

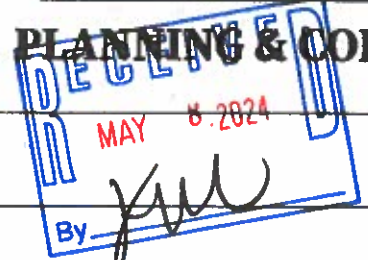
# PETITION FOR RELEASE FROM THE CITY OF SEGUIN'S EXTRATERRITORIAL JURISDICTION (ETJ)



PLANNING & CODES

## PROPERTY OWNER INFORMATION

Property Owner(s)	Dan & Sue Lincoln
Company Name	
Property Owner(s) Mailing Address	1308 Hillje Rd Kingsbury 78638
Property Owner(s) Phone Number	951-591-4496
Property Owner(s) Email	suedan555@gmail.com



## DESCRIPTION OF REQUEST

Property location of area(s) to be released: ABS: 148 SUR: E R Kellert 14.7210 Acres

Number of properties to be released from ETJ: 1 Total Acres to be released from ETJ: 14.7210

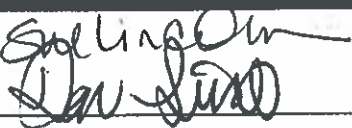
PID# 169557

## REQUIREMENTS FOR PETITION

Applicability (Texas Government Code Chapter 42, Sec. 42.101)	
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Is the property within five miles of the boundary of a military base at which an active training program is conducted?
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Is the property designated as an industrial district?
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> 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)	
<input checked="" type="checkbox"/>	Completed Application for Release from the City of Seguin's Extraterritorial Jurisdiction ETJ (this page).
<input 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
169557	Sue & Dan Lincoln		2/10/24 2/10/24	7/19/59 12/5/55

## ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF GUADALUPE §

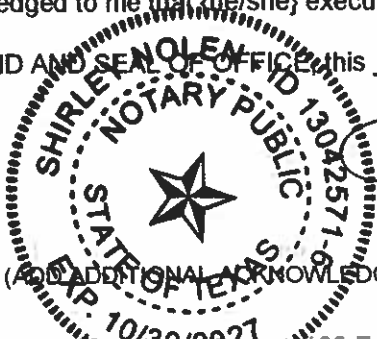
SUE LINCOLN  
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared SUE LINCOLN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (he/she) executed it for the purposes and consideration expressed in it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of February, 2024.  
  
Shirley Nolen Notary Public—State of Texas

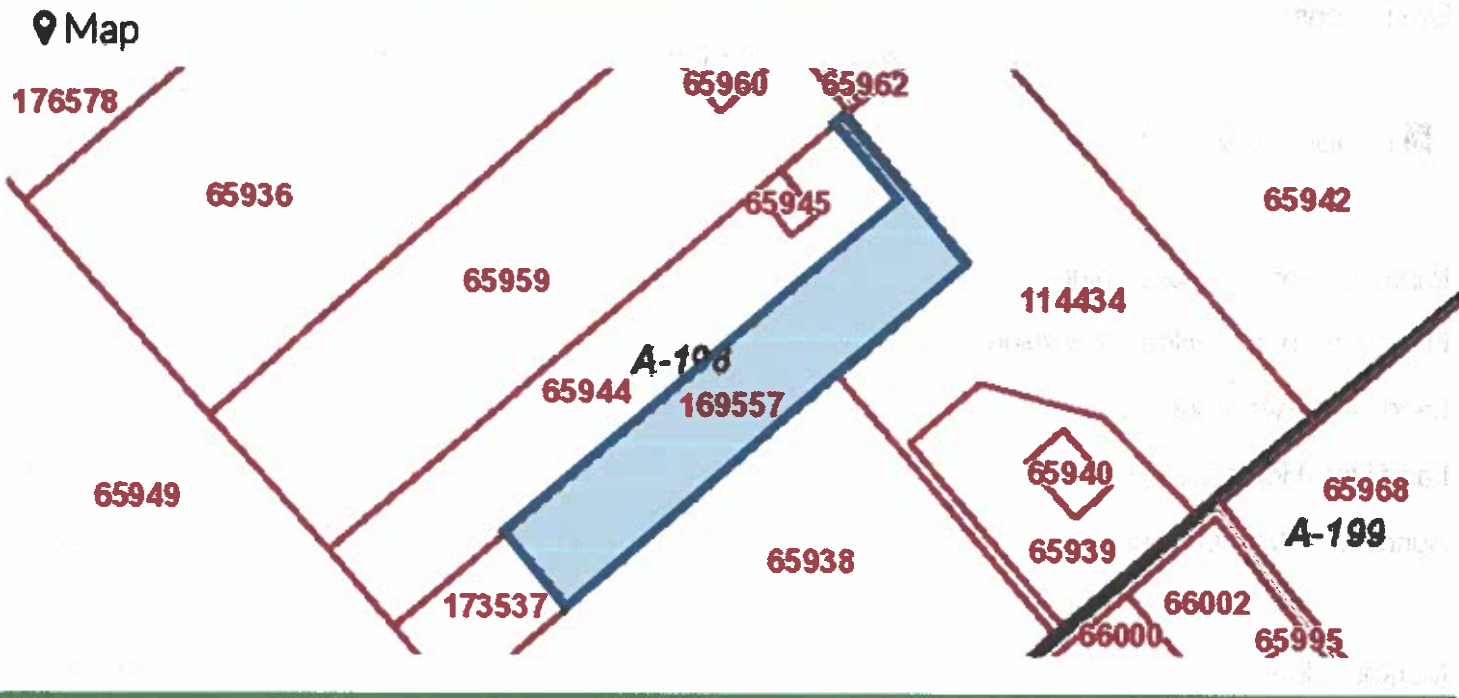
STATE OF TEXAS

COUNTY OF GUADALUPE

DAN LINCOLN  
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared DAN LINCOLN, 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 10th day of February, 2024.  
  
Shirley Nolen Notary Public—State of Texas

(ADD ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)



Property Details

Account		
Property ID:	169557	Geographic ID: 2G0198-0000-01120-0-00
Type:	Real	Zoning:
Property Use:	045 Single Family Residence - E1	
Location		
Situs Address:	1316 HILLJE RD TX	
Map ID:	J-14	Mapsc0:
Legal Description:	ABS: 198 SUR: E R KELLETT 14.7210 AC. TR 2	
Abstract/Subdivision:	G_A0198 - KELLETT E R	
Neighborhood:	RURAL_G16	
Owner		
Owner ID:	232817	
Name:	LINCOLN DAN R & SUE E	
Agent:		
Mailing Address:	1308 HILLJE RD KINGSBURY, TX 78638-2024	
% Ownership:	100.0%	



**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.**

**WARRANTY DEED**

**DATE:** June 28, 2018

**GRANTOR:** CLINTON DEAN DARNELL, a single person

**GRANTOR'S MAILING ADDRESS:** 101 Ermel, Seguin, Texas 78155 (Guadalupe County)

**GRANTEE:** DAN R. LINCOLN and wife, SUE E. LINCOLN

**GRANTEE'S MAILING ADDRESS:** 2980 Creekbend Dr., Apt. 1108, New Braunfels, Texas 78130 (Comal County)

**CONSIDERATION:** Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

**PROPERTY (including any improvements):** Being an 18.721 acre tract situated in the E. R. Kellett Survey, A-198, Guadalupe County, Texas, and being part of a 37.442 acre tract as described in conveyance from MCC Enterprises, LLC to Clinton Darnell, et al dated March 5, 2015, recorded in Document No. 2015004468, Official Public Records of Guadalupe County, Texas, and being more particularly described by metes and bounds in attached Exhibit "A".

The Property is conveyed As Is, with any defects and without warranties except warranties of title and warranties in the contract between the parties, if any.

**RESERVATIONS FROM CONVEYANCE:** None

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:** Validly existing easements, and rights-of-way, of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2018, 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.



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833.028  
26871-D-G  
December 11, 2017  
TRACT 1  
Page 2 of 3

THENCE continuing with the northeast line of the tract herein described, same being a segment of the common line of said 37.442 acre tract and said 20.000 acre tract as follows:

S 35° 04' 25" E 403.25 feet (called S 35° 04' 25" E 403.25 feet) to a 12 inch diameter rubber cut with cap (B&A) and

S 35° 35' 25" E 258.00 feet (called S 35° 35' 25" E 258.00 feet) to a 12 inch diameter rubber band marking the east corner of the tract herein described, same being the east corner of said 37.442 acre tract, being a re-entrant corner of said 20.000 acre tract.

THENCE with the southeast line of the tract herein described, same being the common line of said 37.442 acre tract with that of said 20.000 acre tract and said 37.202 acre tract as follows:

S 65° 35' 32" W 455.25 feet (called S 65° 35' 32" W 455.25 feet) to a 12 inch diameter rubber cut with cap (B&A),  
S 65° 17' 05" W, at 115.04 feet a 12 inch diameter rubber band with cap (B&A) marking a west corner of said 20.000 acre tract and south corner of said 37.202 acre tract and at 572.50 feet (called S 65° 17' 05" W 572.50 feet) a 20-inch diameter post oak tree,

S 65° 02' 05" W 377.10 feet (called S 65° 02' 05" W 377.10 feet) to a 12-inch diameter post oak tree,

S 45° 05' 05" W 251.71 feet (called S 45° 05' 05" W 251.71 feet) to a fallen down tree,

S 65° 17' 35" W 225.30 feet (called S 65° 17' 35" W 225.30 feet) to a 20-inch diameter post oak tree,

S 65° 05' 15" W 100.05 feet (called S 65° 05' 15" W 100.05 feet) to a 12 inch diameter rubber cut with cap (B&A),

S 45° 35' 17" W 117.85 feet (called S 45° 35' 17" W 117.85 feet) to a 14-inch diameter post oak tree,

S 65° 04' 44" W 225.22 feet (called S 65° 04' 44" W 225.22 feet) to the PLACE OF BEGINNING and containing 18.721 ACRES OF LAND.

This tract is subject to a 0.145 acre easement. Said 0.145 acre easement is situated in the E. R. Kellum Survey, A-424, Garbino County, Texas. Said 0.145 acre easement is out of the north corner of a tract called Exhibit A (37.442 acres) in conveyance from MGC Enterprises, L.L.C. to Chasman Daniels, et al dated March 5, 2014, recorded in Document Number 2013004083 of the Official Records of said county and being described by metes and bounds as follows:

BEGINNING at a 12 inch diameter rubber cut with cap (B&A) marking the south corner of the easement herein described, same being the south corner of said 37.442 acre tract, the north corner of the herein before described Tract 2 (18.721 acre tract) this day surveyed by me, being an east corner of a tract called 38.00 acres in conveyance from Roy E. Williams, et al to Richard E. Wright, Jr., et al dated July 8, 1987, recorded in Volume 414, Page 271 of the Official Records of said county, lying in the southeast line of Hills Road.

THENCE with a segment of the southeast line of the easement herein described, same being a segment of the common line of said 37.442 acre tract and said Hills Road along a segment of the northeast line of the herein before described Tract 2 (18.721 acre tract) this day surveyed by me S 35° 04' 25" E 403.25 feet (called S 35° 04' 25" E 403.25 feet) to a 12 inch diameter rubber cut with cap (B&A) marking the south corner of Hills Road, being a west corner of said Tract 1 (20.000 acres) in conveyance from Charles Bryan Stuckey to Thomas D. Stibing, et al dated December 27, 2012, recorded in Volume 401A, Page 842 of the Official Records of said county.

THENCE continuing with the northeast line of the easement herein described, same being a segment of the common line of said 37.442 acre tract and said 20.000 acre tract along a segment of the northeast line of said Tract 2 (18.721 acre tract) this day surveyed by me S 35° 04' 25" E (called S 35° 04' 25" E) 55.45 feet to a 12 inch diameter rubber cut with cap (B&A) marking the east corner of the easement herein described.

THENCE with the southeast line of the easement herein described into and across said Tract 2 (18.721 acre tract) this day surveyed by me S 65° 05' 32" W 80.00 feet to a 12 inch diameter rubber cut with cap (B&A) lying in the common line of said Tract 2 (18.721 acre tract) and Tract 1 (18.721 acre tract) this day surveyed by me.

THENCE with a segment of the southeast line of the easement herein described, same being a segment of the common line of said Tracts 2 and 1 (this day surveyed by me) W 35° 04' 25" W 80.00 feet to a 12 inch diameter rubber cut with cap (B&A) marking a southeast corner of the easement herein described, same being a west corner of said Tract 2 and the north corner of said Tract 1 (this day surveyed by me) lying in the common line of said 37.442 acre tract and said 20.000 acre tract.

# EXHIBIT "A"

## BETTERS WORTH & ASSOCIATES, INC.

ENGINEERS - SURVEYORS - CONSULTANTS

111 EAST MOUNTAIN STREET, SEQUIM, TEXAS 79233

(817) 379-6333 FAX (817) 379-6333

E-Mail: [bcm@betterworthassociates.com](mailto:bcm@betterworthassociates.com)

RON L. REMBACH, P.E. & R.P.L.S.

26871\*

853.028

26871-D-G

December 11, 2017

### 18.721 ACRE TRACT

Being an 18.721 ACRE TRACT situated in the E. R. Keller Survey, A-198, Garza County, Texas. Said 18.721 acre tract is part of a tract called Exhibit A (37.442 acres) in conveyance from MCC Enterprises, L.L.C. to Clinton Darnell, et al dated March 6, 2015, recorded in Document Number 2015004488 of the Official Records of said county and being described by metes and bounds as follows:

BEGINNING at a one inch diameter iron pipe found at a three-way fence corner post marking the south corner of the tract herein described, same being the south corner of said 37.442 acre tract lying in the northwest line of a tract called 97.302 acres in conveyance from Kenneth Mueller, et al to Kingsbury Ranch, L.L.C. dated September 28, 2007, recorded in Volume 2535, Page 887 of the Official Records of said county, same being the east corner of a tract called 214.2 acres in conveyance from Publite E. Shaffer to Jennifer Jeanne Shaffer Beckner, et al dated November 24, 2010, recorded in Volume 2938, Page 24 of the Official Records of said county.

THENCE with a segment of the southeast line of the tract herein described, same being a segment of the common line of said 37.442 acre tract and said 214.2 acre tract N 38° 02' 11" W (called N 38° 02' 11" W) 339.19 feet to a 1/2 inch diameter rubber set with cap (B&A) marking the west corner of the tract herein described, same being the south corner of Tract 1 (18.721 acre tract) this day surveyed by me.

THENCE with a segment of the northwest line of the tract herein described along the southeast and northeast line of said Tract 1 (18.721 acre tract) this day surveyed by me as follows:

N 51° 08' 00" E 2337.08 feet to a 1/2 inch diameter rubber set with cap (B&A) marking a re-entrant corner of the tract herein described, same being the east corner of said Tract 1 (18.721 acre tract) this day surveyed by me and

N 38° 54' 25" W 348.81 feet to a 1/2 inch diameter rubber set with cap (B&A) marking a west corner of said Tract 2 (18.721 acre tract), being the north corner of said Tract 1 (18.721 acre tract) this day surveyed by me lying in the common line of said 37.442 acre tract and a tract called 35.00 acres in conveyance from Roy E. Williams, et ux to Richard E. Wright, Jr., et ux dated July 8, 1987, recorded in Volume 814, Page 271 of the Official Records of said county.

THENCE continuing with the northwest line of the tract herein described, same being a segment of the common line of said 37.442 acre tract and said 35.00 acre tract as follows:

N 51° 08' 00" E (called N 51° 08' 00" E) 10.13 feet to a 1/2 inch diameter rubber set with cap (B&A) marking a re-entrant corner of the tract herein described, same being a re-entrant corner of said 37.442 acre tract and an east corner of said 35.00 acre tract.

N 38° 49' 25" W 55.58 feet (called N 38° 49' 25" W 55.58 feet) to a 1/2 inch diameter rubber set with cap (B&A) marking a west corner of the tract herein described, same being a west corner of said 37.442 acre tract and a re-entrant corner of said 35.00 acre tract, and

N 51° 12' 32" E 48.78 feet (called N 51° 12' 32" E 48.78 feet) to a 1/2 inch diameter rubber set with cap (B&A) marking the north corner of the tract herein described, same being the north corner of said 37.442 acre tract and an east corner of said 35.00 acre tract, further described as lying in the southwest line of Hills Road (Public Road) recorded in Volume 798, Page 338 of the Official Records of said county.

THENCE with a segment of the northeast line of the tract herein described, same being the common line of said 37.442 acre tract and said Hills Road S 38° 54' 25" E 48.98 feet (called S 38° 54' 25" E 48.98 feet) to a 1/2 inch diameter rubber set with cap (B&A) marking the south corner of Hills Road, the west corner of a tract called Tract 1 (30.000 acres) in conveyance from Charles Bryan Shockey to Thomas D. Shockey, et ux dated December 27, 2012, recorded in Volume 4018, Page 942 of the Official Records of said county.