

LAND OWNER PETITION FOR RELEASE FROM EXTRATERRITORIAL JURISDICTION

Name of Circulator Bradley Messerie Page 1 of 1

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).

ONLY HOLDERS OF TITLE OF LAND IN THE AREA DESCRIBED BY THIS PETITION, AS INDICATED BY THE TAX ROLLS OF THE GUADALUPE COUNTY APPRAISAL DISTRICT, MAY SIGN THIS PETITION. PLEASE FILL IN ALL BLANKS THAT ARE NOT OPTIONAL.

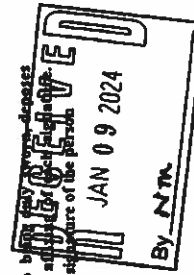
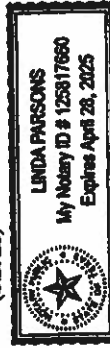
Date Signed	Signature	Printed Name	Residence Address	City/State/Zip	Voter Registration Number or Date of Birth	Email (optional)
1/9/24	<u>Bradley Messerie</u>	<u>Bradley Messerie</u>	<u>880 Mill Oak Ln</u>	<u>Kingsbury TX 78638</u>	<u>1/27/1972</u>	<u>Brad.Messerie@gmail.com</u>
1/11/24	<u>Rebecca Messerie</u>	<u>Rebecca Messerie</u>	<u>880 Mill Oak Ln</u>	<u>Kingsbury TX 78638</u>	<u>4/10/1964</u>	<u>rebecamesserie@yahoo.com</u>

AFFIDAVIT OF CIRCULATOR

STATE OF TEXAS, COUNTY OF GUADALUPE, BEFORE ME, the undersigned, on this 1/9/24 (date) personally appeared Bradley Messerie (name of person who circulated petition,) who and says: "I circulated this petition. I called each signer's attention to the full text of the proposed city charter amendment printed on the back of this petition before the signer affixed their signature to the petition. I witnessed the signature of each signer and believe that each signature is the genuine signature of the person whose name is signed and that the corresponding information for each signer is true and correct." SWORN TO AND SUBSCRIBED BEFORE ME THIS DATE

x Bradley Messerie

(SEAL)

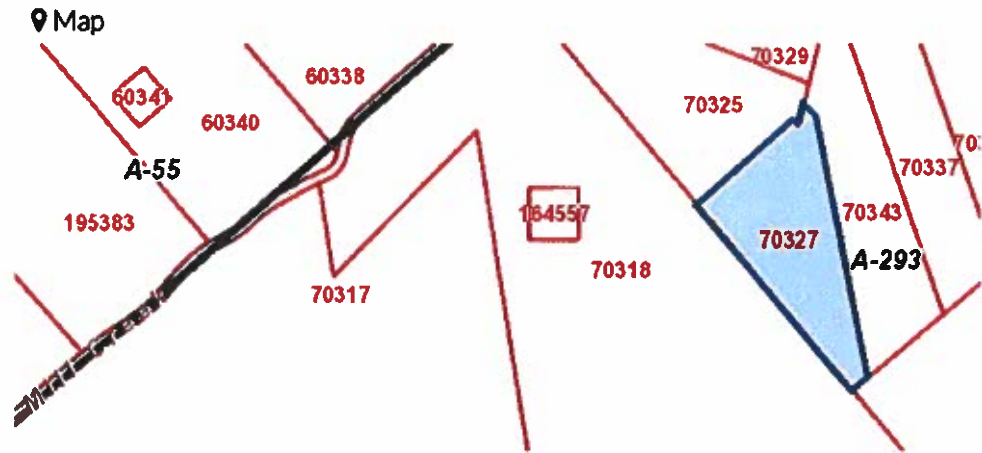


Signature of circulator

Signature of officer administering oath

Title of officer administering oath

Property ID: 70327 For Year 2023



Property Details

Account

Property ID: 70327

Geographic ID: 2G0293-0000-01725-0-00

Type: Real

Zoning:

Property Use:

Location

Situs Address: 880 MILL OAK LN KINGSBURY, TX 78638

Map ID: K-14

Mapaco:

Legal Description: ABS: 293 SUR: Y SELTOON 12.3700 AC.

Abstract/Subdivision: G_A0293 - SELTOON Y

Neighborhood: RURAL_G16

Owner

Owner ID: 249016

Name: 880 MILL OAK LN LLC

Agent:

Mailing Address: 4939 LANSDOWNE RD
FREDERICKSBURG, VA 22408

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$25,052 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$332,561 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$357,613 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$357,613 (=)
Homestead Cap Loss: ⓘ	\$0 (-)

Assessed Value: \$357,613

Ag Use Value: \$0

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES. To display the most up-to-date ownership information, change the year to 2024 in the drop down menu.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Estimated taxes on this site include a Homestead Exemption amount of \$100,000 to reflect the changes that may be implemented by Senate Bill 2 which will potentially pass in November.

Property Taxing Jurisdiction

Owner: 880 MILL OAK LN LLC %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
GCO	GUADALUPE COUNTY	0.273100	\$357,613	\$357,613	\$976.64
LTR	LATERAL ROAD	0.050000	\$357,613	\$357,613	\$178.81
SGS	SEGUIN ISD	1.116600	\$357,613	\$357,613	\$3,993.11

Total Tax Rate: 1.439700

Estimated Taxes With Exemptions: \$5,148.56

Estimated Taxes Without Exemptions: \$5,148.56

Property Improvement - Building

Description: RESIDENTIAL Type: RESIDENTIAL State Code: A3 Living Area: 0.00sqft Value: \$25,052

Type	Description	Class CD	Year Built	SQFT
DG	DET GARAGE	DGL	1996	1,920.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
UTIL	UTILITY	0.0000	0.00	1.00	0.00	\$5,000	\$0
G16	G16	4.0000	174,240.00	0.00	0.00	\$105,921	\$0
G16	G16	8.3700	348,480.00	0.00	0.00	\$221,640	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$25,052	\$332,561	\$0	\$357,613	\$0	\$357,613
2022	\$17,049	\$195,594	\$0	\$212,643	\$0	\$212,643
2021	\$28,643	\$74,065	\$0	\$102,708	\$0	\$102,708
2020	\$24,638	\$64,783	\$0	\$89,421	\$0	\$89,421
2019	\$24,638	\$57,712	\$0	\$82,350	\$0	\$82,350
2018	\$19,539	\$51,244	\$0	\$70,783	\$0	\$70,783
2017	\$19,539	\$47,671	\$0	\$67,210	\$0	\$67,210
2016	\$19,539	\$44,225	\$0	\$63,764	\$0	\$63,764
2015	\$19,539	\$44,227	\$0	\$63,766	\$0	\$63,766
2014	\$19,539	\$39,809	\$0	\$59,348	\$0	\$59,348
2013	\$19,539	\$37,602	\$0	\$57,141	\$0	\$57,141

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/26/2020	WD	WARRANTY DEED	MESSERLE BRADLEY & REBECCA	880 MILL OAK LN LLC	2020	99027938	2020-99027938
9/4/2003	SWD	SPECIAL WARRANTY DEED	BOOTH RICHARD W	MESSERLE BRADLEY & REBECCA	1909	0928	20424
1/6/1995	OT	OTHER		BOOTH RICHARD W	1130	0526	0

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate of Formation
Limited Liability Company**

Filing Fee: \$300

Filed in the Office of the
Secretary of State of Texas
Filing #: 803478828 11/25/2019
Document #: 929047530002
Image Generated Electronically
for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

880 MILL OAK LN LLC

Article 2 – Registered Agent and Registered Office

☒ A. The initial registered agent is an organization (cannot be company named above) by the name of:

LEGALINC CORPORATE SERVICES INC.

OR

☐ B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:

**10601 CLARENCE DR
SUITE 250 FRISCO TX 75033**

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☒ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☐ A. The limited liability company is to be managed by managers.

OR

☒ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Managing Member 1: (Business Name) **MESQUITE TUMBLEWEED OASIS LLC**

Address: **4939 LANSLOWNE RD FREDERICKSBURG VA, USA 22408**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information



BARBARA K. CEGAVSKE
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov



050106

Articles of Organization Limited-Liability Company

(PURSUANT TO NRS CHAPTER 86)

Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number 20180482223-82
	Filing Date and Time 11/05/2018 12:38 PM
	Entity Number E0513612018-7

(This document was filed electronically.)

ABOVE SPACE IS FOR OFFICE USE ONLY

USE BLACK INK ONLY - DO NOT HIGHLIGHT

1. Name of Limited-Liability Company: (must contain approved limited-liability company wording; see instructions)	MESQUITE TUMBLEWEED OASIS LLC	Check box if a Series Limited-Liability Company ☐	Check box if a Restricted Limited-Liability Company ☐
2. Registered Agent for Service of Process: (check only one box)	☒ Commercial Registered Agent: LEGALINC CORPORATE SERVICES INC. Name ☐ Noncommercial Registered Agent (name and address below) <u>OR</u> ☐ Office or Position with Entity (name and address below) Name of Noncommercial Registered Agent <u>OR</u> Name of Title of Office or Other Position with Entity Street Address City Nevada Zip Code Mailing Address (if different from street address) City Nevada Zip Code		
3. Dissolution Date: (optional)	Latest date upon which the company is to dissolve (If existence is not perpetual):		
4. Management: (required)	Company shall be managed by: ☐ Manager(s) <u>OR</u> ☒ Member(s) (check only one box)		
5. Name and Address of each Manager or Managing Member: (attach additional page if more than 3)	1) BRAD MESSERLE Name 4939 LANSLOWNE RD, FREDERICKSBURG VA 22408 Street Address City State Zip Code 2) REBECCA MESSERLE Name 4939 LANSLOWNE RD, FREDERICKSBURG VA 22408 Street Address City State Zip Code 3) _____ Name Street Address City State Zip Code		
6. Name, Address and Signature of Organizer: (attach additional page if more than 1 organizer)	I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State. LEGALINC CORPORATE SERVICES INC. ☒ LEGALINC CORPORATE SERVICES INC. Name Organizer Signature 1810 E. SAHARA AVENUE, SUITE 215 LAS VEGAS NV 89104 Address City State Zip Code		
7. Certificate of Acceptance of Appointment of Registered Agent:	I hereby accept appointment as Registered Agent for the above named Entity. ☒ LEGALINC CORPORATE SERVICES INC. Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity 11/5/2018 Date		

This form must be accompanied by appropriate fees.

Nevada Secretary of State NRS 86 LLC Articles