



Case Number	Owner Name	Project Name	Property Location	Acreage
ETJ2023-0029	John Hoag	Currently Bell Springs Village	2201 W US 290	2.48 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

R15093

Legal Description

A0222 BENJAMIN F HANNA SURVEY, ACRES 1.93

Metes and Bounds

[DOCUMENT BELOW]

HOLT CARSON, INC.

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

Bk Vol Pg
70033958 DPR 3289 317

August 8, 2007

FIELD NOTE DESCRIPTION OF 1.883 ACRES OF LAND OUT OF THE RIVIERA S.M.A. DE LA TULLE SURVEY NO. 68, ABSTRACT NO. 222 IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO ORVILLE JOHN HOAG, JR. BY DEED RECORDED IN DOCUMENT NO. 2005144254 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the north right-of-way line of U.S. Highway 290 at the southwest corner of that certain (3.00 Acre) tract conveyed to William Donald Read by deed recorded in Volume 11830 Page 916 of the Real Property Records of Travis County, Texas, and being the southeast corner of Lot 1, Kenny Hill Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 84 Page 91A of the Plat Records of Travis County, Texas, and being the southwest corner of that certain tract conveyed to Orville John Hoag, Jr, by deed recorded in Document no. 2005144254 of the Official Public Records of Travis County, Texas, and being the southwest corner and Place of Beginning of the herein described tract of land;

THENCE with the westerly line of said Hoag tract, N 11 deg. 07' 27" W 484.26 ft. to a ½ inch iron rod found with plastic cap marked "Carson and Bush Professional Surveyors" in the southwest line of that certain (76.681 Acre) tract conveyed to APB Joint Venture by deed recorded in Volume 10717 Page 941 of the Real Property Records of Travis County, Texas, at the northwest corner of said Read tract, and being the northwest corner of said Hoag tract, and being the northwest corner of this tract, and from which a ½ inch iron rod found at the northeast corner of said Lot 1, Kenny Hill Addition bears N 61 deg. 34' 38" W 6.40 ft.;

THENCE along the remains of an old wire fence with the northeast line of said Hoag tract, S 60 deg. 15' 31" E 286.49 ft. to a ½ inch iron rod found with plastic cap marked "Carson and Bush Professional Surveyors" at the northeast corner of said Hoag tract, and being the northwest corner of that certain (1.090 Acre) tract conveyed to Alantino, Inc. by deed recorded in Document No. 2003038852 of the Travis County Official Public Records, and being the northeast corner of this tract, and from which a 60 D nail found in a fence corner post at the southeast corner of said Read tract bears S 60 deg. 15' 31" E 427.70 ft.;

THENCE crossing the interior of said Read tract with the common line of said Alantino tract and said Hoag tract the following three courses:

- 1) along a chain link fence, S 12 deg. 09' 58" E 183.43 ft. to a ½ inch iron rod found with plastic cap marked "Carson and Bush Professional Surveyors;"
- 2) along a wood fence, S 22 deg. 30' 18" W 50.02 ft. to a ½ inch iron rod found with plastic cap marked "Carson and Bush Professional Surveyors;"
- 3) continuing along the wood fence, S 13 deg. 00' 53" E 63.64 ft. to a spindle found with plastic cap marked "Carson and Bush Professional Surveyors" in the north right-of-way line of U.S. Highway 290 at the southeast corner of this tract, and from which a PK nail found in a large rock at an angle point in the north right-of-way line of U. S. Highway 290 bears N 76 deg. 21' 39" E 216.65 ft.;

THENCE with the north right-of-way line of U S. Highway 290, the following two courses:

- 1) S 76 deg. 21' 39" W 183.85 ft. to a spindle found in an asphalt drive;
- 2) S 78 deg. 20' 51" W 10.71 ft. to the Place of Beginning, containing 1.883 Acre of land.

SURVEYED: August 8, 2007
BY:



Anne Thayer
Registered Professional Land Surveyor No. 5850

refer to survey plat B647022



Filed for Record in:
Hays County
On: Nov 27, 2007 at 12:08P
Document Number: 70033958
Amount: 28.00
Receipt Number - 183729
By:
Dlga Martinez, Deputy
Linda C. Fritsche, County Clerk
Hays County

The Orville John Hoag, Jr. 1985 Revocable Trust
1013 Windmill Rd., Dripping Springs, TX 78620

September 8, 2023

Pursuant to the effective date of SB 2038 (2023), please consider this my request to have my property identified as follows 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 2201 W Hwy 290 and is also known by its legal description of A0222 Benjamin F. Hanna Survey, 1.93 acres, Hays County, Texas. The HaysCAD Property ID # is R15093.

Please find attached to this letter a copy of my survey, deed, and confirmation of my ability to sign for the identified Revocable Trust. This property is owned by the Orville John Hoag, Jr. 1985 Revocable Trust; my mailing address is 1013 Windmill Run, Dripping Springs, Texas 78620.

The Orville John Hoag Jr 1985 Revocable Trust

By  _____
Orville John Hoag, Jr., Trustee