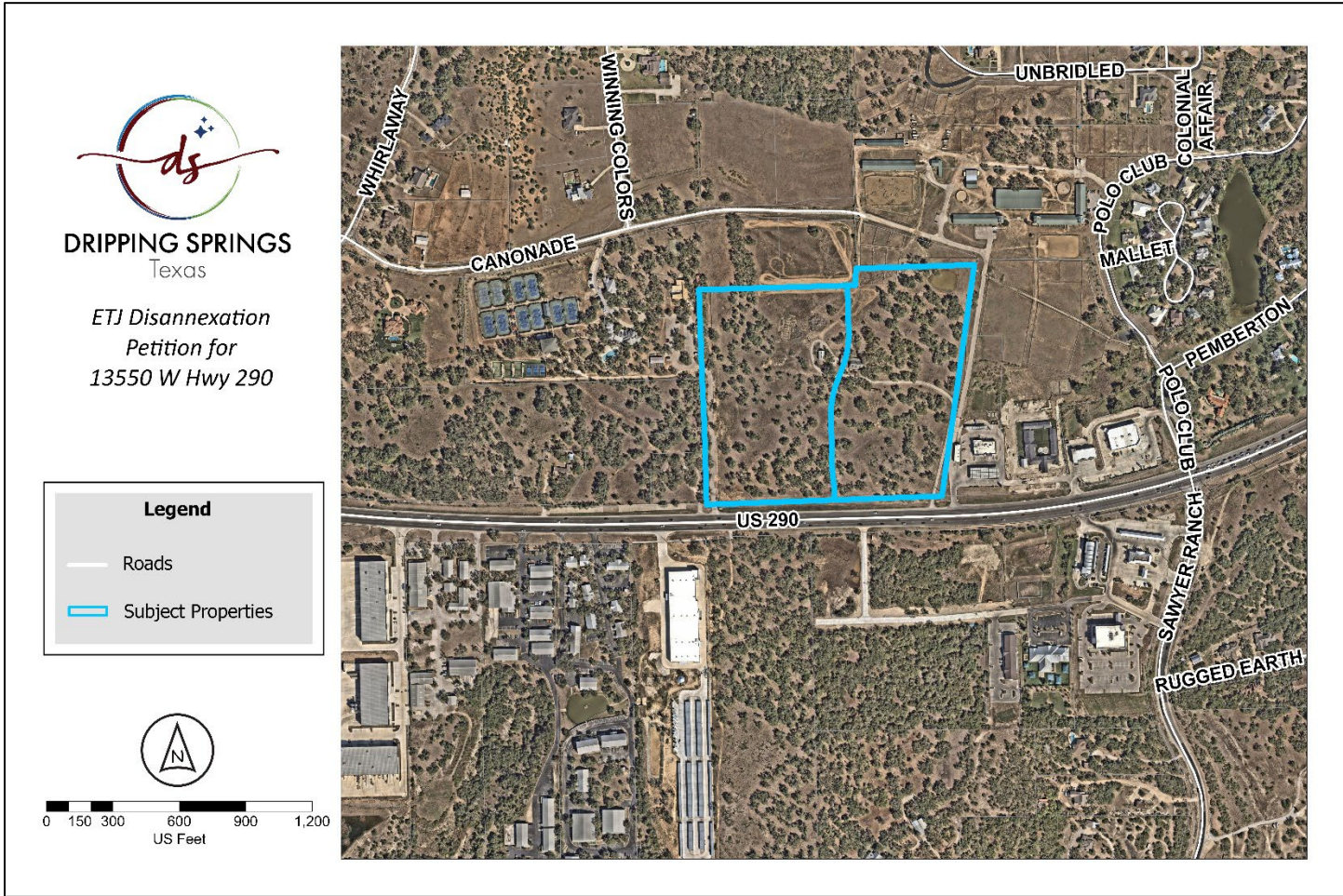




City Council Planning Department Cover Sheet



Case Number	Owner Name	Project Name	Property Location	Acreage
ETJ2023-0027	Harvin Dripping Springs, LP	Polo Club Business Park	13550 W Hwy 290	28.056 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

R168599 & R179746

Legal Description

POLO BUSINESS PARK WEST, Lot 1, 13.66 ACRES

POLO BUSINESS PARK EAST, Lot 1, ACRES 14.396

Lot and Block

Lot 1, 14.396 acres of Minor Plat of Polo Business Park East being 14.396 Acres, more or less, in the E. B. Hargraves Survey, Abstract No. 240 and the Thomas Ford Survey, Abstract No. 176, Hays County, Texas. Hays County Records Instrument Number 21051140.

Lot 1, 13.66 acres of Plat of Polo Business Park West being 13.66 acres, more or less, in the E. B. Hargraves Survey, Abstract No. 240, Hays County, Texas. Hays County Records Instrument Number 19034746.

December 10, 2023

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

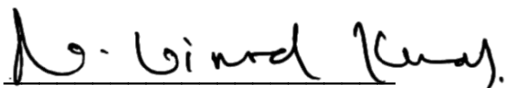
To Whom It May Concern:

Pursuant to the effective date of September 1, 2023, 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 or expanded its municipal boundaries through the expansion of the statutory ETJ. I am not served by any City utilities nor is my property a part of any development agreement with the City.

My properties are located at 13550 W Hwy 290, Austin, Texas 78737, and are also known by their legal descriptions (per HaysCAD):

- Polo Business Park East, Lot 1 (R179746, HaysCAD Property ID)
- Polo Business Park West, Lot 1 (R168599, HaysCAD Property ID)
- Key Ranch @ The Polo Club, Lot B-1-B (R172932, HaysCAD Property ID)

Please find the attached deed with metes and bounds description, as well, the copies of the approved plats that include the lots as described. This property is owned by Harvin Dripping Springs, LLC, whose mailing address is 1001 Cypress Creek Road, Cedar Park, Texas 78613.



Vinod Nagi, Manager of its GP
Harvin Dripping Springs, LP