

295 KINNER WAY, KINGSBURY, TX 78638

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



PLANNING & CODES

PROPERTY OWNER INFORMATION

Property Owner(s)	STEPHEN K. FREEMAN
Company Name	
Property Owner(s) Mailing Address	3992 PLANTERS VIEW R, BARTLETT, TN 38133
Property Owner(s) Phone Number	901 494-7957
Property Owner(s) Email	SFREEMAN99@ME.COM

DESCRIPTION OF REQUEST

Property location of area(s) to be released: FM 1104 Kingsbury, TX

Number of properties to be released from ETJ: 1 Total Acres to be released from ETJ: 3 AC

PID# 137057

REQUIREMENTS FOR PETITION

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

15-24 ✓
SJK ✓

Yes <input checked="" type="radio"/> No <input type="radio"/>	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 <input type="radio"/>	Is the property designated as an industrial district?
Yes <input checked="" type="radio"/> No <input type="radio"/>	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
137057 R 639908	STEPHEN R. FREEMAN	<i>Stephen R. Freeman</i>	3-15-24	11-08-1949

ACKNOWLEDGMENTS

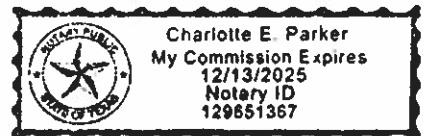
STATE OF TEXAS §
 COUNTY OF GUADALUPE §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Stephen 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 15 day of March, 2024.

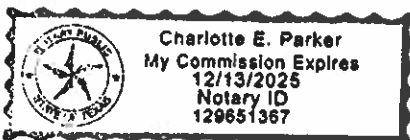
Charlotte Parker Notary Public—State of Texas

STATE OF TEXAS §
 COUNTY OF GUADALUPE §



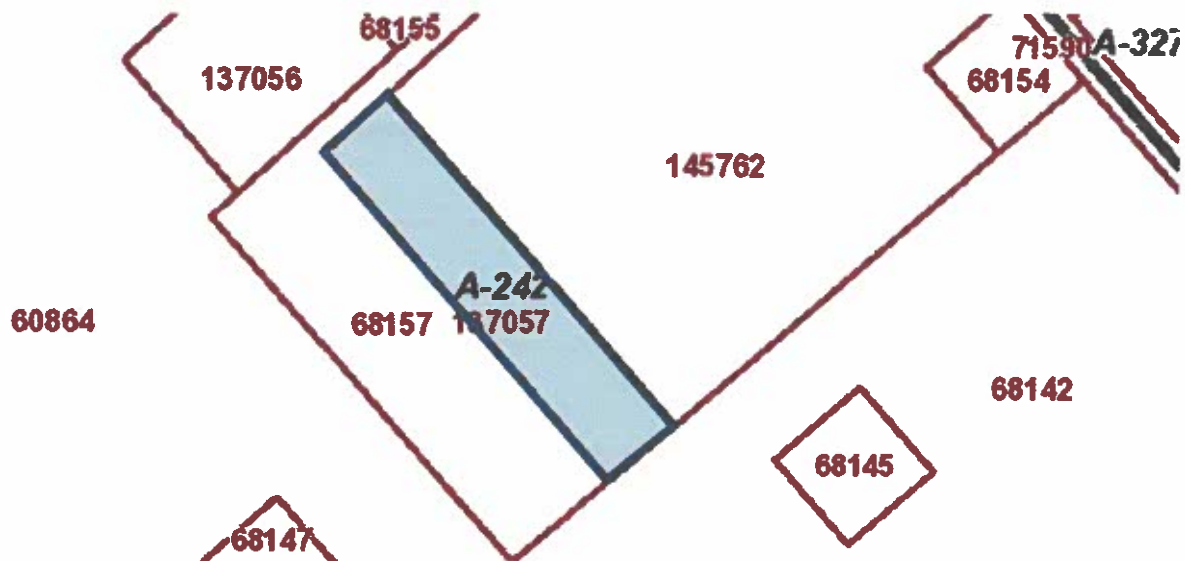
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Charlotte Parker Notary Public—State of Texas

(ADD ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)



Property Details

Account		
Property ID:	137057	Geographic ID: 2G0242-0000-00670-0-00
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	295 KINNER WAY TX	
Map ID:	K-15	Mapsc0:
Legal Description:	ABS: 242 SUR: JOHN MCCRABB 3.00 AC	
Abstract/Subdivision:	G_A0242 - McCRABB JOHN	
Neighborhood:	RURAL_G16	
Owner		
Owner ID:	122154	
Name:	FREEMAN STEPHEN K	
Agent:	68704	
Mailing Address:	3992 PLANTER VIEW ROAD BARLETT, TN 38133	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values



VOL2781 PG0883

114 North Austin Street
Seguin, Texas 78156
Phone: (830) 372-1001 Fax: (830) 379-1155

Field notes describing a 3.00 acre tract of land situated in the John McCrabb Survey, Abstract 242, Guadalupe County, Texas, being a portion of a tract of land called 14.883 acres conveyed to Roger Freeman, by deed recorded in Volume 1487, Page 425, Official Records, Guadalupe County, Texas and being more particularly described as follows: Note: All set pins are 1/2" diameter rebar with an orange plastic cap stamped "Tri-County".

Beginning at an iron pin set in the southeast line of an Ingress and Egress Easement described in Volume 1632, Page 148, Official Records, Guadalupe County, Texas, for the west corner of a tract of land called 18.094 acres, described in Volume 1491, Page 609, Official Records, Guadalupe County, Texas, an interior corner of the 14.883 acre tract and the north corner of the herein described tract.

Thence, S 40° 06' 15" E, 816.35 feet with the southwest line of the 18.094 acre tract and the southernmost northeast line of the 14.883 acre tract, to an iron pin set in the northwest line of a 68.1353 acre tract of land described in Volume 1269, Page 783, Official Records, Guadalupe County, Texas, for the south corner of the 18.094 of an acre tract, the southernmost east corner of the 14.883 acre tract and the east corner of the herein described tract.

Thence, S 50° 53' 38" W, 160.66 feet with the northwest line of the 68.1353 acre tract and the southernmost southeast line of the 14.883 acre tract to an iron pin set for the south corner of the herein described tract.

Thence, N 40° 06' 15" W, 810.53 feet crossing a portion of the 14.883 acre tract, to an iron pin set in the southeast line of said Ingress and Egress Easement for the west corner of the herein described tract.

Thence, N 48° 48' 57" E, 160.66 feet crossing a portion of the 14.883 acre tract with the southeast line of said Ingress and Egress Easement, to the Place of Beginning and containing 3.00 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. 9910101H




Aubrey C. Holland
Registered Professional
Land Surveyor No. 4493

EXHIBIT "A"