

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



PLANNING & CODES

PROPERTY OWNER INFORMATION

Property Owner(s)	Cameron & Sara Birdwell ✓
Company Name	
Property Owner(s) Mailing Address	472 Riverview Rd McQueeney Tx 78123
Property Owner(s) Phone Number	210-445-8498
Property Owner(s) Email	cam@cbirdwellinc.com

DESCRIPTION OF REQUEST

Property location of area(s) to be released: 505 Riverview Rd McQueeney Tx

Number of properties to be released from ETJ: ~~2~~ 1 Total Acres to be released from ETJ: ~~2.86~~ 1.3345

REQUIREMENTS FOR PETITION

PID# 187701

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

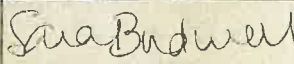
Yes ☒ No ☐	Is the property within five miles of the boundary of a military base at which an active training program is conducted?
Yes ☒ No ☐	Is the property designated as an industrial district?
Yes ☒ No ☐	Is the property subject to a development agreement entered into under Section 43.0751?

Petition Requirements (Texas Government Code Chapter 42, Sec. 42.104)

☒	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
✓ 187701	Cameron & Sara Birdwell		07/31/2025	12/20/1981
✓ 187701	Sara Birdwell		7/31/25	08/27/1984

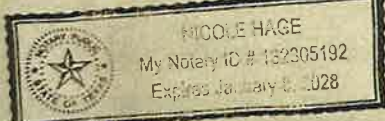
ACKNOWLEDGMENTS

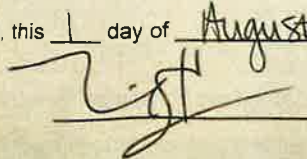
STATE OF TEXAS §

COUNTY OF GUADALUPE §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Cameron Birdwell, 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 1 day of August, 2025.





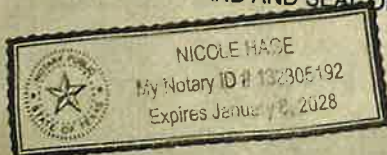
Notary Public—State of Texas

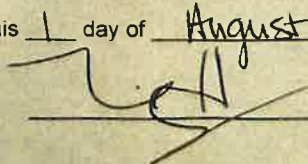
STATE OF TEXAS §

COUNTY OF GUADALUPE §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Sara Birdwell, 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 1 day of August, 2025.





Notary Public—State of Texas

(ADD ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)

Guadalupe AD Property Search

Property Details

Account		
Property ID:	187701	Geographic ID: 2G0300-0000-05320-0-00
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	505 RIVERVIEW RD SEGUIN, TX 78155	
Map ID:	N-9	Mapsco:
Legal Description:	ABS: 300 SUR: PARRIS SMITH 1.3345 AC.	
Abstract/Subdivision:	G_A0300	
Neighborhood:	(OLDMCQRESS) OLD MCQUEENEY RES SOUTH	
Owner		
Owner ID:	273257	
Name:	BIRDWELL CAMERON & SARA	
Agent:	309986	
Mailing Address:	PO BOX 436 MARION, TX 78124	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)

Agricultural Value Loss: ?

N/A (-)

Appraised Value: ?

N/A (=)

HS Cap Loss: ?

N/A (-)

Circuit Breaker: ?

N/A (-)

Assessed Value:

N/A

Ag Use Value:

N/A

Preliminary 2026 values have not been reconciled and generally will not be available until early-mid April. To view certified valuations for prior years, users have two options: 1) Select the appropriate tax year within the Advanced property search window; or if already within the property details window 2) Select the appropriate tax year from the drop-down menu located at top of page.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: BIRDWELL CAMERON & SARA %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
GCO	GUADALUPE COUNTY	N/A	N/A	N/A	N/A
LTR	LATERAL ROAD	N/A	N/A	N/A	N/A
SGS	SEGUIN ISD	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

- SITE ADDRESS: RIVERVIEW ROAD, MCQUEENEY, TX 78123

THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "AE". KNOWN AS FLOODWAY AREAS, THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT A SUBSTANTIAL INCREASES IN FLOOD HEIGHT. MAP EFFECTIVE DATE: NOVEMBER 2, 2007. FOR GUADALUPE COUNTY, TEXAS.

- "SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF FEMA FIRM MAPS.
- GRID BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE 4204.
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS.
- M.R.G.C.T. = MAP RECORDS GUADALUPE COUNTY, TEXAS.
- D.R.G.C.T. = DEED RECORDS GUADALUPE COUNTY TEXAS.
- PL = DENOTES PROPERTY LINE.
- IRF = IRON ROD FOUND.
- XDS = 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "XDS".
- PROPERTY CORNERS NOTED.
- THE SUBJECT PROPERTY HAS ACCESS TO & FROM A PUBLIC ROADWAY.
- THERE ARE NO VISIBLE ENCRoACHMENTS OR OvERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN.
- THERE MAY BE EXISTING UTILITIES & PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING EXCAVATIONS ON THIS PROPERTY (<http://texas811.org/>).
- THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF CURRENT PARTIES, AND CONTAINS THE ORIGINAL SIGNATURE IN BLUE INK. NO EXPRESSED OR IMPLIED LICENSE HAS BEEN CREATED TO COPY THIS SURVEY EXHIBIT, EXCEPT AS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, AND IS LIMITED TO SIX (6) MONTHS FROM THE DATE OF THIS SURVEY.
- ALL RIGHTS RESERVED © UCC1-308.

1.3345 ACRES (50,132.5 SQ. FEET), OUT OF THE REMAINING PORTION OF
CALLED 32.30 ACRES AS CONVEYED TO DIRK EDWIN RUTTER,
VOL. 1721, PG. 399, O.P.R.G.C.T., SITUATED IN THE PARIS SMITH SURVEY,
ABSTRACT-300, GUADALUPE, TEXAS

DRAWN BY: XDS	DATE: 04/02/2022	 SURVEYING & MAPPING SERVICES Xavier, D Sandford SURVEYORS 650-220-0000 / 650-220-0001 220 S MAIN ST AVE NEW BRUNSWICK NJ 07102
APPROVED:	DATE:	
XDS	03/26/2022	
SCALE: 1 : 60	PROJECT NO.: 2203	

