

CC 5/5/20

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



PLANNING & CODES

PROPERTY OWNER INFORMATION

Property Owner(s)	I-10 Enterprises, LLC ✓
Company Name	I-10 Enterprises, LLC
Property Owner(s) Mailing Address	1200 Forest Trail, New Braunfels, TX 78132 ✓
Property Owner(s) Phone Number	830-660-5415
Property Owner(s) Email	Justin@tandfco.com

DESCRIPTION OF REQUEST

Property location of area(s) to be released: 4051 IH 10 W Access Rd, Seguin, TX 78155

Number of properties to be released from ETJ: 1 ✓ Total Acres to be released from ETJ: 8 ✓

REQUIREMENTS FOR PETITION PID# 34058

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

4-17-20
CJB ✓

<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Is the property within five miles of the boundary of a military base at which an active training program is conducted?
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Is the property designated as an industrial district?
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> 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 type="checkbox"/>	Provide deed(s) as proof of ownership if the current ownership differs from data available on the Guadalupe Appraisal District website.

NO development agreement recorded - Sir

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.

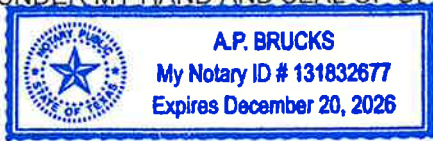
Tax ID #	Property Owner Printed Name	Property Owner Signature	Date Signed	Voter Registration No. or Date of Birth
39-3864752 ✓ 3A058	I-10 Enterprises, LLC	<i>[Handwritten Signature]</i> Managing Member	4/17/2026	12/12/1982

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 Sustin Friesenhahn, 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 17 day of April, 2026



[Handwritten 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____.

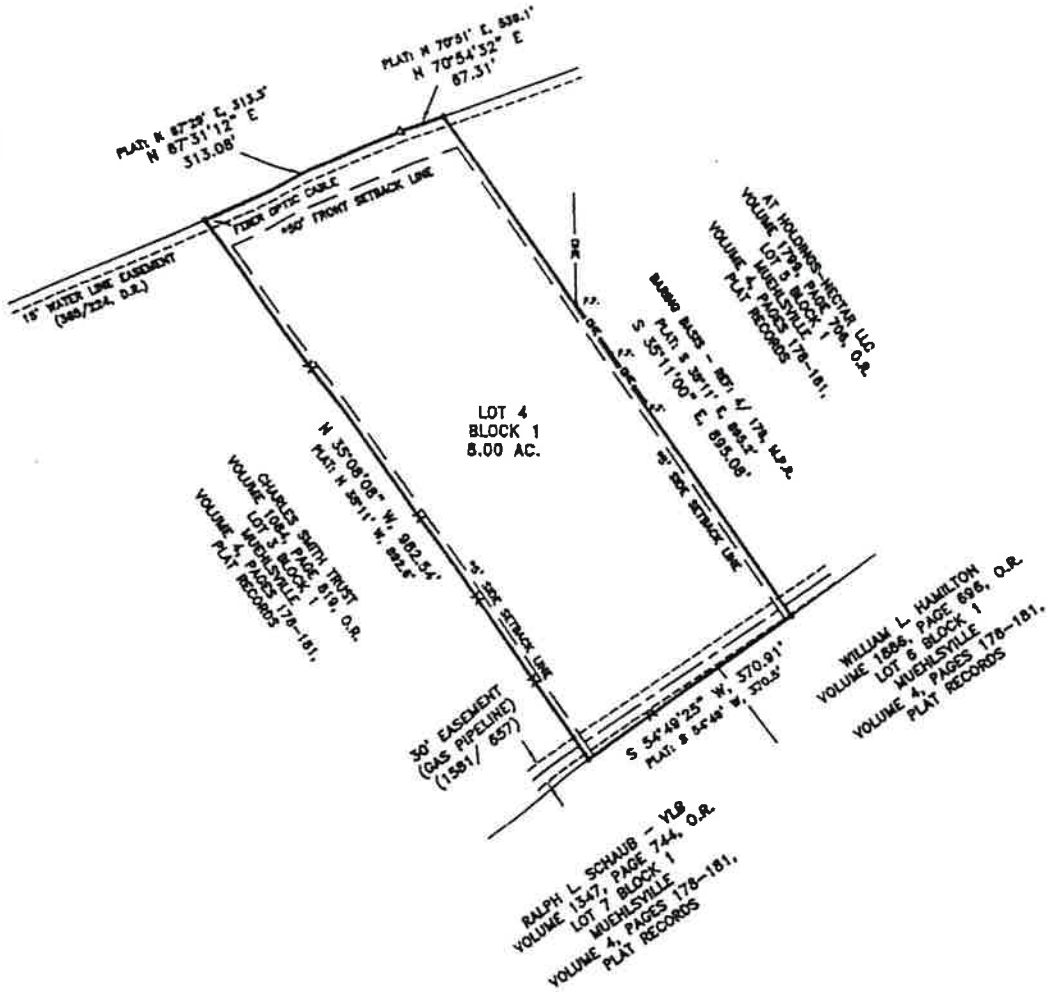
 Notary Public—State of Texas

(ADD ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)

- STEEL FENCE LINE
- OVER HEAD ELECTRIC LINE
- POWER POLE
- METED POLE

SCALE: 1" = 80'

I. H. 10



MATTHEW McCONNELL & CLINT W. PATTIE

Block 1
in MUEHLSVILLE
4 PAGE 178 MAP & PLAT RECORDS
SH 10

E COUNTY, TEXAS.
 OR SEBURN TITLE CO. (G.F.) REFERENCE: 03187187C
 138, PAGE 882, DEED RECORDS
 1, PAGE 178, MAP & PLAT RECORDS

WENT IN FAVOR OF GREEN VALLEY WATER SUPPLY CORP.
 548, PAGE 224, DEED RECORDS
 4, PAGE 178, MAP & PLAT RECORDS
 ON PLAT)

TO STATE OF TEXAS
 165, PAGE 190, DEED RECORDS
 IT 8 - DOES NOT AFFECT THIS TRACT)

WENT IN FAVOR OF SINCLAIR PETROLEUM CO.
 216, PAGE 577, DEED RECORDS
 RELEASE
 870, PAGE 486, OFFICIAL RECORDS
 (EASEMENT)

TO PNG UTILITY CO.
 1581, PAGE 867, OFFICIAL RECORDS
 ON PLAT)

MARTINEZ
 SURVEYING AND MAPPING CO.
 FIRM # 101822-00
 8848 BROADWAY SUITE 228
 SAN ANTONIO, TX, 78217
 (210) 829-4244



STATE OF TEXAS
 COUNTY OF DUNN

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encumbrances of buildings on adjoining property, and that all buildings are truly located on this property except as shown above and that all plat lines have been located as indicated above on the date on this plat.



This 30TH day of OCTOBER, 20 18 A.D.

Reynaldo Martinez Jr.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 5482

JOB No. 18-10-27



GUADALUPE COUNTY ROAD & BRIDGE

310 IH 10 West
Seguin, Texas 78155
www.guadalupetx.gov

GIS
(830) 303-4188
gis@guadalupetx.gov

I-10 Enterprises, LLC
1200 Forest Trail
New Braunfels, TX 78132

3/4/2026

RE: ADDRESS VERIFICATION

To: I-10 ENTERPRISES LLC

This notice is to inform you of your physical location address. The address assigned to the location is:

4051 IH 10 W ACCESS RD, SEGUIN, TX 78155

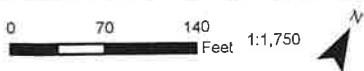
Please display this address on your structures and/or driveway with 3" or larger reflective numbers so emergency personnel can easily locate these structures in an emergency. **Please check with your local post office before using this new address for mailing purposes.** If you receive mail at a post office box, your mailing address will not change. In this case, the address listed above will be used for location purposes only.



Property ID: 34058
Zip Code: 78155
Legal Description: LOT: 4 BLK: 1
ADDN: MUEHLVILLE 8.0000
AC.



DISCLAIMER: These maps and the information contained within were developed exclusively for use by Guadalupe County. Any use of or reliance on these maps by anyone else is at that party's own risk. Guadalupe County, its officials, and employees are not liable for any discrepancies, errors, or variances that may exist.



Note: Any new driveways entering public right-of-ways need to be permitted through this office, the Texas Department of Transportation, or a municipality. New driveways entering private lanes do not need a permit. Property owners will need a septic permit (new or connecting to existing system) and may also need floodplain/floodway permit if in the floodplain/floodway. Commercial use will need permitting through the Guadalupe County Fire Marshal's Office. Check with the development center prior to starting any work on the property.