



Case Number	Owner Name	Project Name	Property Location	Acreage
ETJ2023-0010	Melanie & Daniel Haberman	N/A	1426 Shelton Ranch Road	8.056 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

R16136

Legal Description

A0289 GEORGE W LINDSAY SURVEY, ACRES 8.056

Metes and Bounds

[DOCUMENT BELOW]

STATE OF TEXAS
COUNTY OF HAYS

8.20 ACRES
G.W. LINDSAY SURVEY

A DESCRIPTION OF A 8.20 ACRE TRACT OF LAND OUT OF THE GEORGE W. LINDSAY SURVEY NO.138, HAYS COUNTY, TEXAS, SAID 8.20 ACRES BEING OUT OF A CALLED 13.216 ACRE TRACT OF LAND CONVEYED TO FRANKIE L. FINDLAY, JR. AND MARY F. FINDLAY, RECORDED IN DOCUMENT NO. 9925597, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 8.20 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2 inch iron rod set in the centerline of Shelton Ranch Road, a 50 foot wide road easement recorded in Volume 271, Page 224, Deed Records of Hays County, Texas, said iron rod being the most westerly southwest corner of said Findlay 13.216 acre tract and being on the east line of a called 13.94 acre tract conveyed to Bruce S. Altman, Jr. in Volume 314, Page 338, Deed Records of Hays County, Texas, for the most westerly southwest corner of the herein described tract;

-THENCE N 29°55'32" E, with east line of said Altman 13.94 acre tract and the west line of said Findlay 13.216 acre tract, passing a 1/2 inch iron rod found at 25.57 feet and continuing for a total distance of 746.27 feet to a 1/2 inch iron rod found for the most northerly corner of said Findlay 13.216 acre tract and the most easterly northeast corner of said Altman 13.94 acre tract, said iron rod being in the south boundary line of a called 198.75 acre tract of land conveyed to Zelle Petmeky in Volume 294, Page 555, Deed Records of Hays County, Texas;

-THENCE S 60°21'00" E, with the northerly line of said Findlay 13.216 acre tract and the south line of said Petmeky 198.75 acre tract, a distance of 477.88 feet to a 1/2 inch iron rod with cap set for the most easterly northeast corner of the herein described 8.20 acre tract;

-THENCE S 29°34'13" W, crossing said Findlay 13.216 acre tract, a distance of 792.78 feet to a mag nail set in the centerline of Shelton Ranch Road for the most southerly southeast corner of the herein described 8.20 acre tract;

THENCE with the centerline of Shelton Ranch Road and the southerly line of said Findlay 13.216 acre tract the following five (5) courses and distances:

- 1) N 65°56'17" W, a distance of 21.64 feet to a mag nail found for the beginning of a curve to the right;
- 2) with the arc of a curve to the right, a distance of 78.13 feet, said curve having a radius of 149.20 feet, and a chord bearing of N 51°03'50" W, a chord distance of 77.24 feet to a 60d nail found for the end of said curve;

September 3, 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.

My property is located at 1426 Shelton Ranch Road and is also known by its legal description of A0289, George W. Lindsey Survey, 8.056 acres, Hays County, Texas. The HaysCAD Property ID # is R16136.

Please find attached to this letter a copy of my survey and deed(s). This property is owned by Daniel and Melaine Haberman; the mailing address of record is 1426 Shelton Ranch Road, Dripping Springs, Texas 78620.



Daniel Haberman

9-5-2023
Date



Melaine Haberman

9-5-2023
Date