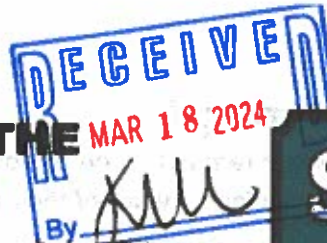


**PETITION FOR RELEASE FROM THE
CITY OF SEGUIN'S
EXTRATERRITORIAL JURISDICTION (ETJ)**



PLANNING & CODES

PROPERTY OWNER INFORMATION

Property Owner(s)	PATRICIA ESTEP & PHILIP ESTEP
Company Name	
Property Owner(s) Mailing Address	398 KRISTINE LN. KINGSBURY, TX 78638
Property Owner(s) Phone Number	361-779-1401
Property Owner(s) Email	Arilia.2step@hotmail.com

DESCRIPTION OF REQUEST

Property location of area(s) to be released: 398 KRISTINE LN KINGSBURY, TX 78638

Number of properties to be released from ETJ: 1 Total Acres to be released from ETJ: 10

REQUIREMENTS FOR PETITION

Applicability (Texas Government Code Chapter 42, Sec. 42.101)	
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)	
<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. <u>LOT: 14 BLK: ADDN: KINGSBURY OAKS 10.00 AC</u>
<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
R887345	PATRICIA ESTER	<i>Patricia Ester</i>	2/10/24	2-3-1957
R837345	PHILIP ESTER	<i>Philip Ester</i>	2/10/24	4-6-1957

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 Philip Ester, 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

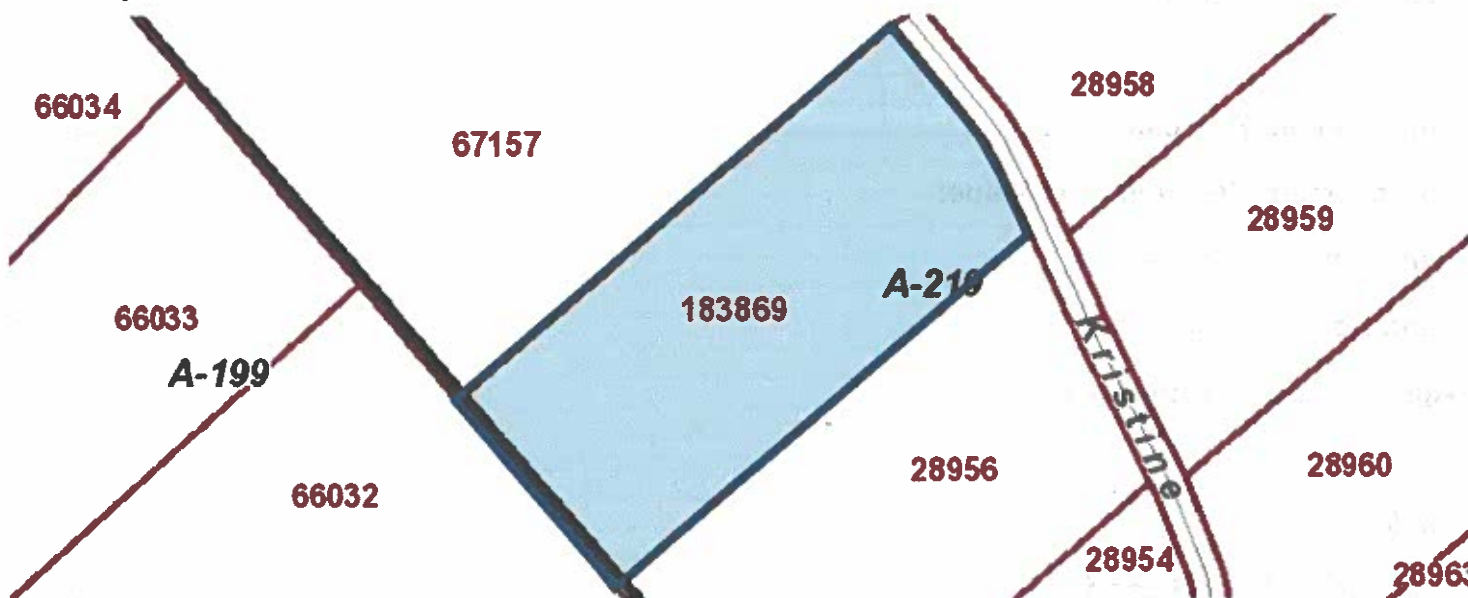
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Patricia Ester, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (he/she) executed it for the purposes and consideration expressed in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

Shirley Nolen, Notary Public, 188 E. Mountain St. • Seguin, Texas 78155

Map



Property Details

Account

Property ID:	183869	Geographic ID: 1G1572-0000-01400-0-00
Type:	Real	Zoning:
Property Use:		

Location

Situs Address:	398 KRISTINE LN KINGSBURY, TX	
Map ID:	J-15	Mapsc0:
Legal Description:	LOT: 14 BLK: ADDN: KINGSBURY OAKS 10.000 AC.	
Abstract/Subdivision:	G_1572 - KINGSBURY OAKS	
Neighborhood:	RURAL_G16	

Owner

Owner ID:	263341
Name:	ESTEP PATRICIA & PHILLIP
Agent:	
Mailing Address:	6813 IROQUOIS DR CORPUS CHRISTI, TX 78413
% Ownership:	100.0%
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:	\$204,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$204,000 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$204,000 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$204,000
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES. To display the most up-to-date ownership information, change the year to 2024 in the drop down menu.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Estimated taxes on this site include a Homestead Exemption amount of \$100,000 to reflect the changes that may be implemented by Senate Bill 2 which will potentially pass in November.

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS THAT:
COUNTY OF GUADALUPE §

That, BYRON HAYNES and NANCY K. MUSICK (collectively, "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantee hereinafter named, the receipt and sufficiency of which are hereby acknowledged, has granted, distributed and conveyed, and by these presents does grant, distribute and convey unto PATRICIA ESTEP and PHILLIP ESTEP, (collectively, "Grantee"), all of Grantor's interest in the following real property (including any improvements thereon) situated in Guadalupe County, Texas (the "Property"):

Lot 14, Kingsbury Oaks, a subdivision in Guadalupe County, Texas, according to the Map and/or Plat thereof recorded in Volume 5, Page 67A, Map and Plat Records, Guadalupe County, Texas.

To have and to hold the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property unto Grantee and Grantee's successors and assigns; against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Grantor, but not otherwise.

This conveyance is made by Grantor and accepted by Grantee subject to any and all easements, covenants, leases, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, if any, relating to the Property, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Guadalupe County, Texas, or that may be apparent on the Property.

IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING, AND SPECIFICALLY DISCLAIMS, ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO (i) MATTERS OF TITLE ASIDE FROM THE LIMITED WARRANTY SET FORTH HEREIN, (ii) ENVIRONMENTAL MATTERS, (iii) ZONING

OR BUILDING ENTITLEMENTS TO WHICH THE PROPERTY OR ANY PORTION THEREOF MAY BE SUBJECT, (iv) USAGES OF ADJOINING PROPERTY, (v) THE USE OF THE PROPERTY OR COMPLIANCE OF THE PROPERTY WITH FEDERAL, STATE OR LOCAL ORDINANCES, (vi) THE MERCHANTABILITY OF THE PROPERTY, (vii) THE FITNESS OF THE PROPERTY FOR ANY PARTICULAR PURPOSES, OR (viii) THE FUNCTION OR OPERATION OF ANY WATER WELLS LOCATED ON THE PROPERTY OR THE POTABILITY OF ANY WATER FROM SUCH EXISTING WATER WELL OR WELLS. GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS GRANTEE DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF AND SHALL RELY UPON SAME. GRANTEE ACKNOWLEDGES AND AGREES THE PROPERTY IS HEREBY CONVEYED TO GRANTEE "AS IS, WHERE IS" WITH ALL FAULTS. GRANTEE'S AGREEMENT TO PURCHASE THE PROPERTY WITHOUT REPRESENTATIONS AND WARRANTIES WAS A MATERIAL FACTOR IN DETERMINING THE PURCHASE PRICE OF THE PROPERTY. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS MADE BY GRANTOR, AN AGENT OF GRANTOR OR ANY THIRD PARTY WITH RESPECT TO THE PROPERTY.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED this the 12 day of August, 2021

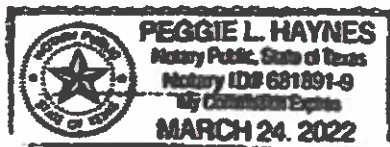
GRANTOR:

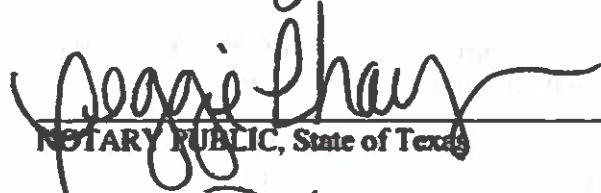

Byron Haynes


THE STATE OF TEXAS

COUNTY OF Guadalupe

This instrument was acknowledged before me on August 12, 2021, by Byron Haynes.



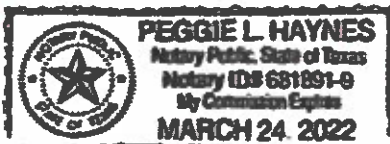

NOTARY PUBLIC, State of Texas


Nancy K. Musick

THE STATE OF TEXAS

COUNTY OF Guadalupe

This instrument was acknowledged before me on August 12, 2021, by Nancy K. Musick.




NOTARY PUBLIC, State of Texas

GRANTEE'S ADDRESS:

Patricia and Phillip Estep
6813 Iriquois Dr.
Corpus Christi, Texas 78413



This page has been added by the Guadalupe County Clerk's office to comply with the statutory requirement that the recording information shall be placed at the foot of the record.

202199029173

I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
08/23/2021 03:17:49 PM PAGES: 4 MARISSA
TERESA KIEL, COUNTY CLERK



Teresa Kiel