

Scott and Stefanie Brooks
425 Mercy Ranch Rd
Florence, TX 76527
PH: (254) 226-4000

Letter of Transmittal

To: City of Killeen Planning Department

Date: September 1, 2023

Re: Petition for Release from ETJ

Enclosed, please find the following items:

COPIES	DESCRIPTION
1	Petition for Release from City ETJ for 425 Mercy Ranch Rd

REMARKS:

Received By:

Jerry Millard


Date:

9-1-23

254-226-4000
SBrooks@yalgoengineering.com

If enclosures are not as noted, kindly notify us at once.

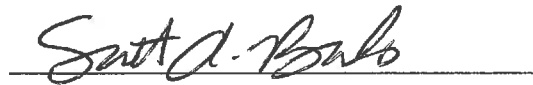
Petition for Release from the Extraterritorial Jurisdiction

In accordance with Texas Local Government Code, Chapter 42, Subchapter D, the owners of the property described by metes and bounds in Exhibit "A" and shown on the map in Exhibit "B" (both attached) do hereby petition the City of Killeen, Texas to release said property from the City of Killeen's Extraterritorial Jurisdiction.

The owners of the property, with their signatures below, attest that, as required in Section 42.101 of Texas Local Government Code, the described property subject to this petition is not:

1. within five miles of the boundary of a military base, as defined by Section 43.0117, at which an active training program is conducted;
2. in an area that was voluntarily annexed into the extraterritorial jurisdiction;
3. within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million;
4. in an area designated as an industrial district under Section 42.044; or
5. in an area subject to a strategic partnership agreement entered into under Section 43.0751.

Signed on September 1, 2023.



Scott A. Brooks



Stefanie Brooks

We request that notification of this release be sent to:

Scott A. Brooks
425 Mercy Ranch Rd
Florence, TX 76527



SHIPPING ADDRESS:
923 Loop 332
Liberty Hill, Texas 78642

3DS, Inc.
Land Surveyors

G.P.S. Services
Subdivisions • Topographic
Construction • Commercial • Boundaries

MAILING ADDRESS:
P.O. Box 850
Liberty Hill, Texas 78642
(512) 515-5888
Fax: (512) 515-5878
www.3DSinc.com

EXHIBIT "A"

EXHIBIT "A"

BEING 10.092 ACRES OF LAND IN BELL COUNTY, TEXAS, ABOUT 6.723 ACRES BEING IN THE B.M. CLARK SURVEY, ABSTRACT NO. 1160 AND ABOUT 3.37 ACRES OF THE J. A. CLARK SURVEY, ABSTRACT NO. 1258 AND BEING PART OF A TRACT CALLED 100 ACRES IN A DEED TO W. B. RAMSEL AND BILL RAMSEL WHICH IS OF RECORD IN VOL. 2012, PG. 592, DEED RECORDS OF BELL COUNTY, TEXAS, TOGETHER WITH THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT OF PASSING IN AND ALONG CERTAIN ACCESS EASEMENTS AS DESCRIBED IN VOL. 1274 PG. 606, VOL. 1462 PG. 1, VOL. 579 PG. 606, VOL. 1259 PG. 805, VOL. 2012 PG. 592, AND VOL. 176 PG. 389 DEED RECORDS OF BELL COUNTY, TEXAS, SAID 10.092 ACRES BEING MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS AS FOLLOWS;

BEGINNING AT AN IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID 10.092 ACRES POINT ALSO BEING THE NORTH WEST CORNER OF THAT CERTAIN 13.3 ACRES OF LAND CONVEYED TO R. MICHAEL READ IN VOL. 2132 PAGE 31 OF THE DEED RECORDS OF BELL COUNTY TEXAS, SAID POINT BEING THE **POINT-OF-BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N18°39'35"W WITH THE WEST LINE OF SAID 100 ACRE TRACT OF LAND FOR A DISTANCE OF 667.14 FEET TO A STEEL PIPE FENCE POST;

THENCE N72°01'00"E FOLLOWING THE CENTER OF A 30 FOOT ACCESS EASEMENT FOR A DISTANCE OF 659.52 FEET TO AN IRON ROD FOUND;

THENCE S18°29'37"E FOLLOWING THE COMMON PROPERTY LINE BETWEEN SAID 10.092 ACRES OF LAND AND THAT CERTAIN 10.380 ACRES OF LAND CONVEYED TO ALLEN C. WOODS AS RECORDED IN THE DEED VOL.2263 PAGE 197 DEED RECORDS OF BELL COUNTY, TEXAS FOR A DISTANCE OF 667.95 FEET TO AN IRON ROD FOUND;

THENCE S72°05'21"W FOLLOWING THE COMMON PROPERTY LINE BETWEEN SAID 10.092 ACRES AND SAID 13.3 ACRES FOR A DISTANCE OF 657.59 FEET TO THE **POINT-OF-BEGINNING CONTAINING 10.092 ACRES LAND.**


IIËÏ Ë1ÏÏ

Steven W. Womack
Registered Professional Surveyor
No. 5025, State of Texas

Date



EXHIBIT "B"



Property shown outlined in cyan blue
(Map source: BellCAD web site)