CLINT E. JONES ATTORNEY AT LAW

6 GRUENE WALD NEW BRAUNFELS, TEXAS 78130 (512) 466-6695

CLINT@REGALLANDDEVELOPMENT.COM

March 7, 2024

VIA U.S. MAIL Ms. Naomi Manski City Secretary City of Seguin, Texas 205 North River Street Seguin, Texas 78155

RE: ETJ Release

Dear Ms. Manski:

Pursuant to Chapter 42, Texas Local Government Code, as amended by Senate Bill 2038, effective September 1, 2023, please find the attached Petition for Release of an Area from the Extraterritorial Jurisdiction of the City of Seguin (the "Petition"). The Petitioners, Lyman and Alison Skolaut, own the majority in value of the 99.995 acres of land to be released from the Extraterritorial Jurisdiction of the City of Seguin, as indicated by the attached Tax Certificates from the Guadalupe Central Appraisal District. Attached to the Petition are a metes and bounds description and a survey of the land to be removed.

Upon receipt of this letter and the Petition, please verify the signatures of the Petitioners pursuant to Chapter 42.105 of the Texas Local Government Code, and notify the Petitioners of the results of the Petition at the following address with a copy of such verification to the undersigned:

Lyman and Alison Skolaut 2598 Country Ledge Dr. New Braunfels, Texas 78132

If you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely

Clint E. Jones

enclosures

PETITION FOR RELEASE OF AREA FROM THE EXTRATERRITORIAL JURISDICTION

THE STATE OF TEXAS §

COUNTY OF GUADALUPE §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS:

The undersigned (hereinafter called "Petitioner"), acting pursuant to Section 42.102 of the Texas Local Government Code, as amended, hereby respectfully petitions the City of Seguin, Texas (hereinafter called the "City"), for the removal of the area described in Exhibit A herein (the "Property") from the extraterritorial jurisdiction (the "ETJ") of the City.

In support of this Petition, Petitioner would respectfully show:

I.

Petitioner has authority, pursuant to Section 42.102(b) of the Texas Local Government Code, to file this Petition as the owners of the majority in value of an area of land in a municipality's ETJ.

II.

This Petition is signed by a majority in value of the holders of title of land in the area as described by the Petition, as indicated by the tax rolls of the Guadalupe County Central Appraisal District and evidenced by the Certificate attached hereto as Exhibit B.

Ш.

This Petition has satisfied the signature requirements described by Sections 42.103 and 42.104(a) of the Texas Local Government Code and Chapter 277, Election Code, and is not later than the 180th day after the date the first signature for the Petition was obtained.

IV.

The signatures collected for this Petition are in writing pursuant to Section 42.104(c) of the Texas Local Government Code.

V.

The Property is located in Guadalupe County, Texas, and totals approximately 99.995 acres, as described in <u>Exhibit A</u>, which is located within the extraterritorial jurisdiction of the City and, to the best of Petitioner's knowledge, is not subject to any of the exceptions from applicability described in Section 42.101 of the Texas Local Government Code.

VI.

This Petition shall be verified by the City Secretary of the City or other person(s) at the City responsible for verifying signatures.

VI.

The City must notify the residents or landowners of the Property of the results of the Petition, which notification requirement may be satisfied by notifying the Petitioner in writing.

VII,

If Petitioner has obtained the signatures on the Petition required under Section 42.104 of the Texas Local Government Code to release the Property from the City's ETJ, the City shall immediately release the Property from its ETJ pursuant to Section 42.105(c) of the Texas Local Government Code.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that this Petition be filed with the City Secretary of the City of Seguin, Texas, and that, thereafter, the Property be removed from the City's ETJ, in the manner provided by law, including particularly Sections 42.102-105 of the Texas Local Government Code, as amended; that after this Petition has been granted, that it and the Petitioner's action thereon be filed of record and be recorded in the Office of the City Secretary of Seguin, Texas; and, that Petitioner have such other and further relief to which they may show themselves entitled. If the City Council has not released the Property from the City's ETJ by the later of the 45th day after the date the City receives this Petition or the next meeting of the City Council that occurs after the 30th day after the date the City receives this Petition, the Property shall be released by operation of law pursuant to Section 42.105(d) of the Texas Local Government Code.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

RESPECTFULLY SUBMITTED this 19	day of Jununy, 2024.
PET	ITIONER:
Lym	an Skolaut
THE STATE OF TEXAS § COUNTY OF § This instrument was acknowledged before Lyman Skolaut.	e me on <u>Gameny</u> 19 ⁴⁴ , 2024, by
(SEAL) Series of Texas of Texa	ARY PUBLIC, STATE OF TEXAS
THE STATE OF TEXAS §	Min Skolaut
COUNTY OF	e me on Jamey 19th, 2024, by
NO	ARY PUBLIC, STATE OF TEXAS

(SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL JURISDICTION

[Please See Attached]

BETTERSWORTH & ASSOCIATES, INC.

ENGINEERS - SURVEYORS - CONSULTANTS

111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155 (830) 379-5552 FAX (830) 379-5553 29096* E-Mail: ken@bettersworthassoc.com 944.55 KEN L. REININGER, P.E. & R.P.L.S.

29096-C-G June 28, 2022

99.995 ACRE TRACT

Being a 99.995 ACRE TRACT situated in the Margarita Cherino Survey, A-10, Guadalupe County, Texas. Said 99.995 ACRE TRACT is that tract called 100.00 acres in conveyance from Douglas C. Glenewinkel, a single man and Ward A. Glenewinkel, a single man to Craig Hall, Jeffrey Marvin Kraft and Marvin W. Kraft, Jr. recorded April 6, 2010 in Volume 2856, Page 672 of the Official Records of said county and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch diameter rebar found marking the northwest comer of the tract herein described, same being the northwest corner of said 100.00 acre tract, northeast corner of a tract called 95.085 acres in conveyance from Emmie Krause Sahm, a single woman to Barry Neil Buske, Jr. (a/k/a Barry Buske, Jr.) and wife, Suzanne Buske recorded March 2, 2017 in Document Number 2017004678 of the Official Records of said county, further described as being the southwest corner of a tract called Parcel (a) - 2.653 acres in conveyance from Norman Glenewinkel and Martin Glenewinkel to The State of Texas recorded July 13, 1964 in Volume 367, Page 329 of the Deed Records of said county lying in the south line of F. M. Highway 2623 (100' Right of Way).

THENCE with the north line of the tract herein described, same being the common line of said 100.00 acre tract and said 2.653 acre tract along a segment of the south line of said F. M. Highway 2623 as follows:

N 66° 56' 39" E 138.07 feet (called N 67° 34' 43" E 138.05 feet) to a TxDOT Type I concrete monument found (broken) and

thence along a circular curve to the right having a radius of 2814.90 feet and a long chord that bears N 77° 26' 11" E 1017.02 feet to a 1/2 inch diameter rebar found marking the northeast corner of the tract herein described, same being the northeast corner of said 100.00 acre tract, southeast corner of said 2.653 acre tract and being the northwest corner of a tract called 399.968 acre in conveyance from Tom Fore (d/b/a Fore Financial Services) to Independence T. C., LLC, a Texas Limited Liability Company recorded July 31, 2012 in Volume 3156, Page 141 of the Official Records of said county. Said rebar bears S 88° 54' 49" W 71.47 feet from a TxDOT Type I concrete monument found (broken).

THENCE with the east line of the tract herein described, same being the common line of said 100.00 acre tract and said 399,968 acre tract as follows:

S 00° 50' 40" E 1653,75 feet (called S 00° 21' 32" E 1653,52 feet) to a 1/2 inch diameter rebar found at a two-way fence corner post marking a re-entrant corner of the tract herein described, same being a re-entrant corner of said 100.00 acre tract and a west corner of said 399.968 acre tract,

S 87° 26' 34" E 213.72 feet (called S 86° 53' 11" E 213.56 feet) to a 1/2 inch diameter rebar found at a three-way fence comer post marking an east corner of the tract herein described, same being an east corner of said 100,00 acre tract, re-entrant corner of said 399,968 acre tract,

S 05° 46' 31" E 612.15 feet (called S 05° 16' 18" E 611.82 feet) to a 1/2 inch diameter rebar found at a three-way fence corner post,

S 22° 55' 26" E 197.46 feet (called S 22° 20' 54" E 197.91 feet) to a 1/2 inch diameter rebar found at a two-way fence corner post, and

S 01° 18' 31" E 992.75 feet (called S 00° 48' 01" E 992.66 feet) to a 1/2 inch diameter rebar found marking the southeast corner of the tract herein described, same being the southeast corner of said 100.00 acre tract, being a re-entrant corner of said 399.968 acre tract.

29096* 944.55 29096-C-G June 28, 2022 Page 2 of 2

THENCE with the south line of the tract herein described, same being a segment of the common line of said 100.00 acre tract and said 399.968 acre tract S 89° 36' 56" W 1498.40 feet (called S 89° 51' 19" W 1498.62 feet) to a 1/2 inch diameter rebar found marking the southwest corner of the tract herein described, same being the southwest corner of said 100.00 acre tract, a north corner of said 399.968 acre tract lying in the east line of said 95.058 acre tract. Said rebar bears N 00° 29' 18" W 144.30 feet (called N 00° 08' 31" E 144.67 feet) from a 1/2 inch diameter rebar found marking a re-entrant corner of said 399.968 acre tract and the southeast corner of said 95.085 acre tract.

THENCE with the west line of the tract herein described, same being the common line of said 100.00 acre tract with that of said 95.085 acre tract N 00° 22' 03" W 3181.33 feet (called N 00° 08' 31" E 3181.26 feet) to THE PLACE OF BEGINNING AND CONTAINING 99.995 ACRES OF LAND.

Basis of bearings is Geodetic North as per GPS observation dated June 14, 2022.

I hereby certify the foregoing field notes represent the results of an on-the-ground survey made under my supervision June, 2022.

Ken L. Reininger, R.P.L.S (2633

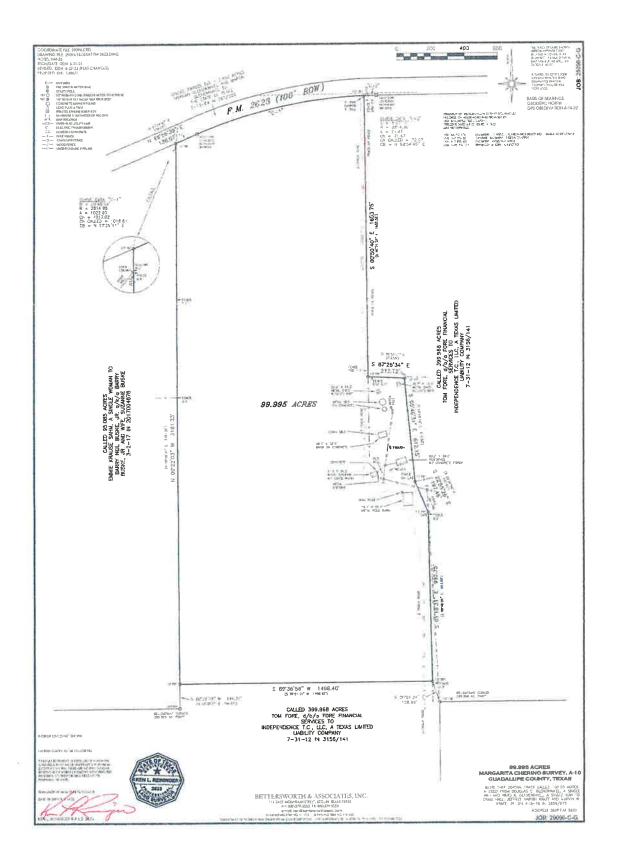


EXHIBIT "B"

CERTIFICATE OF OWNERSHIP OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL JURISDICTION

[Please See Attached]

<u>AFFIDAVIT</u>

THE STATE OF TEXAS	§
	§
COUNTY OF GUADALUPE	§
	§
GUADALUPE APPRAISAL DISTRICT	§

I, Peter Snaddon, Chief Appraiser of the Guadalupe Appraisal District, Texas, hereby certify that: (1) I have reviewed the property description contained in Exhibit "A" attached hereto; and (2) according to the appraisal rolls of Guadalupe County, on <u>February 23rd</u>, 2024, Lyman and Alison Skolaut held title to 100 percent (100%) of the property described in Exhibit "A" attached hereto.

Peter Snaddon, Chief Appraiser

THE STATE OF TEXAS \$

COUNTY OF GUADALUPE \$

This instrument was acknowledged before me on <u>February 23rd</u>, 2024, by Peter Snaddon, Chief Appraiser of the Guadalupe Appraisal District.

ELIZABETH GUERRERO Notary Public, State of Texas Comm. Expires 04-10-2025 Notary ID 3524412

TARY PUBLIC, STATE OF TEXAS

(SEAL)

EXHIBIT A

BETTERSWORTH & ASSOCIATES, INC.

ENGINEERS - SURVEYORS - CONSULTANTS
111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155

 29096*
 (830) 379-5552
 FAX (830) 379-5553

 944.55
 E-Mail: ken@bettersworthassoc.com

 29096-C-G
 KEN L. REININGER, P.E. & R.P.L.S.

 June 28, 2022

99.995 ACRE TRACT

Being a 99.995 ACRE TRACT situated in the Margarita Cherino Survey, A-10, Guadalupe County, Texas. Said 99.995 ACRE TRACT is that tract called 100.00 acres in conveyance from Douglas C. Glenewinkel, a single man and Ward A. Glenewinkel, a single man to Craig Hall, Jeffrey Marvin Kraft and Marvin W. Kraft, Jr. recorded April 6, 2010 in Volume 2856, Page 672 of the Official Records of said county and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch diarneter rebar found marking the northwest comer of the tract herein described, same being the northwest corner of said 100.00 acre tract, northeast corner of a tract called 95.085 acres in conveyance from Emmie Krause Sahm, a single woman to Barry Neil Buske, Jr. (a/k/a Barry Buske, Jr.) and wife, Suzanne Buske recorded March 2, 2017 in Document Number 2017004678 of the Official Records of said county, further described as being the southwest corner of a tract called Parcel (a) – 2.653 acres in conveyance from Norman Glenewinkel and Martin Glenewinkel to The State of Texas recorded July 13, 1964 in Volume 367, Page 329 of the Deed Records of said county lying in the south line of F. M. Highway 2623 (100' Right of Way).

THENCE with the north line of the tract herein described, same being the common line of said 100.00 acre tract and said 2.653 acre tract along a segment of the south line of said F. M. Highway 2623 as follows:

N 66° 56' 39" E 138.07 feet (called N 67° 34' 43" E 138.05 feet) to a TxDOT Type I concrete monument found (broken) and

thence along a circular curve to the right having a radius of 2814.90 feet and a long chord that bears N 77° 26′ 11″ E 1017.02 feet to a 1/2 inch diameter rebar found marking the northeast corner of the tract herein described, same being the northeast corner of said 100.00 acre tract, southeast corner of said 2.653 acre tract and being the northwest corner of a tract called 399.968 acre in conveyance from Tom Fore (d/b/a Fore Financial Services) to Independence T. C., LLC, a Texas Limited Liability Company recorded July 31, 2012 in Volume 3156, Page 141 of the Official Records of said county. Said rebar bears \$88° 54′ 49″ W 71.47 feet from a TxDOT Type I concrete monument found (broken).

THENCE with the east line of the tract herein described, same being the common line of said 100.00 acre tract and said 399.968 acre tract as follows:

- S 00° 50' 40" E 1653.75 feet (called S 00° 21' 32" E 1653.52 feet) to a 1/2 inch diameter rebar found at a two-way fence corner post marking a re-entrant corner of the tract herein described, same being a re-entrant corner of said 100.00 acre tract and a west corner of said 399.968 acre tract,
- S 87° 26' 34" E 213.72 feet (called S 86° 53' 11" E 213.56 feet) to a 1/2 inch diameter rebar found at a three-way fence corner post marking an east corner of the tract herein described, same being an east corner of said 100.00 acre tract, re-entrant corner of said 399.968 acre tract,
- S 05° 46' 31" E 612.15 feet (called S 05° 16' 18" E 611.82 feet) to a 1/2 inch diameter rebar found at a three-way fence corner post,
- \$ 22° 55' 26" E 197.46 feet (called \$ 22° 20' 54" E 197.91 feet) to a 1/2 inch diameter rebar found at a two-way fence corner post, and
- S 01° 18' 31° E 992.75 feet (called S 00° 48' 01° E 992.66 feet) to a 1/2 inch diameter rebar found marking the southeast corner of the tract herein described, same being the southeast corner of said 100.00 acre tract, being a re-entrant corner of said 399.968 acre tract.

29096* 944.55 29096-C-G June 28, 2022 Page 2 of 2

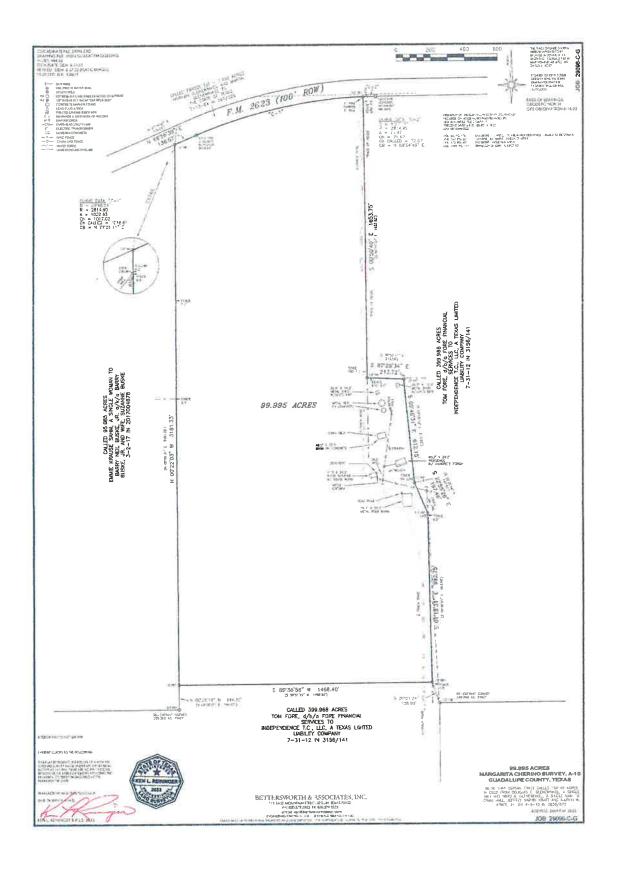
THENCE with the south line of the tract herein described, same being a segment of the common line of said 100.00 acre tract and said 399.968 acre tract S 89° 36' 56" W 1498.40 feet (called S 89° 51' 19" W 1498.62 feet) to a 1/2 inch diameter rebar found marking the southwest corner of the tract herein described, same being the southwest corner of said 100.00 acre tract, a north corner of said 399.968 acre tract lying in the east line of said 95.058 acre tract. Said rebar bears N 00° 29' 18" W 144.30 feet (called N 00° 08' 31" E 144.67 feet) from a 1/2 inch diameter rebar found marking a re-entrant corner of said 399.968 acre tract and the southeast corner of said 95.085 acre tract.

THENCE with the west line of the tract herein described, same being the common line of said 100.00 acre tract with that of said 95.085 acre tract N 00° 22' 03" W 3181.33 feet (called N 00° 08' 31" E 3181.26 feet) to THE PLACE OF BEGINNING AND CONTAINING 99.995 ACRES OF LAND.

Basis of bearings is Geodetic North as per GPS observation dated June 14, 2022.

I hereby certify the foregoing field notes represent the results of an on-the-ground survey made under my supervision June, 2022.

Ken L. Reininger, R.P.L.S 2633



7.00 <u>24,638</u> 24,638	D3G 247.00	1D1 D3	≺;	į		1	A 1,711,602 1,711,602	1.00 A	17,158.92 1.00		99.7500 AC	AMTX	AD3 N	LM_RURAD3 N	GR_0 NAS	D3G G	300D	TILLABLE GOOD	1. TIL
5			3	IENTS	MTSULDA DI		Oil Wells: 0	(A)	Capacit	Well	LAND VALUATION	LAND VA			모	2	SUBD; G	: 14	ലെ
						24,	Living Area: 0		57,825	3	site	1950		20 400	STCD: D2		ITIAL	RESIDENTIAL	20 G
							0.40	100% 40% 100% 40%	4,301 100% 40% 3 492 100% 40%	1950 F		8 96 8 73	480.0	WSD/	0 70		ZZ		
							0.40	% 40%	11,550 100% 40%			7.70	1.500.0	WSD/	ZD 7	DE (GRAN	BARN	BAR BARN	
						0 1.607	100	% %	854 100% 1 607 100%	1950 F	00	1.74 1	490.8	MEDIUM/	ע ס	¥E (GRAI	FARM STORAGE (GRAI		000
							0.40	% 40%	7,146 100%			7.94	900.0	WSD/	70 Z		ZŽ		
UNITS CODE VALUE		DESCRIPTION	ADJ %	ADJAMT ADJ%	# ADJ TYPE	0 11.550 #	FUNC COMP ADJ	R PHYS ECON FUNC	VALUE DEPR PHYS	EFF YR COND.	를	UNIT PRICE UNITS		MTHD CLASS/SUBCL AREA	MTHD		DESCRIPTION	- п	= > □ 寸
	ROVEMENT FE	IMP	MENTS	IL ADJUSTA	3	E/SQFT: ******	00		IMPROVEMENT VALUATION LIVING AREA: 0	UT VALUATION	IMPROVEMEN	S. Carrier	SUBSET:		NBHD: RURAL_G14 (1	SUBD: G_A0010 (100	SUBD: G	14	REGION: 14
		<u>50</u>				99023211	SWD 2022 WD 2856	* * * * * * * * * * *	HALL CRAIG ETA GLENEWINKEL WA	ο -		RESIDENTIA					* * * * * * * * * * * * * * * * * * * *		07/27/2022
						DEED PAGE		CONSID	GRANTOR		2ND IMPRV	1ST IMPRV	SP / SQFT	M LA SQFT	FIN CD FIN TERM	TYPE RATIO	SALE TY		SALEDT
	/3	13750 13					-12	ш			DHISTORY	SALES & DEED HISTORY	0.000						
		<u>50</u> BARN		30		0.00		No.			ENTS	STAFF COMMENTS	ROTESTS	INQUIRY / ARB PROTESTS OWNER COMMENTS	WO	APPR STATUS		DATE	CASEID
				900~		F G			1			RECONCILED VALUE:	RECONC					ACCTS:	LINKED ACCTS:
				BARN								ä	PHONE: NET SQFT:					QFT.	GROSS SQFT:
		50	100			8	1		, cor	INC YACOE	3000	200		GI EXPENSE	EG	OTHER INC	EGR	GPI VAC	
		30 30 30	34			,	>			NO WA	HET HOD		CH DATA	100		1 2			V
		490.87	5))	ine				977						
		BINISTA					PICTURE	PIC	No. of the last	ļ	ENT	COMMENT	BUILDER	PR	BUILDING PERMITS	TYPE ST	PERMIT #	ISSUE DT	B# ISSU
	202	962.11	J.						MU120.5,MR14.5,C12.5 MU153.5,MR10.5,C17.5	MU120.5,1 MU153.5,1	B B		RENT					ASON:	NEXT REASON:
			24					D30	7,L30,U30,R30,I	BAR MU8,ML47,L30,U3	~ ~	ž,	VALUE APPR:	•	BUILDER:		AG23,FGE,PCT2		GROUP CODES:
	BARN		ARP	_					175	DEO 075	0	7. P.	SUBDV APPR:	12/25/2022	LAST INSP DATE: 12/25/2022	N S		CESS:	ROAD ACCESS:
			ARN	₩		TC-JC;	RNS & SILOS E	9RCK=PU BAF	123013/RMC; 19RCK=PU BARNS & SILOS ETC-JC; NJA;	CORR EFF AC 1230 AG23/041423/ NJA;	COR AG23	R: ZZ-CV	LAST APPR: NBHD APPR:	2012	LAST APPR YR: CAP BASIS YR:	CA!		WHY:	UTILITIES: TOPOGRAPHY:
	NT #1	SKETCH FOR IMPROVEMENT #1	(ETCH FOI	S			NDS	REMARKS / SKETCH COMMANDS	REMARKS	1 W S					GENERAL				
49,244	35,503	SED	ASSESSED				THE REAL PROPERTY OF THE PERTY	J	Cost	APPR VAL METHOD:	APPR W	si	UNITS :		0	SUB MKT: NRA:		o iii	PROPUSE:
49,244	35,503 0	ISED =	APPRAISED HS CAP LOSS	-					100 0000	200	1	Z	TIP: N			į	XT ×	SITUS FM 2623 TX	SITUS :
1,711,602 1,736,208 1,686,964	1,249,169 1,260,233 1,264,730	AKT +	MARKET PROD LOSS	5 × 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	NAS NAS	2/8425 100 00%	16 25	ő Γ	SKOLAUT LYMAN R & ALISON L 2598 COUNTRY LEDGE DR NEW BRAUNFELS, TX 78132 US	AUT LYMA COUNTRY BRAUNFE	SKOL 2598 (NEW	ID: J-12 sco:	MAP ID:		AC DBA:	N Ui	PROPID: 138671 TYPE: Real ABS: 10 SUR: M CHERINO 99.7 GEO ID: 2G0010-0000-08160-0-00 REF ID:	138671 0 SUR: 1 2G0010-	ABS: 10 GEO ID:
C 2024 VALUES	C 2023 VALUES	VALUE METHOD	VALUE		EXEMPTIONS	OWNER ID / %	νο		OWNER ID, NAME AND ADDRESS	OWNER ID, NJ		THE STATE OF		IPTION	PROPERTY ID AND LEGAL DESCRIPTION	ERTY ID AND L	PROPE		
2024-0-138671-278425	2024-0-138						RD 2024	REVIEW CAF	PROPERTY FIELD REVIEW CARD 2	PROP					RICT	GUADALUPE APPRAISAL DISTRICT	APPRAIS	ALUPE,	GUAD/

O O O	AG TABLE AG UNIT PRC 0.00 0.00	AG AGUSE N	ADJ %	ADJ AMT	L# ADJ TY	VALSRC MKT VAL A 4,290 A 5,000 9,290	MASS ADJ VAL 1.00 A 1.00 A	UNIT PRICE ADJ 17,158.92 1.00 5,000.00 1.00	2500 AC 2000 AC	METH AMTX LOT	TABLE SC HS LM_RURAE1 N UTIL E1 N	SOIL CLS TABLE GR_0 NAS LM_R GR_0 NAS UTIL	ACRE GR UTIL GR	L# DESCRIPTION 1. ACRE 2. UTILITY
	PRODUCTIVITY VALUATION			LAND ADJUSTMENTS	LAN	IRR Acres: 0,0000 Oil Wells: 0	IRR Acres: 0,00	ells: 0 Capacity: 0	ON IRR Wells: 0	LAND VALUATION	1 SUBSET:	SUBD; G_A0010 (100 NBHD; RURAL_G14 (1 SUBSET)	SUBD; G_A0010 (100	REGION: 14
CP-CO 0 2 0 1 BAT 0	Roof Covering 1 0 Number of Bedrooms 1 2 Plumbing 1	Roof Num Plum												
CODE VALUE WP-WO 0 AB-AS 0 SR-SH 0 NA-NO 0 NH-NO 0	A A A A A A A NITS	8	ADJ AMT AI		ADJ VALUE # 70,167 12,280 5,013 87,460	CON FUNC COMP ADJ 0.45 0.45 0.45 0.45 Living Area: 1,120	РНYS E	COND. VALUE DEPR F 155,926 45% - 27,289 45% - 11,139 45% 194,354	UNITS STY BUILT EFF YR Q 1 1 1950 1950 F 1 1 1950 1950 - 1 1 1950 1950 - 1 1 1950 1950 - Homesite: N	UNIT PRICE UNITS STY 139,22 1 1 48,73 1 1 34,81 1 1 (E1950) Hor	010000	MTHD CLASSISUBCL AREA R R4+/ 1,120,0 R 1/ 560,0 R 1/ 320,0 STCD: E1 2,000.0	DESCRIPTION MAIN FLR ATT GARAGE-FIN COV PORCH DENTIAL	CO III
OF THE STREET	IMPROVEMENT FEATURES	NTS	IL ADJUSTMEN	IMPROVEMENT DETAIL ADJUSTMENTS	SALE/SOFT:	APPR/SQFT: 86.38		IMPROVEMENT VALUATION LIVING AREA: 1,120	OVEMENT VALUATI	IMPR		NBHD: RURAL G14 (1 SUBSET:	SUBD: G A0010 (100	REGION: 14
	l:				99023211 672 0181	SWD 2022 WD 2856 GD 2044		HALL CRAIG ETA GLENEWINKEL WA		RESIDENTIA RESIDENTIA RESIDENTIA				07/27/2022 04/01/2010 08/04/2004
	40		F		DEED PAGE	DEED BOOK ID	CONSID	GRANTOR	2ND IMPRV	1ST IMPRV ZND IM	LASQFT SP/SQFT	TEN M	SALE TYPE RATIO FIN CD	SALEDT
Ic	320		IC		Commence of the Commence of th	SOUTH CONTRACTOR	STATE OF THE PERSONS	1500 1500 E		700				
×	Q 40 		×	<u>20</u>		100				STAFF COMMENTS	B PROTESTS	INQUIRY / ARB PROTESTS IS OWNER COMMENTS	APPR STATUS	CASE ID DATE
										RECONCILED VALUE:	RECONCI			LINKED ACCTS:
										7	PHONE: NET SQFT:			TAX AGENT: GROSS SQFT:
								INC VALUE		NOI METHOD	EXPENSE TAXES		EGR OTHER INC	GPI VAC
<u>28</u>	1120	,50	<u>28</u> <u>28</u>	28 AUI 560			1				ROACH DATA	INCOME APPROACH DATA		
	RES					PICTURE	2			COMMEN	פרי	EST VALUE APPR	PERMIT # IYPE SI	BH SCHOOL
												JILDING PERM		
	40			20			JU28 U8	DU28,DR40,DD28,DL40 MU28,DL20,DD28,DR20,DU28 MR40,DL40,DD8,DR40,DU8	RES DU28,D AGF MU28,D CP MR40,D	70 77 77		NEXT INSP DATE: BUILDER:	2009TRANS,2010TRAN BU	ZONING: 20 GROUP CODES: 20 NEXT REASON:
					IS GATE	RES/NC PER GIS GATE	G COND OF F D FAIR FR 201	TD/05/ES; NC PER 06RCK; CHG COND OF RES/N LOCKED 12RCK/JKH;COND TO FAIR FR 2011	TD/05/ES; NO LOCKED 12F	: ZZ-CCS t: ZZ-CV	LAST APPR: NBHD APPR:	LAST APPR YR: 2012 CAP BASIS YR: LAST INISP DATE: 01/01/2018	CA	TOPOGRAPHY:
	OVEMENT #1	SKETCH FOR IMPROVEMENT #1	SKET			NDS	REMARKS / SKETCH COMMANDS					GENERAL		
96,7 5 0	115,330	HS CAP LOSS ASSESSED	-	D J	S		U	es: 100.0000 ob: Cost	EFFECTIVE ACRES: APPR VAL METHOD:	3: 0	UNITS :	0	SUB MKT: NRA:	PROPUSE: 045 GBA : 0
96,750	115,330	APPRAISED								Z	TIF: N	× ·	SITUS : 2390 GLENEWINKEL RD TX	SITUS : 2390 GL
87,460 9,290 96,750	107,049 + 8,281 = 115,330	IMPROVEMENT LAND MKT MARKET PROD LOSS	1000	CAD GCO LTR NAS	278425 100.00%	1.23	ω Γ	SKOLAUT LYMAN R & ALISON L 2598 COUNTRY LEDGE DR NEW BRAUNFELS, TX 78132 US	SKOLAUT LYI 2598 COUNTI NEW BRAUN	D: J-12	MAP ID:	DBA: AC.	PROP ID: 52457 TYPE: Real DBA: ABS: 10 SUR: M CHERINO 0,250 AC. accolo: 2G0010-0000-08113-0-00	PROP ID: 52457 ABS: 10 SUR: GEO ID: 2G0010-
C 2024 VALUES	C 2023 VALUES	VALUE METHOD	ITIES	EXEMPTIONS	OWNER ID / %	No	TO DESCRIPTION	OWNER ID, NAME AND ADDRESS	OWNER IC			PROPERTY ID AND LEGAL DESCRIPTION	PROPERTY ID AND L	
57-278425	2024-0-52457-278425					RD 2024	REVIEW CAL	PROPERTY FIELD REVIEW CARD 20	PRC			RICT	GUADALUPE APPRAISAL DISTRICT	GUADALUPE /