

2438 Gravel Pit
PID 60322, 60323

**LANDOWNER PETITION FOR RELEASE FROM EXTRATERRITORIAL
JURISDICTION**

To the Mayor and City Council of the City of Seguin, Texas ("City"): We, the undersigned, constituting a majority in value of the holders of title of land in the area described by this petition, as indicated by the tax rolls of the Guadalupe County Appraisal District, pursuant to Local Government Code §42.102(a) and in accord with Election Code §227, hereby petition the City to be released from the extraterritorial jurisdiction of the City.

A map of the land to be released is attached to this petition, along with a description by metes and bounds, or lot and block number, in compliance with Texas Local Government Code §42.104(d).

Printed Name: Samuel Nunemaker Signed: [Signature]

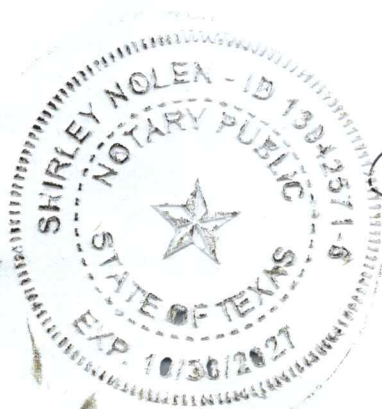
Printed Name: _____ Signed: _____

Printed Name: _____ Signed: _____

THE STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

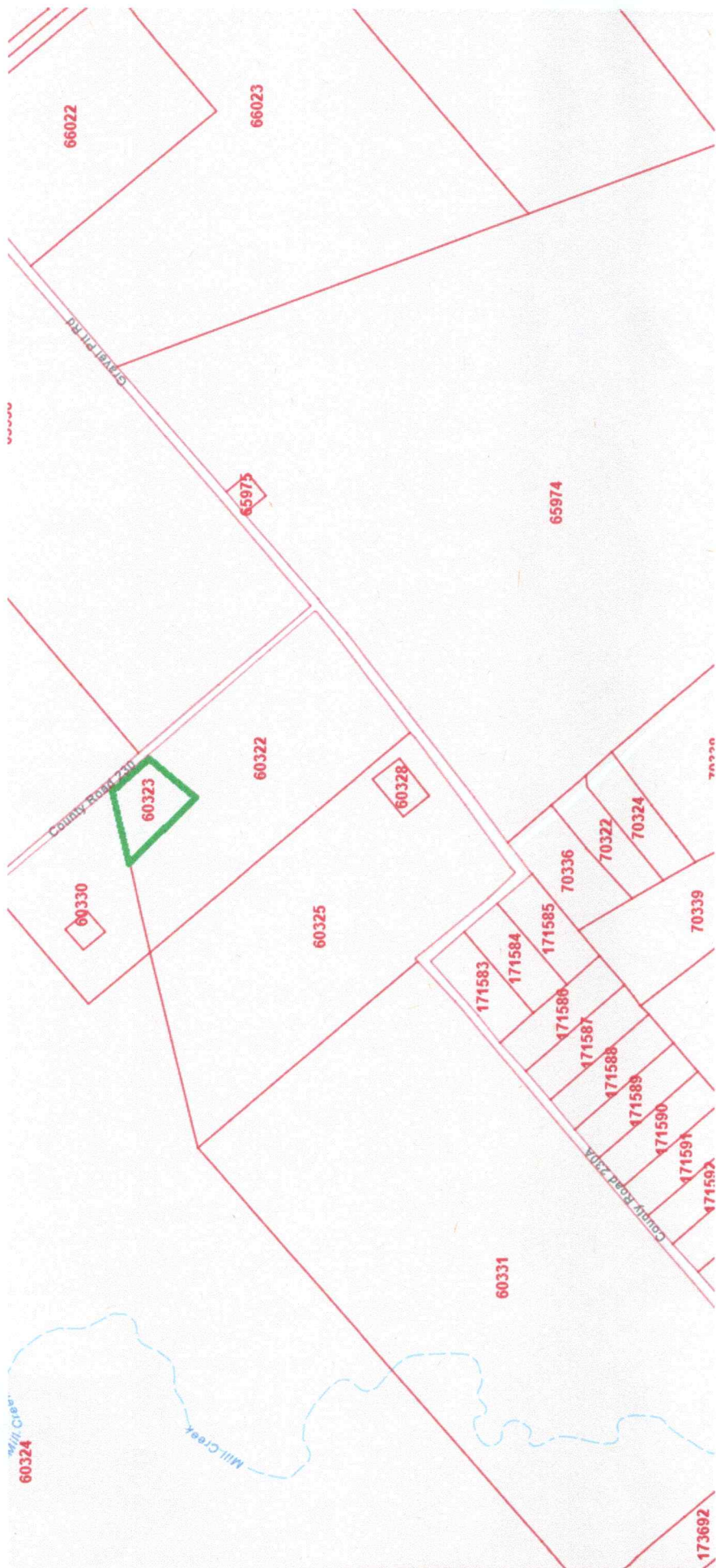
This instrument was sworn to and subscribed before me by

Samuel Nunemaker, _____,
_____, _____,
_____, on the 28th day of Nov., 2023



[Signature] Notary Public, State of Texas





NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FIVE STAR TITLE, LLC
GF#068537 AM

General Warranty Deed

Date: MAY 19, 2016

Grantor: DORA M. MANNINO, A MARRIED PERSON DEALING IN HER SOLE AND SEPARATE PROPERTY AND CLAIMING OTHER PROPERTY AS HER HOMESTEAD

Grantor's Mailing Address:

8851 Brae Crest Dr.
San Antonio, Texas 78249
Bexar County

Grantee: SAMUEL AARON NUNEMAKER, A SINGLE PERSON

Grantee's Mailing Address:

11001 White Sands
Live Oak, Texas 78238
Bexar County

Consideration:

TEN DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

BEING all that certain 30.0 acres of land situated in the Loring Billings Survey, Abstract 55, Guadalupe County, Texas. Said 30.0 acre tract is part of third tract, called 237 acres (hereinafter called the parent tract) in conveyance from H.A. Schmidt to Robert Barth recorded in Volume 317, page 310 of the Deed Records of said county and is hereinafter described by metes and bounds as follows:

BEGINNING at the east corner of the parent tract, said corner being the intersection of the northwest line of County Road Number 230-A and the southwest line of County Road Number

230, said point of intersection being at the approximate location of a common corner of the Loring Billings, E.R. Kellett, J.H.Kuykendall, and Young Seltoon Surveys;

THENCE with fence along the northwest line of County Road Number 230-A, same being the approximate location of a common line of the Loring Billings and Young Seltoon Surveys, South 52 degrees 27 minutes West, 804.9 feet to the south corner of the tract herein described;

THENCE into the parent tract, North 39 degrees 59 minutes West, 1,802.2 feet to the west corner of the tract herein described;

THENCE North 76 degrees 39 minutes East, 892.0 feet to the southwest line of County Road Number 230;

THENCE with fence along said southwest line, same being the approximate location of a common line of the Loring Billings and E.R. Kellett Surveys, as follows;

South 45 degrees 32 minutes East, 28.3 feet;

THENCE South 41 degrees 13 minutes East, 251.3 feet;

THENCE South 40 degrees 34 minutes East, 512.9 feet;

THENCE South 40 degrees 05 minutes East, 634.1 feet;

THENCE South 3 degrees 14 minutes East, 12.5 feet to the PLACE OF BEGINNING, all corners of the tract herein described being marked with iron stakes and containing 30.0 acres of land.

Reservations from and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

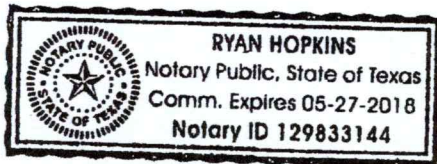
When the context requires, singular nouns and pronouns include the plural.



DORA M. MANNINO

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF Guadalupe §

This instrument was acknowledged before me on MAY 19, 2016 by DORA M. MANNINO.




Notary Public
Ryan Hopkins
Printed Name of Notary Public

AFTER RECORDING RETURN TO:

→ FIVE STAR TITLE, LLC
304 N. Austin Street
Seguin, Texas 78155

2016010547
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
05/20/2016 10:52:43 AM
PAGES: 3
TERESA KIEL, COUNTY CLERK
GUADALUPE COUNTY, TEXAS

 Teresa Kiel