

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



**SEGUIN**  
TEXAS

**PLANNING & CODES**

**PROPERTY OWNER INFORMATION**

Property Owner(s)	CHARLOS & PEGGY HGIN.
Company Name	—
Property Owner(s) Mailing Address	1558 CROSS RD, KINGSBURY TX.
Property Owner(s) Phone Number	1-830-272-9307
Property Owner(s) Email	

**DESCRIPTION OF REQUEST**

Property location of area(s) to be released: 1550 + 1558 CROSS RD. KINGSBURY, TX  
Number of properties to be released from ETJ: 2 Total Acres to be released from ETJ: 10.22 AC

**REQUIREMENTS FOR PETITION**

PID# 169523 1.72 AC  
PID# 169524 8.30 AC

Applicability (Texas Government Code Chapter 42, Sec. 42.101)	
Yes / <input checked="" type="radio"/> No	Is the property within five miles of the boundary of a military base at which an active training program is conducted?
Yes / <input checked="" type="radio"/> No	Is the property designated as an industrial district?
Yes / <input checked="" type="radio"/> 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 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.

## 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
<del>262099</del> <del>144819</del> <del>262099</del> <del>244017</del>	CHARLES W. HEIM	<i>Charles Heim</i>	2-24-24	3-28-84
<del>262099</del> <del>244017</del>	Peggy A. Heim	<i>Peggy Heim</i>	2-24-24	05-10-51
PID:	169523 R772886			
PID	169524 R772889			

## 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 CHARLES W. HEIM, 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 24<sup>th</sup> day of FEBRUARY, 2024

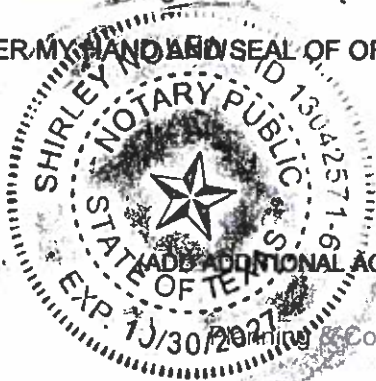
*Shirley Nelson*  
Notary Public—State of Texas

STATE OF TEXAS §  
COUNTY OF GUADALUPE §

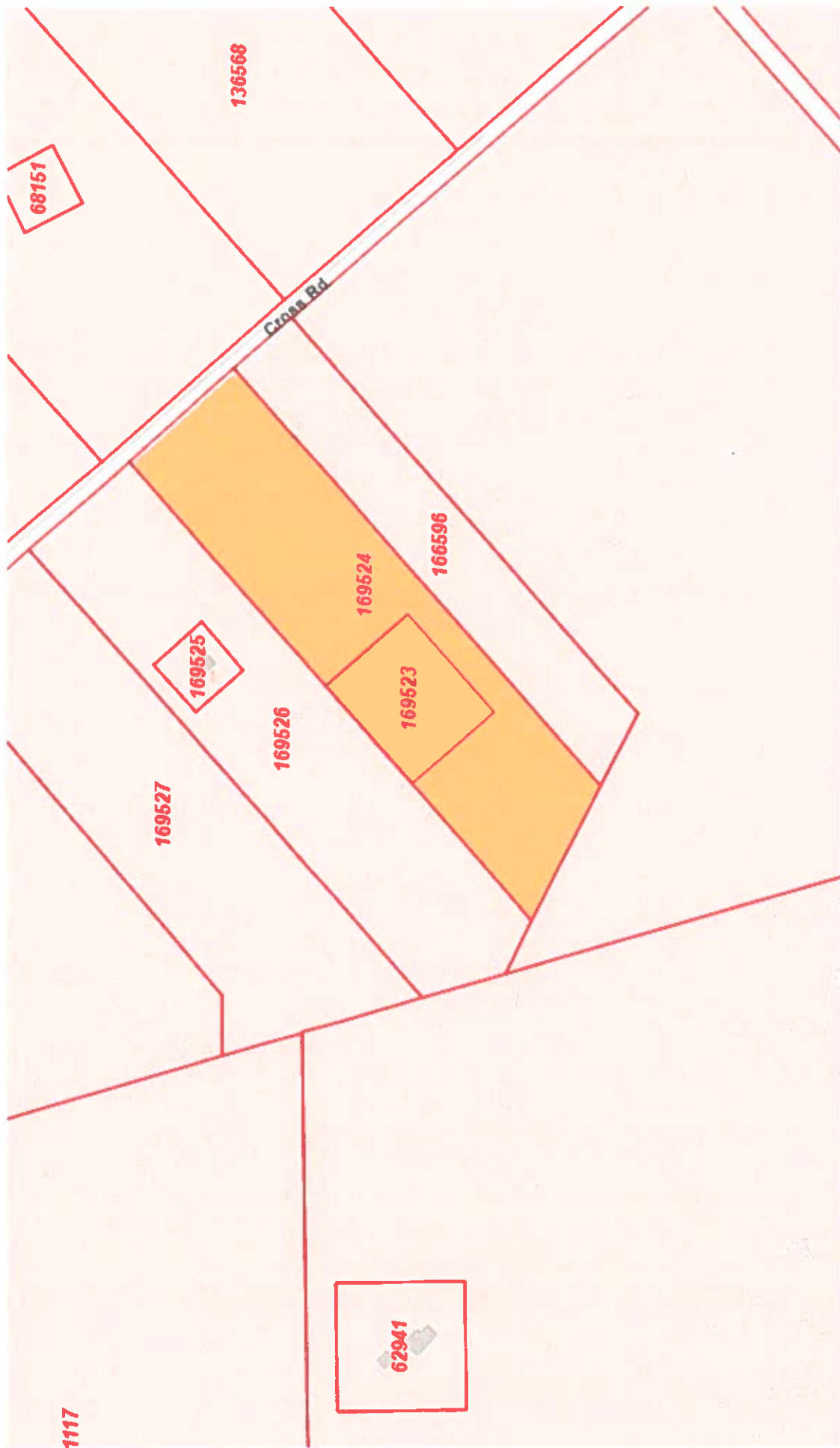
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared PEGGY A. HEIM, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (he/she) executed it for the purposes and consideration expressed in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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24<sup>th</sup> day of FEBRUARY, 2024

*Shirley Nelson*  
Notary Public—State of Texas



ADD ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)



## Property Details

Account		
Property ID:	169523	Geographic ID: 2G0129-0000-00750-0-00
Type:	Real	Zoning:
Property Use:	040 Single Family Residence - A1	
Location		
Situs Address:	1558 CROSS RD TX	
Map ID:	L-15	Mapsc0:
Legal Description:	ABS: 129 SUR: C ESPALIER 1.72 ACS. TRACT 2-A	
Abstract/Subdivision:	G_A0129 - ESPALIER C	
Neighborhood:	RURAL_G16	
Owner		
Owner ID:	244017	
Name:	HEIM CHARLES W & PEGGY A	
Agent:		
Mailing Address:	1558 CROSS RD KINGSBURY, TX 78638-2548	
% Ownership:	100.0%	
Exemptions:	DP - DISABILITY HS - HOMESTEAD For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$276,653 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$41,952 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$318,605 (=)



## Property Details

Account		
Property ID:	169524	Geographic ID: 2G0129-0000-00760-0-00
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	1550 CROSS RD TX	
Map ID:	L-15	Mapsc0:
Legal Description:	ABS: 129 SUR: C ESPALIER 5.35 ACS. & ABS: 345 SUR: W R WOOD 2.95 AC = TOTAL 8.30 ACS PT OF TRACT 2-A	
Abstract/Subdivision:	G_A0129 - ESPALIER C	
Neighborhood:	RURAL_G16	
Owner		
Owner ID:	262099	
Name:	HEIM CHARLES W & PEGGY A	
Agent:		
Mailing Address:	1558 CROSS RD KINGSBURY, TX 78638	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>		\$0 (+)
<b>Improvement Non-Homesite Value:</b>		\$0 (+)
<b>Land Homesite Value:</b>		\$0 (+)
<b>Land Non-Homesite Value:</b>		\$0 (+)
<b>Agricultural Market Valuation:</b>		\$176,253 (+)
<b>Market Value:</b>		\$176,253 (=)
<b>Agricultural Value Loss:</b>		\$175,838 (-)

# EXHIBIT "A"

## METES AND BOUNDS DESCRIPTION FOR 5.01 ACRES OF LAND TRACT 3

Being 5.01 acres of land located in the W.R. Wood Survey, A-345, Guadalupe County, Texas. Said tract being a part of a called 145.577 acre tract, conveyed in a deed to Mary Jo Matthies, recorded in Volume 2119, Page 202 of the Guadalupe County Deed Records. Said tract being more particularly described as follows:

COMMENCING at a ½" iron rod found in the West margin of County Road 212 A (Also Called Cross Road) for the Northeast corner of a called 93.444 acre tract, lying in the East line of said 145.577 acre tract, which has been partitioned into seven tracts, thence with the West line of Cross Road and the East line of Tracts 1 and 2 of the partitioned 145.577 acre tract, North 41°33'44"West, a distance of 454.20 feet to a ½" iron rod with cap "HMT" set for the Northwest corner of Tract 2 and the Northeast corner of the herein described tract;

THENCE into and across said 145.577 acre tract, with the common lines of the herein described tract and Tract 2 of said partition, the following two courses:

- 1.) South 48°13'52"West, a distance of 782.74 feet to a ½" iron rod with cap "HMT" set;
- 2.) South 41°48'08"East, a distance of 279.00 feet to a ½" iron rod with cap "HMT" set for a Northeast corner of Tract 3, lying in the West line of Tract 1;

THENCE with the East line of Tract 3 and the West line of Tract 4, South 48°13'52"West, a distance of 499.39 feet to a ½" iron rod with cap "HMT" set for the Southeast corner of Tract 3, lying in the South line of said 145.577 acre tract and the North line of a said 93.444 acre tract;

THENCE with the South line of said 145.577 acre tract and the North line of said 93.444 acre tract, North 63°36'33"West, a distance of 349.21 feet to a ½" iron rod with cap "HMT" set for the Southwest corner of Tract 3 and the Southeast corner of Tract 5 of said partition;

THENCE with the West line of Tract 3 and the East line of Tract 5, North 48°13'52"East, a distance of 1412.21 feet to a ½" iron rod with cap "HMT" set in the West margin of Cross Road and the East line of said 145.577 acre tract, from which a ½" iron rod found for the Northwest corner of said 145.577 acre tract bears North 41°33'44"West, a distance of 990.59 feet;

THENCE with the West line of Cross Road and the East line of said 145.577 acre tract, South 41°33'44"East, a distance of 45.15 feet to the POINT OF BEGINNING and containing 5.01 acres of land in Guadalupe County, Texas.

Bearings are based upon the Texas State Plane Coordinate System, South Central Zone (4204) NAD83

201899012825

I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
06/12/2018 11:03:46 AM PAGES: 4 COURTNEY  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*