

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



PLANNING & CODES

PROPERTY OWNER INFORMATION

Property Owner(s)	ROGER FREEMAN
Company Name	Kingsbury Aerodome LLC
Property Owner(s) Mailing Address	170 PERSHING LANE, KINGSBURY
Property Owner(s) Phone Number	830-463-1883
Property Owner(s) Email	VINTAGEAU @ OUTLOOK .COM

DESCRIPTION OF REQUEST

Property location of area(s) to be released: PERSHING LANE + FM 1104 KINGSBURY, TX
 Number of properties to be released from ETJ: 4 Total Acres to be released from ETJ: 66.52

REQUIREMENTS FOR PETITION

PID# 68157 6.066 AC PID# 68145 1.0 AC
 PID# 68142 56.784 AC PID# 137058 2.67 AC

Applicability (Texas Government Code Chapter 42, Sec. 42.101)

- 5-24 ✓
 ✓
 ✓
- Yes/No No Is the property within five miles of the boundary of a military base at which an active training program is conducted?
 - Yes/No No Is the property designated as an industrial district?
 - Yes/No 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)

- Completed Application for Release from the City of Seguin's Extraterritorial Jurisdiction ETJ (this page).
- 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.
- 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.
- 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.
- 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.

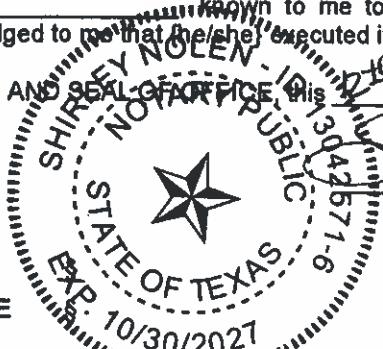
Tax ID #	Property Owner Printed Name	Property Owner Signature	Date Signed	Voter Registration No. or Date of Birth
68145 68157	ROGER FREEMAN	<i>[Signature]</i>	2-12-21	3-17-1955
68142 137058				

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 ROGER FREEMAN 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 12th day of FEBRUARY, 2021



[Signature]
 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)

6/13

030969STC-DR

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.

07-4821GEN

Roger Freeman -to- Kingsbury Aerodrome, L.L.C.

Correction General Warranty Deed

Date: June 5, 2009

Grantor: Roger Freeman, a single man

Grantor's Mailing Address:

Roger Freeman
170 Pershing Lane
Kingsbury, Texas 78638-2506
Guadalupe County

Grantee: Kingsbury Aerodrome, L.L.C.

Grantee's Mailing Address:

Kingsbury Aerodrome, L.L.C.
170 Pershing Lane
Kingsbury, Texas 78638-2506
Guadalupe County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Being a 63.85 acre tract of land out of the John McCrabb Survey, Abstract 242, Guadalupe County, Texas, being a portion of tract of land called 68.1353 acres conveyed to Roger M. Freeman by deed recorded in Volume 1269, Page 783, Official Records, Guadalupe County, a portion of a tract of land called 14.833 acres conveyed to Roger Freeman by deed recorded in Volume 1487, Page 425, Official Records, Guadalupe County, Texas, and a portion of a tract of land called 14.213 acres conveyed to Roger Freeman by deed recorded in Volume 1632, Page 148, Official Records, Guadalupe County, Texas, and being more fully described on Exhibit "A" attached hereto.

UNOFFICIAL COPY NOT RECORDABLE - UNOFFICIAL COPY NOT RECORDABLE

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral 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; and any encroachments or overlapping of improvements.

Restrictions:

- a. At no time shall the runway located on the Property be blocked to prohibit access to or use by aircraft or vehicles.
- b. The use of the runway by aircraft or vehicles shall be by invitation only which invitation shall be extended by Grantee.
- c. The Property may only be used as an airfield, aircraft fabrication, restoration and maintenance facility, an aviation museum and residential and commercial uses appurtenant to the foregoing as may be approved by Grantee's Governing Authority.
- d. No structure may be constructed which by virtue of its location or height will interfere with aircraft operations in the reasonable judgment of Grantee's Governing Authority.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor and Grantee. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, and their successors and assigns forever. Provided, however, nothing herein is intended, nor should be construed to affect or in any way limit Grantor's use of other property owned by Grantor adjacent to the Property, it being the intent of the Grantor and the agreement of all persons who may acquire an interest in the Property that Grantor may use adjacent or adjoining property for any purpose and may convey such property with or without restrictions regarding its use and development, and that if conveyed subject to restrictions, such restrictions may be, in the sole discretion of Grantor, more or less

restrictive than the restrictions placed on the Property.

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

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantor has completed all repairs to the Property, if any, required by the contract between the parties to the satisfaction of Grantee and that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

This deed is made in place of and to correct a deed from Grantor to Grantee, dated June 5, 2009, and recorded in Volume 2754, Page 328, of the Official Public Records of Guadalupe County, Texas. By error or mistake that deed incorrectly spelled the Grantor's name as "Kingsbury Aerodrome, L.L.C.", when in truth and in fact the correct spelling of Grantor's name is "Kingsbury Aerodrome, L.L.C.". This correction deed is made by Grantor and accepted by Grantee to correct that mistake, is effective on June 5, 2009, and in all other respects confirms the former deed.

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

Agreed and Accepted:

Kingsbury Aerodrome, L.L.C.

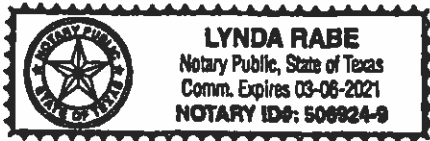
By: 
Roger Freeman, Member/Manager


Roger Freeman

STATE OF TEXAS)

COUNTY OF GUADALUPE)

This instrument was acknowledged before me on February 26, 2018, by Roger Freeman.



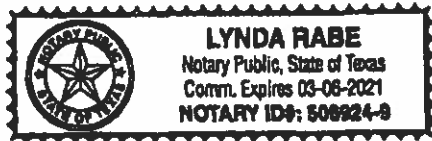
Lynda Rabe

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF GUADALUPE)

This instrument was acknowledged before me on February 26, 2018, by Roger Freeman, Member/Manager of Kingsbury Aerodrome, L.L.C., a Texas limited liability company, on behalf of said limited liability company.



Lynda Rabe

Notary Public, State of Texas

PREPARED IN:

The Law Office of Stephen D. Finch
A Professional Corporation
Attorney & Counselor at Law
105 W. Donegan St.
Seguin, Texas 78155

AFTER RECORDING, RETURN TO:

→ Seguin Title Company
202 N. Camp St.
Seguin, Texas 78155

UNOFFICIAL COPY NOT RECORDABLE



114 North Austin Street
Seguin, Texas 78155
Phone: (830) 372-1001 Fax: (830) 379-1155

Field notes describing a 63.85 acre tract of land situated in the John McCrabb Survey, Abstract 242, Guadalupe County, Texas, being a portion of tract of land called 68.1353 acres, conveyed to Roger M. Freeman, by deed recorded in Volume 1269, Page 783, Official Records, Guadalupe County, Texas, a portion of a tract of land called 14.833 acres, conveyed to Roger Freeman, by deed recorded in Volume 1487, Page 425, Official Records, Guadalupe County, Texas, and a portion of a tract of land called 14.213 acres, conveyed to Roger Freeman, by deed recorded in Volume 1632, Page 148, Official Records, Guadalupe County, Texas and being more particularly described as follows: Note: All set pins are ½" diameter rebar with an orange plastic cap stamped "Tri-County".

Beginning at a ½" diameter iron pin found in the southwest right-of-way line of F.M. 1104 for the north corner of a tract of land called 68 acres, described in Volume 140, Page 138, Deed Records, Guadalupe County, Texas, the east corner of the 68.1353 acre tract and the southernmost east corner of the herein described tract.

Thence, S 50° 30' 06" W, 1424.98 feet with the northwest line of the 68 acre tract and the southeast east line of the 68.1353 acre tract, to an iron pin set for the east corner of a 2.67 acre tract of land, this day surveyed, and the south corner of the herein described tract.

Thence, N 40° 04' 33" W, 1794.38 feet crossing the 68.1353 acre tract with the northeast line of the 2.67 acre tract and the southernmost northeast line of a tract of land called 24.67 acres, described in Volume 1720, Page 261, Official Records, Guadalupe County, Texas, to an iron pin set in the northwest line of the 68.1353 acre tract and the southeast line of the 14.213 acre tract.

Thence, N 40° 11' 40" W, 861.99 feet crossing a portion of the 14.213 acre tract with the southernmost northeast line of the 24.67 acre tract, to an iron pin set for an interior corner of the 24.67 acre tract and the west corner of the herein described tract.

Thence, N 48° 48' 57" E, crossing a portion of the 14.213 acre tract and the 14.883 acre tract, with a southeast line of the 24.67 acre tract and a northwest line of the 14.883 acre tract, at 68.00 feet, a ½" diameter iron pin found for an east corner of the 24.67 acre tract, at 468.08 feet, a ½" diameter iron pin found the south corner of a tract of land called 20.00 acres, described in Volume 2091, Page 705, Official Records, Guadalupe County, Texas and an interior corner of the 14.883 acre tract, continuing with the southeast line of the 20.00 acre tract, for a total distance of 1404.65 feet, to a ½" rod found in the southwest right-of-way line of F.M. 1104 for the east corner of the 20.00 acre tract, the easternmost north corner of the 14.883 acre tract and the northernmost north corner of the herein described tract.

Thence, S 39° 13' 19" E, 50.03 feet with the southwest right-of-way line of F.M. 1104 and the easternmost northeast line of the 14.883 acre tract to a ½" diameter iron pin found for the north corner of a tract of land called 18.094 acres, described in Volume 1491, Page 609, Official Records, Guadalupe County, Texas, the northernmost east corner of the 14.883 acre tract and the herein described tract.

EXHIBIT "A"

Page 2 of 2
63.85 acres.

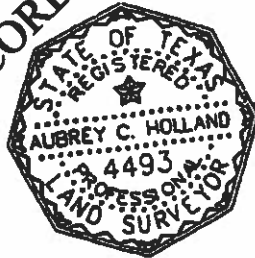
Thence, S 48° 48' 57" W, with the northwest line of the 18.094 acre tract and the northernmost southeast line of the 14.883 acre tract, at 1002.92 feet, an iron pin set for the west corner of the 18.094 acre tract, being an interior corner of the 14.883 acre tract continuing for a total distance of 1163.58 feet to an iron pin set for an interior corner of the herein described tract.

Thence, S 40° 06' 15" E, 810.53 feet crossing a portion of the 14.883 acre tract to an iron pin set in the northwest line of the 68.1353 acre tract for an interior corner of the herein described tract.

Thence, N 50° 53' 38" E, 1150.01 feet crossing a portion of the 14.883 acre tract and with the southeast line of the 18.094 acre tract, the southeast line of a tract of land called 0.986 of an acre, described in Volume 1491, Page 609, Official Records, Guadalupe County, Texas and the northwest line of the 68.1353 acre tract, to a 1/2" diameter iron pin found in the southwest right-of-way line of F.M. 1104, for the east corner of the 0.986 acre tract, the north corner of the 68.1353 acre tract and the southernmost north corner of the herein described tract.

Thence, S 41° 14' 10" E, 1785.74 feet with the southwest right-of-way line of F.M. 1104 and the northeast line of the 68.1353 acre tract, to the Place of Beginning and containing 63.85 acre of land according to a survey made on the ground on September 22, 2008, by Tri-County Land Surveying Inc.

Corresponding plat prepared.
Project No. 9910101F1



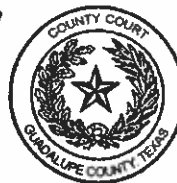
Aubrey C. Holland

Aubrey C. Holland
Registered Professional
Land Surveyor No. 4493

201899006393

I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
03/26/2018 04:19:18 PM PAGES: 6 BRITTANY
TERESA KIEL, COUNTY CLERK

EXHIBIT "A"



Teresa Kiel

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Property Details

Account		
Property ID:	68142	Geographic ID: 2G0242-0000-00100-0-00
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	FM 1104 TX	
Map ID:	K-15	Mapsco:
Legal Description:	ABS: 242 SUR: JOHN MCCRABB 56.784 AC	
Abstract/Subdivision:	G_A0242 - McCRABB JOHN	
Neighborhood:		
Owner		
Owner ID:	188328	
Name:	KINGSBURY AERODROME LLC	
Agent:	68704	
Mailing Address:	170 PERSHING LANE KINGSBURY, TX 78638	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$13,089 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$254,496 (+)
Agricultural Market Valuation:	\$704,529 (+)
Market Value:	\$972,114 (=)

Property Details

Account		
Property ID:	68145	Geographic ID: 2G0242-0000-00112-0-00
Type:	Real	Zoning: RURAL
Property Use:	530 INDUSTRIAL BLDG-FLEX	
Location		
Situs Address:	190 PERSHING LN TX	
Map ID:	K-15	Mapsc0:
Legal Description:	ABS: 242 SUR: JOHN MCCRABB 1.000 AC	
Abstract/Subdivision:	G_A0242 - McCRABB JOHN	
Neighborhood:	RURAL_505	
Owner		
Owner ID:	188326	
Name:	KINGSBURY AERODROME LLC	
Agent:	68704	
Mailing Address:	ATTN STEPHEN K FREEMAN 170 PERSHING LANE KINGSBURY, TX 78638	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$275,646 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$21,655 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$297,301 (=)

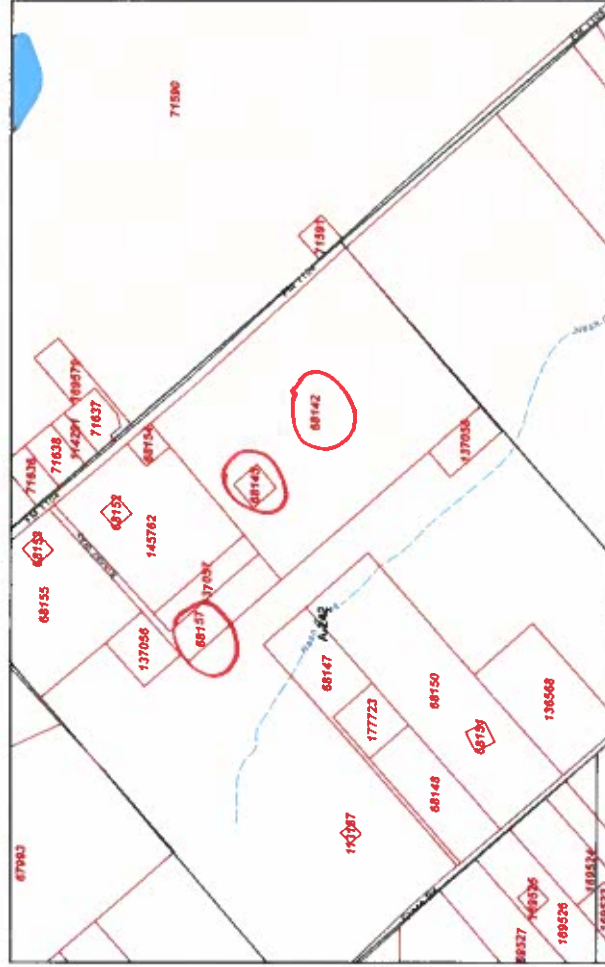
Property Details

Account		
Property ID:	68157	Geographic ID: 2G0242-0000-00640-0-00
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	FM 1104	
Map ID:	K-15	Mapsco:
Legal Description:	ABS: 242 SUR: JOHN MCCRABB 6.066 AC	
Abstract/Subdivision:	G_A0242 - McCRABB JOHN	
Neighborhood:	RURAL_G16	
Owner		
Owner ID:	188329	
Name:	KINGSBURY AERODROME LLC	
Agent:	68704	
Mailing Address:	ATTN STEPHEN K FREEMAN 170 PERSHING LANE KINGSBURY, TX 78638	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$17,206 (+)
Agricultural Market Valuation:	\$84,129 (+)
Market Value:	\$101,335 (=)

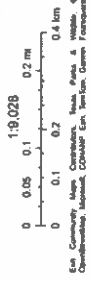
Guadalupe CAD Web Map



9/8/2024, 2:29:13 PM

- Parcels
- Abstracts

Guadalupe County Boundary



Disclaimer: This product is for informational purposes only and has not been prepared for or by a licensed professional in the field of engineering, architecture, or surveying. It is not intended to be used for any purpose other than the approximate relative location of boundaries. Guadalupe County Appraisal District, 801 Comstock Drive, San Antonio, Texas 78204. © 2024 Guadalupe County Appraisal District. All rights reserved.

EXHIBIT A

Being a 63.85 acre tract of land out of the John McCrabb Survey, Abstract 242, Guadalupe County, Texas, being a portion of tract of land called 68.1353 acres conveyed to Roger M. Freeman by deed recorded in Volume 1269, Page 783, Official Records, Guadalupe County, a portion of a tract of land called 14.833 acres conveyed to Roger Freeman by deed recorded in Volume 1487, Page 425, Official Records, Guadalupe County, Texas, and a portion of a tract of land called 14.213 acres conveyed to Roger Freeman by deed recorded in Volume 1632, Page 148, Official Records, Guadalupe County, Texas.

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Thence, S 50° 30' 06" W, 1424.98 feet with the northwest line of the 68 acre tract and the southeast east line of the 68.1353 acre tract, to an iron pin set for the east corner of a 2.67 acre tract of land, this day surveyed, and the south corner of the herein described tract.

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Thence, S 41° 14' 10" E, 1785.74 feet with the southwest right-of-way line of F.M. 1104 and the northeast line of the 68.1353 acre tract, to the Place of Beginning and containing 63.85 acre of land according to a survey made on the ground on September 22, 2008, by Tri-County Land Surveying Inc.