

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



PLANNING & CODES

PROPERTY OWNER INFORMATION

Property Owner(s)	Christopher J. Freeman Carol Reed Freeman
Company Name	
Property Owner(s) Mailing Address	2002 FM 1104, Kingsbury, Texas 78638
Property Owner(s) Phone Number	Christopher: (951) 314-3229 Carol: (951) 314-2711
Property Owner(s) Email	tkart692@yahoo.com cfreemanrsp@yahoo.com

DESCRIPTION OF REQUEST 0.5 AC 17.594 AC 3.00 AC
 Property location of area(s) to be released: #68152 #145762 #137056 (Christopher)
 Number of properties to be released from ETJ: 3 Total Acres to be released from ETJ: 21.05

REQUIREMENTS FOR PETITION

21.094 AC

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

1-5-20 ✓ 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.

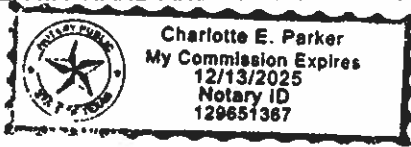
Tax ID #	Property Owner Printed Name	Property Owner Signature	Date Signed	Voter Registration No. or Date of Birth
68152 145762 137056	CHRISTOPHER D. FREEMAN	<i>Christopher D. Freeman</i>	2-21-24	04-06-1953
11	Carol Reed Freeman	<i>Carol Reed Freeman</i>	02-21-2024	09-24-1953

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 CHRISTOPHER 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 21 day of Feb, 2024.



Charlotte Parker 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 CAROL REED 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 21 day of February, 2024.

Charlotte Parker Notary Public—State of Texas

(ADD ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)

Property Details

Account		
Property ID:	68152	Geographic ID: 2G0242-0000-00600-0-00
Type:	Real	Zoning:
Property Use:	045 Single Family Residence - E1	
Location		
Situs Address:	2002 FM 1104 KINGSBURY, TX 78638	
Map ID:	K-15	Mapsco:
Legal Description:	ABS: 242 SUR: JOHN MCCRABB .500 AC	
Abstract/Subdivision:	G_A0242 - McCRABB JOHN	
Neighborhood:	RURAL_G16	
Owner		
Owner ID:	255033	
Name:	FREEMAN CAROL REED & CHRISTOPHER DALE FREEMAN	
Agent:	68704	
Mailing Address:	2002 FM 1104 KINGSBURY, TX 78638	
% Ownership:	100.00%	
Exemptions:	HS - HOMESTEAD For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$196,913 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$16,087 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

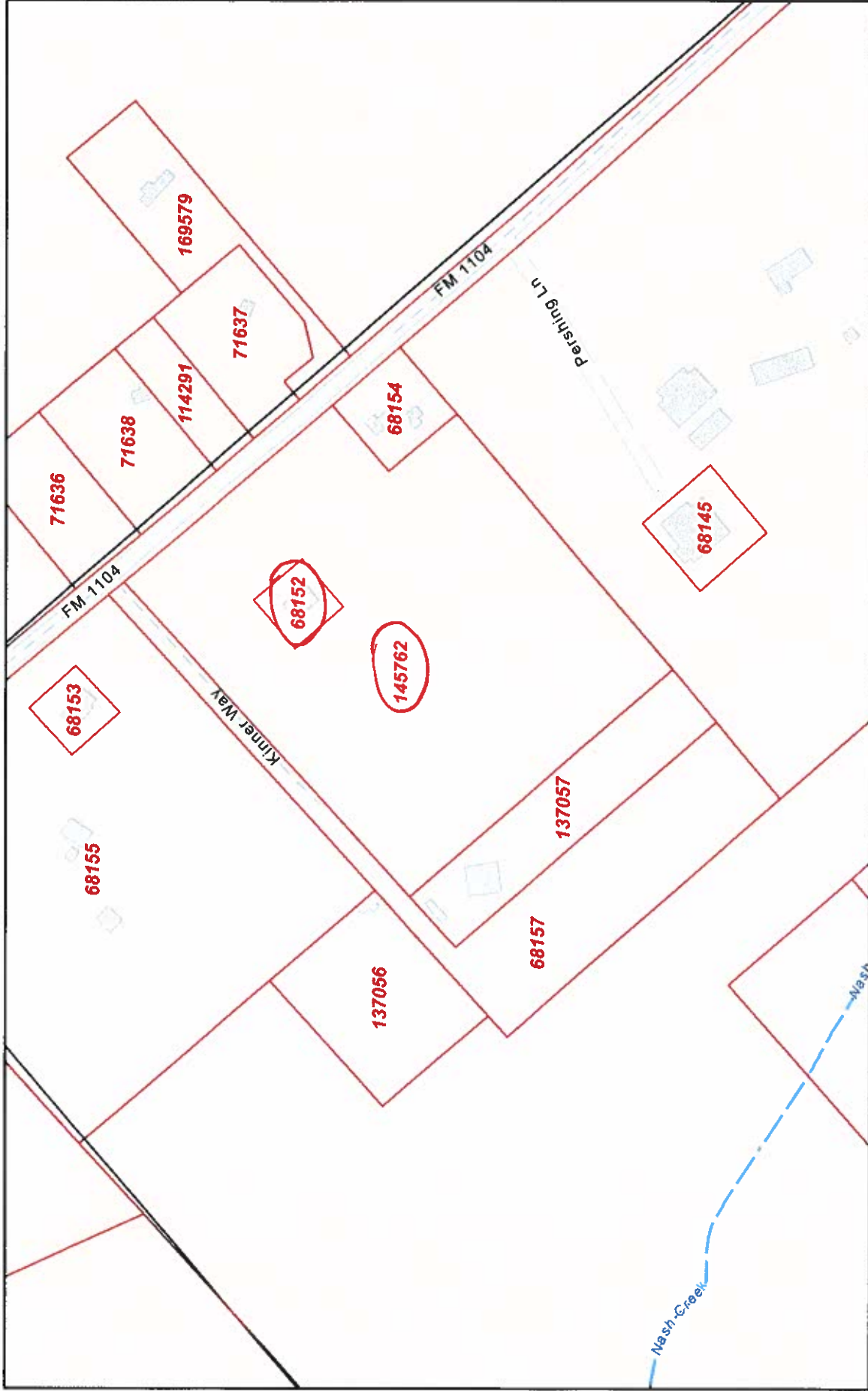
Property Details

Account		
Property ID:	145762	Geographic ID: 2G0242-0000-00605-0-00
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	FM 1104 TX	
Map ID:	K-15	Mapsco:
Legal Description:	ABS: 242 SUR: JOHN MCCRABB 17.5940 AC	
Abstract/Subdivision:	G_A0242 - McCRABB JOHN	
Neighborhood:	RURAL_G16	
Owner		
Owner ID:	255033	
Name:	FREEMAN CAROL REED & CHRISTOPHER DALE FREEMAN	
Agent:	68704	
Mailing Address:	2002 FM 1104 KINGSBURY, TX 78638	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$364,000 (+)
Market Value:	\$364,000 (=)

Guadalupe CAD Web Map



9/6/2024, 2:21:52 PM

Parcels



Guadalupe County Boundary

Abstracts



Esri Community Maps Contributors, Texas Parks & Wildlife, OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare.

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

EXHIBIT A

The 18.094 acres described here includes Guadalupe PID 145762 (17.5940 acres) and Guadalupe PID 68152 (.500 acres).

*Field notes describing an 18.094 acre tract of land out of the John McCrabb Survey, Abstract 242, Guadalupe County, Texas, being a portion of a tract of land called 70 acres, described in Volume 1017, Page 452, Official Records, Guadalupe County, Texas, and being more particularly described as follows:
Note: All iron pins set are 1/2" diameter rebar with an orange plastic cap stamped "TRU-COUNTY".*

Beginning at a 1/2" diameter iron pin found in the southwest right-of-way line of F.M. 1104 and the north line of the 70 acre tract, for the north corner of a tract of land called 0.986 of an acre, described in Volume 1423, Page 287, Official Records, Guadalupe County, Texas, and the northernmost east corner of the herein described tract. Said pin bears N 39° 10' 07" E, 210.08 feet from a 1/2" diameter iron pin found for the east corner of the 70 acre tract.

Thence, S 49° 55' 12" W, 206.68 feet with the northwest line of the 0.986 of an acre tract to a fence post found for the west corner of the 0.986 and being an interior corner of the herein described tract.

Thence, S 39° 12' 37" E, 206.53 feet with the southwest line of the 0.986 of an acre tract to a 1/2" diameter iron pin found in the northwest line of a tract of land called 68.1353 acres described in Volume 1269, Page 783, Official Records, Guadalupe County, Texas, and the southeast line of the 70 acre tract, for the south corner of the 0.986 of an acre tract and the southernmost east corner of the herein described tract.

Thence, S 50° 53' 36" W, 762.96 feet with the northwest line of the 68.1353 acre tract and the southeast line of the 70 acre tract to a iron pin set for the southeast corner of a tract of 14.883 acre tract of land (Tract 1), this day surveyed, and the south corner of the herein described tract.

Thence, N 40° 08' 15" W, 816.35 feet with the east line of Tract 1 to an iron pin set for an interior corner of Tract 1 and the west corner of the herein described tract.

Thence, N 49° 48' 57" E, 1002.42 feet crossing a portion of the 70 acre tract with a southeast line of Tract 1 to an iron pin set in the southwest right-of-way line of F.M. 1104 and the northeast line of the 70 acre tract, for the southernmost east corner of Tract 1 and the north corner of the herein described tract.

Thence, with the southwest right-of-way line of F.M. 1104 and the northeast line of the 70 acre tract as follows:

S 39° 13' 19" E, 526.16 feet to a 1/2" diameter iron pin found for an angle point.

S 39° 10' 07" E, 116.40 feet to the Place of Beginning and containing 18.094 acres of land according to a survey made on the ground on November 15, 1999 by Tri-County Land Surveying Inc.