acre tract having a bearing of N 01°59'36" W.

petition for removal from ETJ

October 13th 2023

City of Dripping Springs
Attn: Warlan Rivera
511 Mercer Street
Dripping Springs, Texas 78620

To Whom It May Concern:

Pursuant to the effective date of SB 2038 (2023), please consider this letter my request to have my property, identified as follows, dis-annexed from the City of Dripping Springs Extraterritorial Jurisdiction (ETJ).

My property is located at 601 Farrell Lane, Dripping Springs and is also known by it's legal description as
A0222 BENJAMIN F HANNA SURVEY, SERIAL PH051473A, TITLE # CARE, LABEL # TEX0253089,
ACRES 3.5, MODEL PALM HARBOR.

Please find attached to this letter a copy of my survey and deed. This property is owned by myself,
Georgina Benally.



Georgina Benally

10/13/2023
Date

City of Dripping Springs

OCT 16 2023

Rec'd by City Secretary

CBG