



Case Number	Owner Name	Project Name	Property Location	Acreage
ETJ2023-0025	Cory Pavlica & Tim Foster	N/A	451 Farrell Ln	4 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

R15004

Legal Description

ABS 222 BENJAMIN F HANNA SURVEY 4.00 AC GEO#90400609

Metes and Bounds

[DOCUMENT BELOW]

4.00 ACRES
BENJAMIN F. HANNA SURVEY, A-222
HAYS COUNTY, TEXAS

EXHIBIT "A"

DESCRIPTION OF A 4.00 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN HANNA SURVEY, ABSTRACT NO. 222, HAYS COUNTY, TEXAS, BEING ALL OF THAT CALLED 4.0 ACRE TRACT OF LAND DESCRIBED IN VOL. 2204, PG. 213, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TX (OPRHCTX); SAID 4.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said 4.0 acre tract, same point being at the southwest corner of a called 3.5 acre tract of land described in Instrument No. 20004292, OPRHCTX, same point also being on the east line of Lot 4, Mountain Oaks, a subdivision recorded in Vol. 9, Pg. 232, Plat Records, Hays County, TX;

THENCE N 89°56'46" E, with the north line of said 4.0 acre tract and the south line of said 3.5 acre tract, a distance of 490.26 feet, to a 1/2-inch iron rod found for the northeast corner of said 4.0 acre tract, same point being on the centerline of a 50-foot wide road easement (Farrell Lane) described in 2204, Pg. 213, OPRHCTX;

THENCE S 00°03'14" E, with the east line of said 4.0 acre tract and the centerline of Farrell Lane, a distance of 360.20 feet, to a 1/2-inch iron rod found for the southeast corner of said 4.0 acre tract, same point being at the northeast corner of a called 2.54 acre tract of land described in Instrument No. 20011435;

THENCE S 89°52'22" W, with the south line of said 4.0 acre tract and the north line of said 2.54 acre tract, a distance of 477.06 feet, to a 1/2-inch iron rod found for the southwest corner of said 4.0 acre tract, same point being on the east line of said Lot 4;

THENCE N 02°08'57" W, with west line of said 4.0 acre tract and the east line of said Lot 4, a distance of 361.05 feet, to POINT OF BEGINNING, and containing 4.00 acres of land, more or less.

Bearing Basis: Grid North, Texas Coordinate System, NAD 83 (2011), South Central Zone.

Units = US Survey Feet

Surveyed By:

William R. Herring 12/12/22

William R. Herring Date
Registered Professional Land Surveyor – No. 6355
Hays County, Texas



Whitecap Survey Company, LLC
P.O. Box 1225
Dripping Springs, Texas
(512) 808-0102
TBPELS Firm No. 10194424

October 16, 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. Further, per a recent ETJ Determination Request, it was determined that there was not a petition for this property to be voluntarily annexed into the ETJ by any former owners.

My property is located at 451 Farrell Lane and is also known by its legal description of Benjamin F. Hanna Survey, Abs 222, Hays County, Texas. The HaysCAD Property ID # is R15004. Please find attached to this letter a copy of my survey and deed(s). This property is owned by CPGC Service, LLC and 3F Properties, LLC; the mailing address of record is 139 North El Campo, Blanco, Texas 78606.



Cory Pavlica, CPGC Services, LLC

10-16-2023

Date



Tim Foster, 3F Properties, LLC

10-16-2023

Date