

PID 116117  
153856  
6837 Wilke

**LANDOWNER PETITION FOR RELEASE FROM EXTRATERRITORIAL JURISDICTION**

To the Mayor and City Council of the City of Seguin, Texas ("City"): We, the undersigned, constituting a majority in value of the holders of title of land in the area described by this petition, as indicated by the tax rolls of the Guadalupe County Appraisal District, pursuant to Local Government Code §42.102(a) and in accord with Election Code §227, hereby petition the City to be released from the extraterritorial jurisdiction of the City.

A map of the land to be released is attached to this petition, along with a description by metes and bounds, or lot and block number, in compliance with Texas Local Government Code §42.104(d).

Printed Name: Bradley Baker Signed: [Signature]

Printed Name: Lori Baker Signed: [Signature]

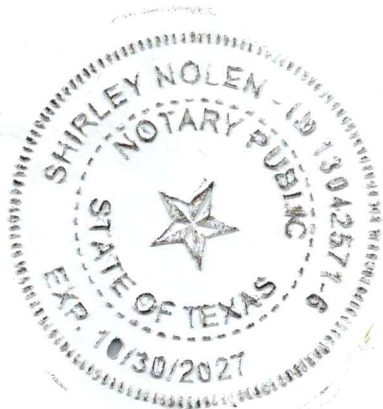
Printed Name: \_\_\_\_\_ Signed: \_\_\_\_\_

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF GUADALUPE   §

This instrument was sworn to and subscribed before me by

BRADLEY BAKER, LORI BAKER

\_\_\_\_\_,  
\_\_\_\_\_, on the 8<sup>th</sup> day of DECEMBER 23



[Signature] Notary Public, State of Texas









14 015081

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CAROL A. BAKER -TO- BRADLEY J. BAKER, ET UX

**SPECIAL WARRANTY DEED OF GIFT**

DATE: June 21, 2014

GRANTOR: CAROL A. BAKER, dealing in her separate property and joined pro forma by her husband, BRIAN V. BAKER

GRANTOR'S MAILING ADDRESS: 16025 Capri Dr., Jersey Village, Texas 77040 (Harris County)

GRANTEE: BRADLEY J. BAKER and wife, LORI D. BAKER

GRANTEE'S MAILING ADDRESS: 1750 FM 1117, Seguin, Texas 78155 (Guadalupe County)

CONSIDERATION: Love and affection Grantor has for Grantee

PROPERTY (including any improvements and appurtenances):

Tract One - Being a 10.681 acre tract, more or less, situated in the R. M. Cartwright Survey, A-83, Guadalupe County, Texas, and being designated Tract One and more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated by reference herein for all purposes. To have and to hold the property described in Exhibit "A", together with all appurtenances, including easements for ingress or egress, with the tenements, heritable property, and appurtenances to such property belonging to Carol A. Baker, and her heirs and assigns forever, including but not limited to the easement on, over and across the entire fee simple interest in the real property described as Tract Two, which was granted to Grantee in a partition deed ("Partition Deed") by and between, Carol A. Baker, Glenn M. Rabe and Bruce A. Rabe of even date herewith, filed under Clerk's file # X, in the Official Records of Guadalupe County, Texas.

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Tract Two - All of Grantor's one third undivided right, title and interest in and to the following real property: Being a 1.318 acre tract, more or less, situated in the R. M. Cartwright Survey, A-83, Guadalupe County, Texas, which was designated Tract Four in the Partition Deed referred to above and is more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated by reference herein for all purposes.

The Property is conveyed in its present condition.

RESERVATIONS FROM CONVEYANCE: Grantor reserves to herself and her heirs and assigns all of Grantor's undivided interest in all oil, gas and other minerals, on, in and under and that may be produced from the Property.

Independence Title Company  
GF# 141470-3A5A



**EXCEPTIONS TO CONVEYANCE AND WARRANTY:** Easements, rights-of-way, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil, gas and/or mineral leases, mineral and royalty severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2014, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Carol A. Baker  
CAROL A. BAKER

Brian V. Baker  
BRIAN V. BAKER

THE STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 21 day of June, 2014, by CAROL A. BAKER.

Barbara A. Kral  
Notary Public, State of Texas



THE STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 21 day of June, 2014, by BRIAN V. BAKER.

Barbara A. Kral  
Notary Public, State of Texas



**CROSS BRANCH  
SURVEYING**  
2379 N.E. LOOP 410, NO. 5  
SAN ANTONIO, TEXAS 78217  
(210) 828-1102

STATE OF TEXAS  
COUNTY OF GUADALUPE

10.681 ACRES  
6837 WILKE ROAD

Description of a 10.681 acre tract of land out of the R.M. Cartwright Survey, Abstract No. 83, Guadalupe County, Texas, being all of that certain tract of land called 10.689 acres, described as Tract One, conveyed to Carol A. Baker by Partition Deed recorded in Volume 4245, Page 628 of the Official Public Records of Guadalupe County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod found in the southeast right-of-way line of Wilke Road for the north corner of said 10.689 acre tract, same being the west corner of that certain 1.318 acre tract described as Tract Four and as a 40 foot wide Ingress/Egress and Utility Easement conveyed to Carol A. Baker, Glenn M. Rabe, and Bruce A. Rabe by said Partition Deed, same being the north corner and **POINT OF BEGINNING** of this herein described tract, from which a ½" iron rod found for the north corner of said Tract Four bears N 49°30'16" E, a distance of 40.15 feet;

**THENCE**, S 40°35'35" E, leaving the southeast right-of-way line of Wilke Road, with the common line of said Tract One and Tract Four, a distance of 710.99 feet to a ½" iron rod found for the east corner of this herein described tract, same being the north corner of that certain 10.689 acre tract described as Tract Two conveyed to Glenn M. Rabe by said Partition Deed;

**THENCE**, S 49°23'24" W, leaving the southwest line of Tract Four, with the northwest line of said Tract Two, a distance of 654.61 feet to a ½" iron rod found in the northeast line of that certain 28.26 acre tract conveyed to Myron Mikulanka by deed recorded in Volume 2560, Page 761 of said Official Public Records for the south corner of this herein described tract;

**THENCE**, with the northeast line of said 28.26 acre tract, the following two (2) courses and distances:


1. N 39°54'30" W, a distance of 374.84 feet to a ½" iron rod set for an angle point;
2. N 42°26'32" W, a distance of 337.52 feet to a fence corner post found in the southeast right-of-way line of Wilke Road for the north corner of said 28.26 acre tract, same being the west corner of this herein described tract;

**THENCE**, N 49°30'16" E, with the southeast right-of-way line of Wilke Road, a distance of 661.02 feet to the **POINT OF BEGINNING**, containing 10.681 acres (465,284 square feet) of land more or less within these metes and bounds.

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Bearing basis – All bearings herein are referenced to the northeast line of Tract One as described in Volume 4245, Page 628 of the Official Public Records of Guadalupe County, Texas.

I hereby certify that this survey was performed upon the ground, August 14th, 2014,  
under my direct supervision and is true and correct to the best of my knowledge.

  
\_\_\_\_\_  
Caesar A. Garcia  
Registered Professional Land Surveyor No. 5904

WO#14-7-10D





**BETTERSWORTH & ASSOCIATES, INC.****ENGINEERS - SURVEYORS - CONSULTANTS**

111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155

(830) 379-5552 FAX (830) 379-5553

E-Mail: ken@bettersworthassoc.com

25021\*

841-10

25021-D-G

May 16, 2014

KEN L. REININGER, P.E. &amp; R.P.L.S.

**TRACT FOUR**  
**1.318 ACRE TRACT**

Being a **1.318 ACRE TRACT** situated in the R.M. Cartwright Survey, A-83, Guadalupe County, Texas. Said **1.318 ACRE TRACT** is part of a tract called 33.515 Acres in conveyance from Vernon H. Rabe, et ux to Glenn M. Rabe, et al dated November 2, 1994 recorded in Volume 1122 at Page 269 of the Official Records of said county and being described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch diameter rebar found marking the north corner of the tract herein described, same being the north corner of said 33.515 acre tract, lying in the southeast line of Wilke Road, marking the approximate location of the common line of the R.M. Cartwright Survey, A-83 and the J.B. Johnson Survey, A-191, further described as being the west corner of a tract called 19.523 Acres in conveyance from John W. Saunders to Joseph Stevenson, et ux dated March 14, 2012 recorded in Volume 3102 at Page 69 of the Official Records of said county.

**THENCE** with the northeast line of the tract herein described, same being a segment of the common line of said 33.515 acre tract with that of said 19.523 acre tract, S40°35'35"E (called S40°35'20"E) 1419.58 feet to a 1/2 inch diameter rebar set with cap (B&A) marking the east corner of the tract herein described, same being the north corner of a tract called Tract Three (10.688 acres) this day surveyed by me. Said rebar bears N40°35'35"W 403.87 feet from a 1/2 inch diameter rebar found marking the northeast corner of said 33.515 acre tract.

**THENCE** with the southeast line of the tract herein described, into said 33.515 acre tract, along a segment of the northwest line of said Tract Three (10.688 acres), S49°41'16"W 40.00 feet to a 1/2 inch diameter rebar set with cap (B&A) marking the south corner of the tract herein described, lying in the northwest line of said Tract Three (10.688 acres), same being the east corner of a tract called Tract Two (10.689 acres) this day surveyed by me.

**THENCE** along the southwest line of the tract herein described, same being the northeast line of said Tract Two (10.689 acres) and Tract One (10.689 acres) this day surveyed by me, as follows:

along a circular curve to the right having a radius of 20.00 feet and a long chord that bears N40°35'35"W 40.00 feet to a 1/2 inch diameter rebar set with cap (B&A),

N40°35'35"W at 268.88 feet a 1/2 inch diameter rebar set with cap (B&A), at 468.87 feet a 1/2 inch diameter rebar set with cap (B&A), at 668.44 feet a 1/2 inch diameter rebar set with cap (B&A) marking the north corner of said Tract Two (10.689 acres), east corner of said Tract One (10.689 acres), at 979.45 feet a 1/2 inch diameter rebar set with cap (B&A), and at 1379.46 feet a 1/2 inch diameter rebar set with cap (B&A) marking the west corner of the tract herein described, same being the north corner of said Tract One (10.689 acres), lying in a fence along the common line of said 33.515 acre tract and said Wilke Road, marking the approximate location of the common line of the R.M. Cartwright Survey, A-83 and the J.B. Johnson Survey, A-191.

**THENCE** with the northwest line of the tract herein described, same being a segment of the common line of said 33.515 acre tract and said Wilke Road, along said common survey line, N49°30'16"E (called N49°33'57"E) 40.00 feet to the **PLACE OF BEGINNING** and containing **1.318 ACRES OF LAND**.

I hereby certify the foregoing field notes represent the results of an on-the-ground survey made under my supervision in May 2014. Corresponding plat prepared this date.

  
KEN L. REININGER, R.P.L.S. 2683

Independence Title Company  
4917 FM 3009

→ Suite 100  
Schertz, TX 78154



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This page has been added by the Guadalupe County Clerk's office to comply with the statutory requirement that the clerk shall stamp the recording information at the foot of the last page of the document.

This page becomes a part of the document identified by Document Number 14-15081 affixed on the first page of this document.

**FILED FOR RECORD**

**14 AUG 28 PM 12: 28**

**TERESA KIEL  
COUNTY CLERK GUADALUPE COUNTY**

BY C. Hernandez

STATE OF TEXAS  
COUNTY OF GUADALUPE  
I certify this instrument was FILED on the  
date and at the time stamped thereon and  
was duly recorded in the Official Public  
Records of Guadalupe County, Texas.



*Teresa Kiel*  
**TERESA KIEL**  
Guadalupe County Clerk