



Case Number	Owner Name	Project Name	Property Location	Acreage
ETJ2023-0022	Weiss	N/A	411 Whitetail Ridge	14.36 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

R19500

Legal Description

ABS 575 I & G N RR CO 4.35 AC

Metes and Bounds

[DOCUMENT BELOW]

Exhibit "A"

A DESCRIPTION OF A 10.66 ACRE TRACT SITUATED IN THE GALEN CROW ASSIGNEE OF THE L. G. & N. R.R. COMPANY SURVEY NUMBER 575, HAYS COUNTY, TEXAS, BEING THE SAME CALLED 10.654 ACRE TRACT CONVEYED TO CHARLOTTE W. RHODES IN VOLUME 2856, PAGE 412, THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the west line of a called 30 acre tract conveyed to John Emory Forbis in Volume 765, Page 166, The Real Property Records of Hays County, Texas, for the northeast corner of a called 1.77 acre tract conveyed to Robert Judd and for the southeast corner of the herein described tract;

THENCE with the north line of said 1.77 acre tract, North 78°03'44" West, a distance of 148.43 feet, (called North 78°06' West, 148.42 feet), to a ½ inch iron rod found in the east right-of-way line of Whitetail Ridge Road (50 foot roadway easement recorded in Volume 2856, Page 412, The Official Public Records of Hays County, Texas), for the northwest corner of said 1.77 acre tract and for the southwest corner of the herein described tract;

THENCE with said east right-of-way line of Whitetail Ridge Road the following four (4) courses:

- 1) North 02°26'40" East, a distance of 65.90 feet, (called North 02°21' East, 65.85 feet), to a ½ inch iron rod found,
- 2) North 44°14'55" West, a distance of 196.29 feet, (called North 44°19' West, 196.35 feet), to a ½ inch iron rod found,
- 3) North 45°28'44" West, a distance of 121.19 feet, (called North 45°33' West, 121.31 feet), to a ½ inch iron rod found,
- 4) North 04°27'28" West, a distance of 990.92 feet, (called North 04°22' West, 989.30 feet), to a ½ inch iron rod found for the southwest corner of a 3.18 acre tract, surveyed this same date as Tract Two, being the same called 3.169 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 406, The Official Public Records of Hays County, Texas, and for the northwest corner of the herein described tract;

THENCE with the south line of said 3.18 acre tract the following two (2) courses:

- 1) North 86°22'05" East, a distance of 88.78 feet, (called North 86°00' East, 88.98 feet), to a ½ inch iron rod found,
- 2) North 84°10'39" East, a distance of 312.15 feet, (called North 83°55'55" East, 312.41 feet), to a ½ inch iron rod found for the southwest corner of a 1.17 acre tract surveyed this same date as Tract Three, being the same called 1.170 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 406, The Official Public Records of Hays County, Texas, for the southeast corner of said 3.18 acre tract and for a point for angle in the north line of the herein described tract;

THENCE with the south line of said 1.17 acre tract, North 84°23'34" East, a distance of 25.33 feet, (called North 84°08'40" East, 25.29 feet), to a ½ inch iron rod found in the west line of said 30 acre tract, for the southeast corner of said 1.17 acre tract and for the northeast corner of the herein described tract;

THENCE with the west line of said 30 acre tract, South 00°47'00" East, a distance of 1349.93 feet, (called South 00°47' East, 1350.34 feet), being the BEARING BASIS herein, to the POINT OF BEGINNING, and containing 10.66 acres of land.

Exhibit "B"

A DESCRIPTION OF A 3.18 ACRE TRACT SITUATED IN THE GALEN CROW ASSIGNEE OF THE L. G. & N. R.R. COMPANY SURVEY NUMBER 575, HAYS COUNTY, TEXAS, BEING THE SAME CALLED 3.169 ACRE TRACT CONVEYED TO CHARLOTTE W. RHODES IN VOLUME 2856, PAGE 406, THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod with a cap set at the intersection of the south right-of-way line of US Highway 290 (R.O.W. Varics), and the east right-of-way line of Whitetail Ridge Road (50 foot roadway easement recorded in Volume 2856, Page 412, The Official Public Records of Hays County, Texas), and for the northwest corner of the herein described tract;

THENCE with said south right-of-way line of US Highway 290, North $86^{\circ}55'32''$ East, a distance of 271.75 feet, (called North $86^{\circ}33'00''$ East, 269.45 feet), to a ½ inch iron rod found for the northwest corner of a 1.17 acre tract, surveyed this same date as Tract Three, being the same called 1.170 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 406, The Official Public Records of Hays County, Texas, and for the northeast corner of the herein described tract;

THENCE with the west line of said 1.17 acre tract the following two (2) courses:

- 1) South $13^{\circ}38'34''$ East, a distance of 249.77 feet, (called South $13^{\circ}54'32''$ East, 250.22 feet), to a ½ inch iron rod found,
- 2) South $30^{\circ}57'23''$ East, a distance of 200.13 feet, (called South $31^{\circ}09'57''$ East, 200.34 feet), to a ½ inch iron rod found in the north line of a 10.66 acre tract, surveyed this same date as Tract One, being the same called 10.654 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 412, The Official Public Records of Hays County, Texas, for the southwest corner of said 1.170 acre tract and for the southeast corner of the herein described tract;

THENCE with the north line of said 10.66 acre tract the following two (2) courses:

- 1) South $84^{\circ}10'39''$ West, a distance of 312.15 feet, (called South $83^{\circ}55'55''$ West, 312.41 feet), to a ½ inch iron rod found,
- 2) South $86^{\circ}22'05''$ West, a distance of 83.78 feet, (called South $86^{\circ}00'$ West, 312.41 feet), to a ½ inch iron rod found in said east right-of-way line of Whitetail Ridge Road, for the northwest corner of said 10.66 acre tract and for the southwest corner of the herein described tract;

THENCE with said east right-of-way line of Whitetail Ridge Road, North $04^{\circ}27'28''$ West, a distance of 438.39 feet, (called North $04^{\circ}24'13''$ West, 438.39 feet), to the POINT OF BEGINNING, and containing 3.18 acres of land.

The BEARING BASIS herein is the monumented east line of said 10.66 acres tract, South $00^{\circ}47'00''$ East, a distance of 1349.93 feet, (called South $00^{\circ}47'$ East, 1350.34 feet).

Exhibit "C"

A DESCRIPTION OF A 1.17 ACRE TRACT SITUATED IN THE GALEN CROW ASSIGNEE OF THE I. G. & N. R.R. COMPANY SURVEY NUMBER 575, HAYS COUNTY, TEXAS, BEING THE SAME CALLED 1.170 ACRE TRACT CONVEYED TO CHARLOTTE W. RHODES IN VOLUME 2856, PAGE 406, THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at mag nail found in a wood fence post in the south right-of-way line of US Highway 290 (R.O.W. Varies), for the northwest corner of a called 30 acre tract conveyed to John Emory Forbis in Volume 765, Page 166, The Real Property Records of Hays County, Texas, and for the northeast corner of the herein described tract;

THENCE with the west line of said 30 acre tract the following two (2) courses:

- 1) South 00°38'40" East, a distance of 347.87 feet, (called South 00°56'14" East, 347.38 feet), to a ½ inch iron rod with cap set;
- 2) South 00°47'00" East, a distance of 63.55 feet, (called South 01°10'05" East, 63.96 feet), to a ½ inch iron rod found for the northeast corner of a 10.66 acre tract, surveyed this same date as Tract One, being the same called 10.654 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 412, The Official Public Records of Hays County, Texas, and for the southeast corner of the herein described tract;

THENCE with the north line of said 10.66 acre tract, South 84°23'34" West, a distance of 25.33 feet, (called South 84°08'40" West, 25.29 feet), to a ½ inch iron rod found for the southeast corner of a 3.18 acre tract surveyed this same date as Tract Two, being the same called 3.169 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 406, The Official Public Records of Hays County, Texas, and for the southwest corner of the herein described tract;

THENCE with the east line of said 3.18 acre tract the following two (2) courses:

- 1) North 30°57'23" West, a distance of 200.13 feet, (called North 31°09'57" West, 200.34 feet), to a ½ inch iron rod found;
- 2) North 13°38'34" West, a distance of 249.77 feet, (called North 13°54'32" West, 250.22 feet), to a ½ inch iron rod found in said south right-of-way line of US Highway 290, for the northeast corner of said 3.18 acre tract and for the northwest corner of the herein described tract;

THENCE with said south right-of-way line of US Highway 290 the following two (2) courses:

- 1) North 86°32'41" East, a distance of 128.19 feet, (called North 86°33'00" East, 128.40 feet), to a ½ inch iron rod found;
- 2) South 81°24'34" East, a distance of 54.94 feet, (called South 81°22'28" East, 54.44 feet), to the POINT OF BEGINNING, and containing 1.17 acres of land.

EXHIBIT A

BEGINNING at an iron pipe set at fence corner post at the intersection of the South R.O.W. line of U. S. Highway No. 290, and the occupied West line of that certain tract described as Third Tract in deed from M. E. Franklin, et ux., to Glynn Key, et ux., recorded in Vol. 98, Pages 37-39, Hays County Deed Records, for the Northwest corner of the tract hereby conveyed;

THENCE with the South R.O.W. line of U. S. Highway No. 290, N. 86 deg. 45' E. 448.32 feet to a concrete monument at angle in the South line of the said highway, for an angle point in this tract;

THENCE, continuing with the South R.O.W. line of the said highway, S. 81 deg. 08' E. 54.49 feet to an iron pipe set for the Northeast corner of this tract;

THENCE S. 0 deg. 44' E. 2301.16 feet to an iron pipe set for the "L" corner of this tract;

THENCE N. 89 deg. 16' E. 301.96 feet to an iron pipe set at fence corner post at the occupied Northwest corner of the James Bracken Survey No. 131 and a corner of the I. & G. N. R. R. Co. Survey No. 575, G. Crow, Assignee, for a corner of this tract, said point being also an occupied corner of the said Key Third Tract;

THENCE with the fence along the occupied West line of the said Bracken Survey and a boundary of the said Key tract, S. 0 deg. 41' E. 288.9 feet to an iron pipe set near abandoned corner post at the most Southerly Southeast corner of the said I. & G. N. R. R. Co. Survey No. 575 and the Northeast corner of the G. Crow Survey No. 569, for an angle point in this tract;

THENCE continuing with the fence along the West line of the said Bracken Survey and the East line of the said G. Crow Survey No. 569, S. 0 deg. 28' E. 403.0 feet to an iron pipe set at corner post, for the most Southerly corner of this tract;

THENCE with a fence, N. 57 deg. 45' W. 754.93 feet to an iron pipe set at angle post in fence, for an angle point in this tract;

THENCE continuing with the said fence, N. 33 deg. 21' W. 17.40 feet to an iron pipe set at corner post for a corner of this tract;

THENCE with the fence along the occupied West line of the said Key Third Tract, N. 4 deg. 14' W. 2563.4 feet to the place of beginning, containing 30.00 acres of land, being 26.99 acres out of the I. & G. N. R. R. Co. Survey No. 575, G. Crow, Assignee, and 3.01 acres out of the G. Crow Survey No. 569, and being that identical real property heretofore described in and conveyed by a deed, dated May 10, 1972, now of record in Vol. 250, Pages 617-19, Hays County Deed Records, wherein Alvin Lee Boyd was grantor and Evelyn Lytle was grantee.

City of Dripping Springs
PO Box 384
Dripping Springs, Texas 78620

November 10, 2023

Ms. Cunningham:

Pursuant to the effective date of SB 2038 (2023), please allow this letter to serve as a petition for release of my property (described below in this letter below and in the Deed attached) from the City of Dripping Springs Extraterritorial Jurisdictions (ETJ) as the property was involuntarily annexed into the ETJ when the City incorporated. I am not served by any City utilities, nor is my property a part of any development agreement.

The area for release is 15.01 acres (ABS 575 I & G N RR CO 10.66 AC, ABS 575 I & G N RR CO 4.35 AC). The HaysCAD property IDs are: R19496 and R19500.

TRACT ONE:

A 10.66 acre tract, more or less, situated in the GALEN CROW ASSIGNEE OF THE I.G.& N.R.R. COMPANY SURVEY NUMBER 575, Hays County, Texas, being the same called 10.654 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 412, the Official Public Records, of Hays County, Texas. Said 10.66 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

TRACT TWO:

A 3.18 acre tract, more or less, situated in the GALEN CROW ASSIGNEE OF THE I.G.& N.R.R. COMPANY SURVEY NUMBER 575, Hays County, Texas, being the same called 3.169 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 406, the Official Public Records, of Hays County, Texas. Said 3.18 acre tract being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof.

TRACT THREE:

A 1.17 acre tract, more or less, situated in the GALEN CROW ASSIGNEE OF THE I.G.& N.R.R. COMPANY SURVEY NUMBER 575, Hays County, Texas, being the same called 1.170 acre tract conveyed to Charlotte W. Rhodes in Volume 2856, Page 406, the Official Public Records, of Hays County, Texas. Said 1.17 acre tract being more particularly described by metes and bounds in Exhibit "C" attached hereto and made a part hereof.

The property is located at 411 Whitetail Ridge Rd, Dripping Springs TX 78620. This property consists of three tracts. Tract 2 has a 911 emergency address of 129 Whitetail Ridge Rd, Dripping Springs, TX 78620.

R19500 is also part of this property on the deed, but is not currently part of the ETJ. Please accept this letter as a petition to prevent R19500 from annexation into the Dripping Springs ETJ and to release it from the ETJ should it fall in the ETJ.

This property is owned by Jason Weiss and Dedra Weiss. Please find attached to this letter: Deed; Survey; Release of Deed Restrictions – no subdivision



Jason Weiss

11/10/2023

Date



Dedra Weiss

11/10/2023

Date