

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



PROPERTY OWNER INFORMATION

Property Owner(s)	Phillip & Kristin Kneupper
Company Name	
Property Owner(s) Mailing Address	7932 Old Seguin Luling Rd Kingsbury, Tx 78638
Property Owner(s) Phone Number	830-832-2745
Property Owner(s) Email	pkneupper@gmail.com

DESCRIPTION OF REQUEST

Property location of area(s) to be released: 7932 Old Seguin Luling Rd. Kingsbury Tx
 Number of properties to be released from ETJ: 1 Total Acres to be released from ETJ: 51.21

REQUIREMENTS FOR PETITION

PID# 66152

Applicability (Texas Government Code Chapter 42, Sec. 42.101)	
Yes / <input checked="" type="radio"/> No	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	Is the property designated as an industrial district?
Yes / <input checked="" type="radio"/> 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 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 checked="" 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 checked="" 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
666152	Phillip Kneupper	<i>Phillip Kneupper</i>	9-10-24	2-25-80
666152	Kristin Kneupper	<i>Kristin Kneupper</i>	9-10-24	11-13-73

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 *Phillip Kneupper*, 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 September, 2024

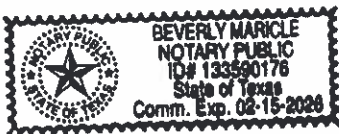


Beverly Maricle Notary Public—State of Texas

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 *Kristin Kneupper*, 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 September, 2024



Beverly Maricle Notary Public—State of Texas

(ADD ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)

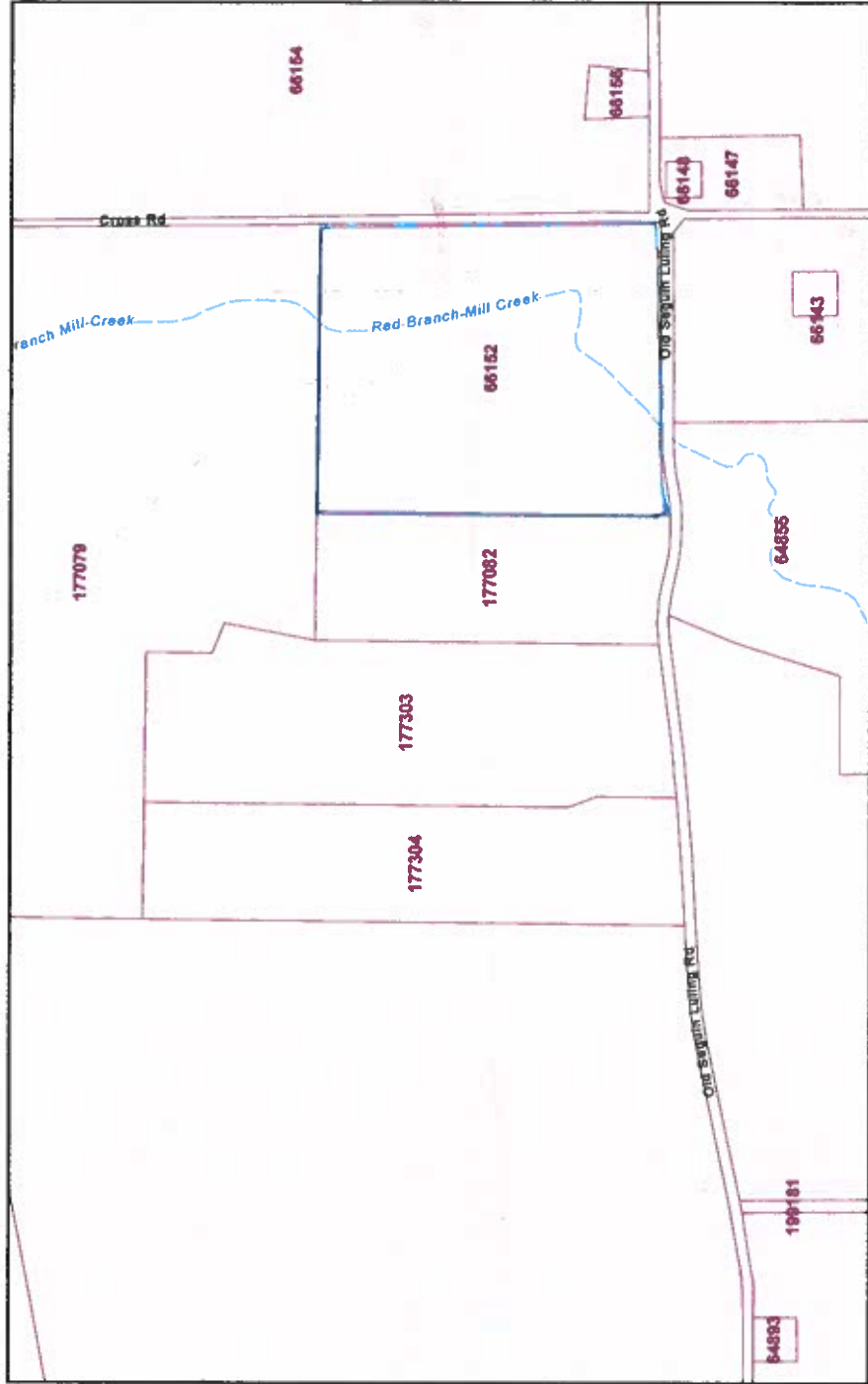
Property Details

Account		
Property ID:	66152	Geographic ID: 2G0206-0000-00900-0-00
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	CROSS RD	
Map ID:	L-15	Mapsco:
Legal Description:	ABS: 206 SUR: WILLIAM P KING 51.21 AC. TR 7	
Abstract/Subdivision:	G_A0206 - KING WILLIAM P	
Neighborhood:	RURAL_G19	
Owner		
Owner ID:	250870	
Name:	KNEUPPER PHILLIP SHANE & KRISTIN S	
Agent:		
Mailing Address:	110A ROCK ROSE W NEW BRAUNFELS, TX 78132	
% 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:	\$903,204 (+)
Market Value:	\$903,204 (=)

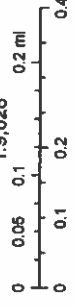
Guadalupe CAD Web Map



3/15/2024, 8:05:48 PM

- Parcels
- Owner Name

1:9,028



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Guadalupe County Appraisal District, BIS Consulting - 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"

STATE OF TEXAS
COUNTY OF GUADALUPE

PREPARED FOR: Post Oak Haven Ranch LLC
51.21 Acres (Tract 7)

FIELD NOTES TO DESCRIBE

A 51.21 Acre Tract of land (Tract 7) being situated about 8.3 miles East of Seguin in Guadalupe County, Texas, being approximately 42.11 Acres out of Abstract No. 206, W. P. King, original grantee and approximately 9.10 Acres out of Abstract No. 157, R. Hall, original grantee, and being out of a 699.50 Acre Tract (surveyed January 21, 2020) conveyed from Jarrel W. Parten, et ux to Post Oak Haven Ranch by deed dated January 31, 2020 and recorded in Document #202099002842 of the Official Public Records of Guadalupe County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set under fence in the West line of County Road 212A and the East line of said 699.50 Acre Tract for the Southeast corner of a 123.44 Acre Tract (surveyed April 17, 2020) and the Northeast corner of this tract from which a 6" cedar post found for an angle point of said 699.50 Acre Tract and said 123.44 Acre Tract bears N 01° 41' 13" W 490.84 feet;

THENCE: Along a fence with the West line of said county road and the East line of said 699.50 Acre Tract and of this tract as follows:

S 01° 41' 13" E 258.03 feet to a 6" cedar post found for an angle point;

S 01° 39' 47" E 612.83 feet to a 6" cedar post found for an angle point;

S 00° 29' 08" E 732.68 feet to an 8" cedar post found for the Southeast corner of said 699.50 Acre tract and of this tract;

THENCE: Along a fence with the North line of County Road 204 and the South line said 699.50 Acre Tract and of this tract as follows:

S 88° 51' 19" W 936.37 feet to a 10" cedar post found for an angle point;

N 88° 41' 12" W 143.54 feet to a 6" cedar post found for an angle point;

S 86° 04' 45" W 43.26 feet to a 6" cedar post found for an angle point;

S 78° 54' 06" W 215.69 feet to a 4" cedar post found for an angle point;

S 86° 48' 19" W 53.92 feet to a 5/8" iron pin set for the Southeast corner of a 22.97 Acre Tract (Tract 8, this day surveyed) and the Southwest corner of this tract;

THENCE: N 00° 00' 00" E 1666.04 feet into said 699.50 Acre Tract to a 5/8" iron pin set for the Northeast corner of Tract 8 and the Northwest corner of this tract;

THENCE: N 90° 00' 00" E 1356.74 feet with the lower South line of said 123.44 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 7th day of May 2020.

Keith Howard
Keith Howard, R.P.L.S. No. 5949
Howard Surveying
TBPLS Firm No. 10125700
402 State Hwy 173 South
Hondo, Texas 78861
(830) 426-4776

