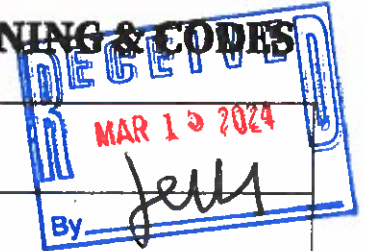


PETITION FOR RELEASE FROM THE CITY OF SEGUIN'S EXTRATERRITORIAL JURISDICTION (ETJ)



PLANNING & CODES



PROPERTY OWNER INFORMATION

Property Owner(s)	Jodi Watts
Company Name	N/A
Property Owner(s) Mailing Address	579 Wade Road Kingsbury, Texas 78638
Property Owner(s) Phone Number	830-822-0608
Property Owner(s) Email	jodi_watts76@yahoo.com

DESCRIPTION OF REQUEST

Property location of area(s) to be released: ABS: 73 SUR: WILLIAM BURNETT .8450 AC
 Number of properties to be released from ETJ: 1 Total Acres to be released from ETJ: 0.845

REQUIREMENTS FOR PETITION

138243

Applicability (Texas Government Code Chapter 42, Sec. 42.101)	
Yes/No	Is the property within five miles of the boundary of a military base at which an active training program is conducted?
Yes/No	Is the property designated as an industrial district?
Yes/No	Is the property subject to a development agreement entered into under Section 43.0751?
Petition Requirements (Texas Government Code Chapter 42, Sec. 42.104)	
<input checked="" type="checkbox"/>	Completed Application for Release from the City of Seguin's Extraterritorial Jurisdiction ETJ (this page).
<input checked="" type="checkbox"/>	Exact Property description in the form of 1) Metes and Bounds, or 2) Lot and block number, if there is a recorded map or plat.
<input checked="" type="checkbox"/>	Signed "Release from ETJ Petition" (see next page). More than 50% of the registered voters within the area to be released must provide a signature.
<input checked="" type="checkbox"/>	Provide proof of authority to sign on behalf of the entity, estate, trust, etc., if the property is owned by an entity, estate, trust, etc.
<input checked="" type="checkbox"/>	Provide deed(s) as proof of ownership if the current ownership differs from data available on the Guadalupe Appraisal District website.

RELEASE FROM ETJ PETITION

By signing this petition, I hereby request to be removed from the City of Seguin's Extraterritorial Jurisdiction (ETJ). I hereby affirm that I am the legal owner of the property identified below.

Tax ID #	Property Owner Printed Name	Property Owner Signature	Date Signed	Voter Registration No. or Date of Birth
R639971	Jodi Watts	Jodi Watts	3/09/24	12/16/1976

ACKNOWLEDGMENTS

STATE OF TEXAS §
 COUNTY OF GUADALUPE §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jodi Watts, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that {he/she} executed it for the purposes and consideration expressed in it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of March, 2024

Misty P Rojas Notary Public—State of Texas

STATE OF TEXAS §
 COUNTY OF GUADALUPE §



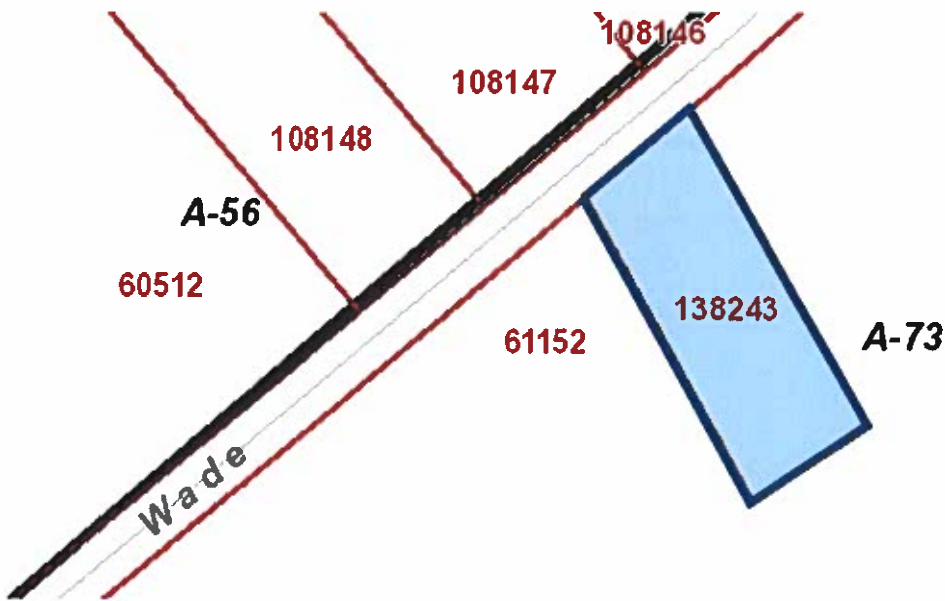
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that {he/she} executed it for the purposes and consideration expressed in it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

_____ Notary Public—State of Texas

(ADD ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)

Map



Property Details

Account

Property ID: 138243 **Geographic ID:** 2G0073-0000-00305-0-00
Type: Real **Zoning:**
Property Use: 045 Single Family Residence - E1

Location

Situs Address: 579 WADE RD TX
Map ID: H-13 **Mapsco:**
Legal Description: ABS: 73 SUR: WILLIAM BURNETT .8450 AC.
Abstract/Subdivision: G_A0073 - BURNETT WILLIAM
Neighborhood: RURAL_G13

Owner

Owner ID: 126724
Name: WATTS JODI
Agent:
Mailing Address: 579 WADE RD
KINGSBURY, TX 78638
% Ownership: 100.0%

General Warranty Gift Deed

COPY

Date: ~~January~~ February 2, 2010

Grantor: FRED A. STAUTZENBERGER, joined proforma by wife, KAREN STAUTZENBERGER

Grantor's Mailing Address:

FRED A. STAUTZENBERGER and KAREN STAUTZENBERGER
12877 FM 3353
Kingsbury, Texas 78638
Guadalupe County

Grantee: JODI WATTS, as her sole and separate property

Grantee's Mailing Address:

JODI WATTS
579 Wade Road
Kingsbury, Texas 78638
Guadalupe County

Consideration:

One and no/100 dollars (\$1.00) Love of, and affection for, Grantee.

Property (including any improvements):

All that certain 0.845 ACRE TRACT situated in the W. Burnett Survey, A-73, Guadalupe County, Texas, said 0.845 ACRE TRACT is part of a tract called residue of 100 acres in conveyance from Terry O. and Elsie E. Stautzenberger to Fred A. Stautzenberger recorded in volume 1134 at page 127 (no description, see volume 402 at page 113) of the Official and Deed Records, respectively, of said county and being described by metes as follows:

BEGINNING at a ½ inch diameter rebar set with cap (B&A) marking the west corner of the tract herein described, lying in a fence along the common line of said residue 100 acre tract and Wade Road, marking the approximate location of the common line of the W. Burnett Survey, A-73 and the S. Barnes Survey, A-56, said rebar bears N 47° 05' 16" E 1402.64 feet, N 50° 38' 50" E 861.50 feet and N 50° 03' 31" E 129.12 feet from a 4 inch diameter pipe fence corner post marking the northwest corner of said residue 100 acre tract and being the intersection of the northeast line of FM Highway 3353 and the southeast line of said Wade

Road.

THENCE with a fence along the northwest line of tract herein described, same being a segment of the common line of said residue 100 acre tract and said Wade Road, along said common survey line, N 50° 03' 30" E 119.49 feet to a ½ inch diameter rebar set with cap (B&A) marking the north corner of the tract herein described. Said rebar bears S 50° 03' 30" W 8.81 feet from a T-post found.

THENCE with the northeast line of the tract herein described, into said residue 100 acre tract, S 29° 27' 09" E 316.22 feet to a ½ inch diameter rebar set with cap (B&A) marking the east corner of the tract herein described.

THENCE with the southeast line of the tract herein described, S 56° 53' 19" W 121.07 feet to a ½ inch diameter rebar set with cap (B&A) marking the south corner of the tract herein described.

THENCE with the southwest line of the tract herein described, N 28° 49' 18" W 302.21 feet to the PLACE OF BEGINNING and containing 0.845 ACRE OF LAND.

Reservations from Conveyance:


None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2010, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

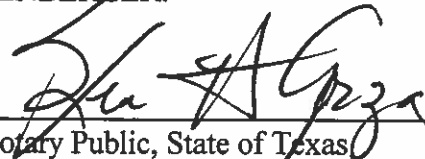

FRED A. STAUTZENBERGER


KAREN STAUTZENBERGER

STATE OF TEXAS)

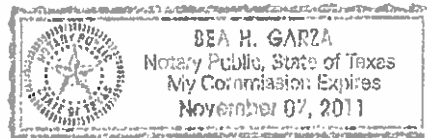
COUNTY OF GUADALUPE)

This instrument was acknowledged before me on ^{February} ~~January~~ 2, 2010, by FRED A. STAUTZENBERGER and KAREN STAUTZENBERGER.


Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

PATRICIA K. IRVINE, P.C.
106 West Court Street
Seguin, Texas 78155-5716
Telephone: (830) 372-4811
Facsimile: (830) 372-5134
Metro: (830) 303-4675



AFTER RECORDING RETURN TO:

JODI WATTS
579 Wade Road
Kingsbury, Texas 78638