



Case Number	Owner Name	Project Name	Property Location	Acreage
ETJ2023-0024	Mathis	N/A	30309 RR 12	3.79 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**

R86589

## **Legal Description**

A0148 ANTHONY G DAVY SURVEY, ACRES 3.79

## **Metes and Bounds**

[DOCUMENT BELOW]

STATE OF TEXAS

EXHIBIT "A"

COUNTY OF HAYS

A TRACT OF LAND CONTAINING 3.79 ACRES (165,093 SQUARE FEET), SITUATED IN THE ANTHONY G. DAVY SURVEY NO. 38, IN HAYS COUNTY, TEXAS AND BEING THAT SAME TRACT RECORDED IN VOLUME 3783, PAGE 694 OF THE HAYS COUNTY DEED RECORDS (H.C.D.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOLUME 3783, PAGE 694 H.C.D.R.)

BEGINNING at a 1/2 inch iron rod found in the westerly right-of-way (R.O.W.) line of Ranch Road No. 12 marking the northeasterly corner of the herein described tract and the southeasterly corner of a certain called 139.16 acre tract recorded in Volume 765, Page 62 H.C.D.R.;

THENCE, S 31° 16' 43" W, along with the westerly R.O.W. line of said Ranch Road No. 12 and the easterly line of the herein described tract, a distance of 150.08 feet to a 1/2 inch iron rod found marking the southeasterly corner of the herein described tract and the northeasterly corner of a certain called 5.79 acre tract recorded in Volume 3808, Page 845 H.C.D.R.;

THENCE, N 81° 20' 22" W, along the common south line of the herein described tract with the north line of said 5.79 acre tract, a distance of 650.27 feet to a 1/2 inch iron rod found marking the southwesterly corner of the herein described tract and the northwesterly corner of said 5.79 acre tract, said corner also being in the easterly line of aforesaid 139.16 acre tract;

THENCE, N 31° 17' 11" E, along the common westerly line of the herein described tract with the easterly line of said 139.16 acre tract, a distance of 400.03 feet to a 1/2 inch iron rod found marking the northwesterly corner of the herein described tract and an interior corner of said 139.16 acre tract;

THENCE, S 58° 44' 04" E, along the common northerly line of the herein described tract with the southerly line of said 139.16 acre tract, a distance of 600.20 feet to the POINT OF BEGINNING containing 3.79 acres of land.



GEORGE J. GALE  
Professional Land Surveyor, No. 4678  
January 25, 2019  
Job No. SA2019-01046

Received

NOV 29 2023

STATE OF TEXAS       §  
                                  §  
COUNTY OF HAYS      §

City of Dripping Springs

**PETITION TO RELEASE PROPERTY FROM EXTRATERRITORIAL JURISDICTION**

Pursuant to Chapter 42, Subchapter D of the Texas Property Code, Casey Mathis and Jason Mathis (“Owners”) file this Petition to Release Property from Extraterritorial Jurisdiction, and certify the following:

A. Owners are the owners of the property located at 30309 Ranch Road 12, Dripping Springs, Texas, and legally described as A0148 Anthony G Davy Survey, consisting of approximately 3.79 acres, with Hays County Appraisal District ID 86589 (the “Property”), as shown and further described on Exhibit “A” hereto.

B. Owners are residents of the extraterritorial jurisdiction of Dripping Springs, Texas.

C. The Property is located in an area of the extraterritorial jurisdiction of Dripping Springs, Texas, which is legally described as A0148 Anthony G Davy Survey, consisting of approximately 3.79 acres, with Hays County Appraisal District ID 86589 (the “Area”).

D. Owners represent a majority in value of the holders of title of land in the Area, as indicated by the tax rolls of the Hays County Appraisal District.

E. Owners request that the City of Dripping Springs immediately release the Area from the municipality’s extraterritorial jurisdiction in accordance with Tex. Prop. Code § 42.105(c).

F. Pursuant to Tex. Prop. Code § 42.105(d), if the City of Dripping Springs fails to take action to release the Area by the later of the 45th day after the date the municipality receives this Petition or the next meeting of the municipality’s governing body that occurs after the 30th day after the date the municipality receives this Petition, the Area is released by operation of law.

IN WITNESS WHEREOF, the Owners have executed this Petition as of November 24 2023.

**Casey Mathis**

By: [Signature]  
Name: Casey Mathis  
Date of Birth: 4/29/90  
Residence Address: 30309 RR 12, Dripping Springs, TX 78620  
Date of Signing: 11/24/23

**VERIFICATION PURSUANT TO TEX. PROP. CODE § 42.105(a)**

STATE OF TEXAS §  
  §  
COUNTY OF HAYS §

BEFORE ME, the undersigned notary public, on this day, personally appeared Casey Mathis who stated to me that he/she signed this instrument for the purposes therein contained on this the 24th day of November, 2023.

[Signature]  
Notary Public

**Jason Mathis**

By: [Signature]  
Name: JASON MATHIS  
Date of Birth: 03/07/1987  
Residence Address: 30309 RR 12 Dripping Springs, TX 78620  
Date of Signing: 11/24/2023



**VERIFICATION PURSUANT TO TEX. PROP. CODE § 42.105(a)**

STATE OF TEXAS §  
  §  
COUNTY OF HAYS §

BEFORE ME, the undersigned notary public, on this day, personally appeared Jason Mathis who stated to me that he/she signed this instrument for the purposes therein contained on this the 24th day of November, 2023.

[Signature]  
Notary Public

