

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



PLANNING & CODES

PROPERTY OWNER INFORMATION

Property Owner(s)	VIOLET PENNINGTON
Company Name	
Property Owner(s) Mailing Address	PO Box 5 KINGSBURY, TEXAS
Property Owner(s) Phone Number	281.733.0801
Property Owner(s) Email	

DESCRIPTION OF REQUEST

Property location of area(s) to be released: HEAVENLY LANE, KINGSBURY; US HWY 90 ^{KINGSBURY}
 Number of properties to be released from ETJ: 3 Total Acres to be released from ETJ: 319.336

REQUIREMENTS FOR PETITION
 PID# 66024 303.956 Ac PID# 65677 14.88 Ac PID# 122240 0.5 Ac = 319.336 Ac

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.
<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
122240 R552311	VIOLET PENNINGTON	<i>Violet Pennington</i>	6/8/24	
65671 RC 135246	VIOLET PENNINGTON	<i>Violet Pennington</i>	5/8/24	
66024 R 32713	VIOLET PENNINGTON	<i>Violet Pennington</i>	5/8/24	

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 VIOLET PENNINGTON, 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 8th day of MAY, 2024.

Shirley Pennington 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 _____, 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 ____ day of _____, 20____.

 Notary Public—State of Texas

(ADD ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)

Property Details

Account		
Property ID:	66024	Geographic ID: 2G0199-0000-03500-0-00
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	US HWY 90	
Map ID:	K-14	Mapsco:
Legal Description:	ABS: 199 SUR: J H KUYKENDALL 110.6200 AC. & ABS: 293 SUR: Y SELTOON 193.3360 AC. TOTAL 303.956 ACS	
Abstract/Subdivision:	G_A0199 - KUYKENDALL J H	
Neighborhood:	RURAL_G16	
Owner		
Owner ID:	53684	
Name:	PENNINGTON VIOLET V	
Agent:	68704	
Mailing Address:	P O BOX 5 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:	\$2,721,993 (+)
Market Value:	\$2,721,993 (=)

Property Details

Account		
Property ID:	65677	Geographic ID: 2G0191-0000-01210-0-00
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	221 HEAVENLY LN KINGSBURY, TX 78638	
Map ID:	H-14	Mapsco:
Legal Description:	ABS: 191 SUR: J B JOHNSON 14.88 AC.	
Abstract/Subdivision:	G_A0191 - JOHNSON J B	
Neighborhood:	RURAL_G16	
Owner		
Owner ID:	176749	
Name:	PENNINGTON VIOLET SCHMIDT	
Agent:	68704	
Mailing Address:	P O BOX 5 KINGSBURY, TX 78638	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

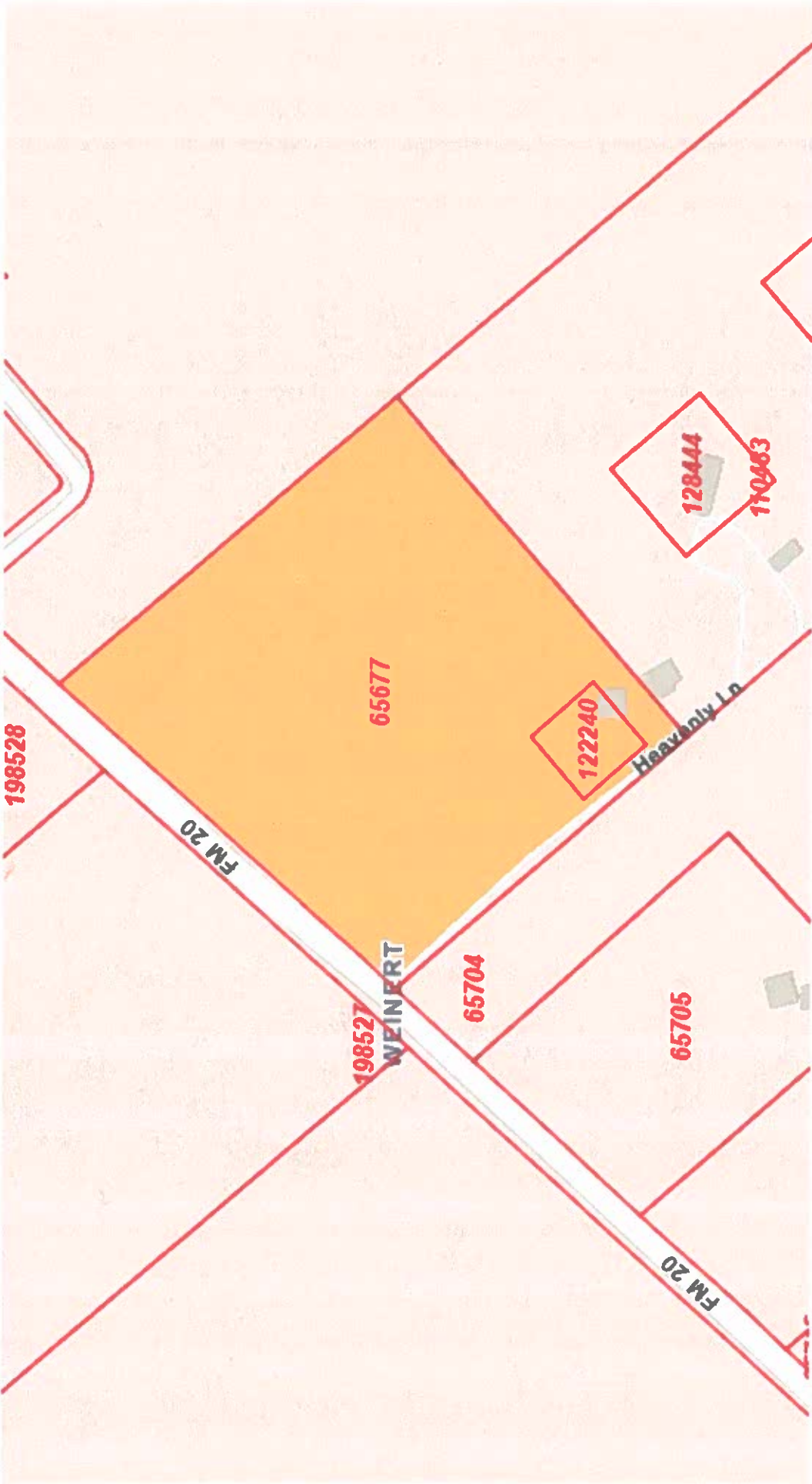
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$316,326 (+)
Market Value:	\$316,326 (=)

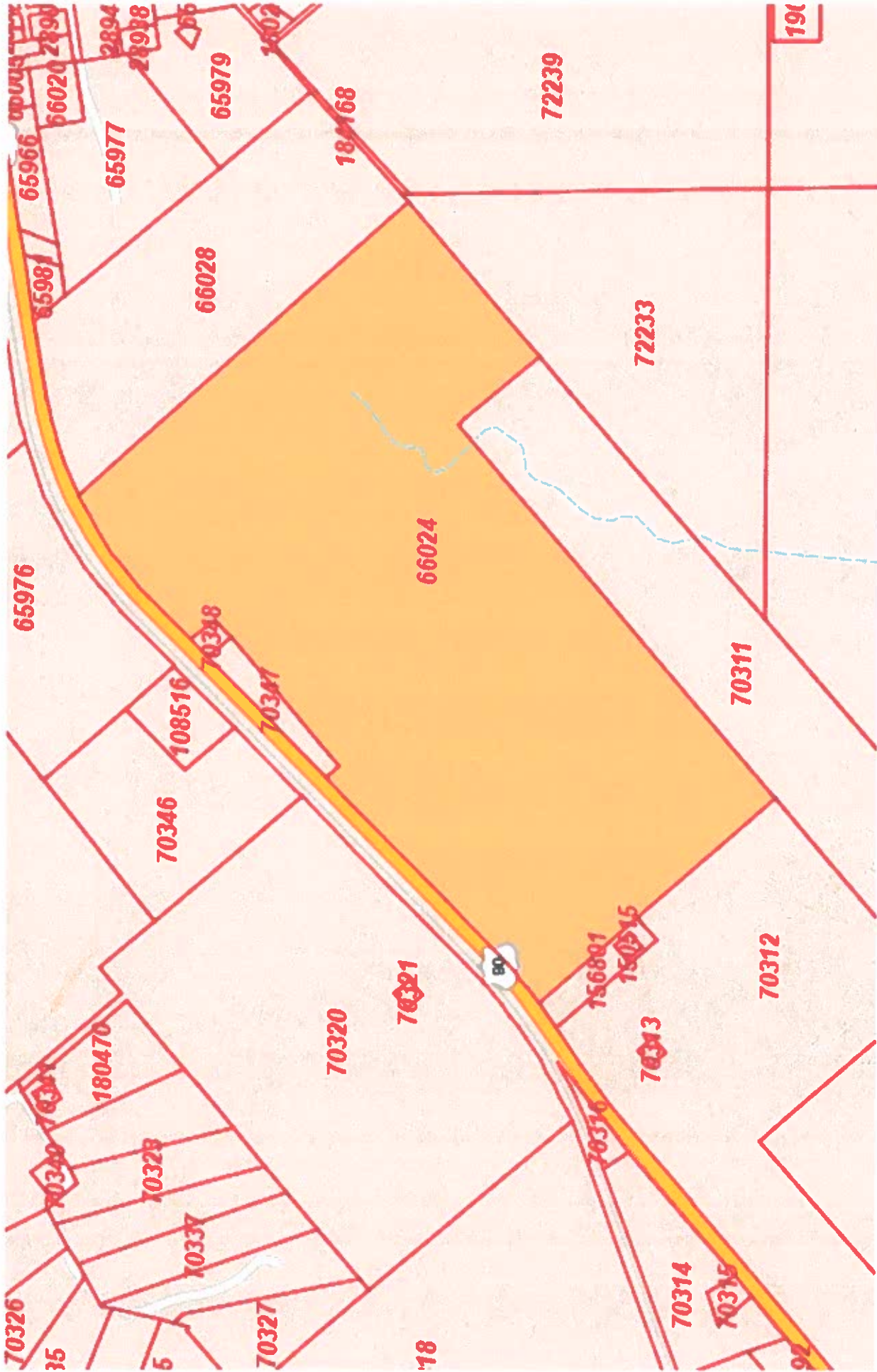
Property Details

Account		
Property ID:	122240	Geographic ID: 2G0191-0000-01215-0-00
Type:	Real	Zoning:
Property Use:	045 Single Family Residence - E1	
Location		
Situs Address:	221 HEAVENLY LN TX	
Map ID:	H-14	Mapsco:
Legal Description:	ABS: 191 SUR: J B JOHNSON 0.5000AC	
Abstract/Subdivision:	G_A0191 - JOHNSON J B	
Neighborhood:	RURAL_G16	
Owner		
Owner ID:	181102	
Name:	PENNINGTON VIOLET SCHMIDT	
Agent:	68704	
Mailing Address:	P O BOX 5 KINGSBURY, TX 78638	
% Ownership:	100.00%	
Exemptions:	HS - HOMESTEAD For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$310,742 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$21,483 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)





Map of the City of...
Parcel Map
2015



114 North Austin Street
Seguin, Texas 78155
Phone (830) 372-1001 Fax (830) 379-1155
License Number 10042400

Exhibit "A"

Field notes describing a 15.38 acre tract of land situated in the J.B. Johnson Survey No. 40, Abstract 191, Guadalupe County, Texas, being that same tract of land, conveyed to David H. Phillips and Peggy A. Phillips by deed recorded in Volume 2159, Page 990, Official Records, Guadalupe County, Texas and being more particularly described as follows:

Beginning at a 1/2" diameter iron pin found in the southeast right-of-way line of F.M. 20 for the north corner of a tract of land called 10.00 acres, described in Volume 587, Page 78, Deed Records, Guadalupe County, Texas, the west corner of a 60.00 foot wide access easement described in Volume 1902, Page 947, Official Records, Guadalupe County, Texas, the west corner of the Phillips tract and the herein described tract.

Thence, N 42° 50' 26" E, 833.90 feet with the southeast right-of-way line of F.M. 20 and the northwest line of the Phillips tract, to a 1/2" diameter threaded rod found for the west corner of the remainder of a tract of land called 149.96 acres, described in Volume 242, Page 7, Deed Records, Guadalupe County, Texas, the north corner of the Phillips tract and the herein described tract.

Thence, S 40° 25' 00" E, 857.88 feet with the southwest line of the remainder of the 149.96 acre tract and the northeast line of the Phillips tract to a 1/2" diameter iron pin found for the north corner of a tract of land called 20.00 acres, described in Volume 2139, Page 243, Official Records, Guadalupe County, Texas, the east corner of the Phillips tract and the herein described tract.

Thence, S 49° 35' 00" W, 828.19 feet with the northwest line of the 20.00 acre tract to an iron pin set in the northeast line of the 10.00 acre tract for the east corner of the 20.00 acre tract the south corner of the Phillips tract and herein described tract.

Thence, N 40° 24' 45" W, 759.96 feet with the northeast line of the 10.00 acre tract and the southwest line of the Phillips tract, to the Place of Beginning and containing 15.38 acre of land according to a survey made on the ground on June 5, 2014, by Tri-County Surveying Inc.

Corresponding plat prepared.
Project No. 0307101A1



Aubrey C. Holland

Aubrey C. Holland
Registered Professional
Land Surveyor No. 4493

EXHIBIT "A"

FIELD NOTE DESCRIPTION
OF 303.956 ACRES OF LAND
(TRACT 1)
OUT OF THE YOUNG SELTOON SURVEY
ABSTRACT NO. 293
AND THE J. H. KUYKENDALL SURVEY
ABSTRACT NO. 191
GUADALUPE COUNTY, TEXAS

BEING ALL THAT CERTAIN 303.956 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GUADALUPE COUNTY, TEXAS, BEING A PART OF THE YOUNG SELTOON SURVEY, ABSTRACT NO. 293 AND THE J. H. KUYKENDALL SURVEY, ABSTRACT NO. 191, AND MORE PARTICULARLY BEING ALL OF THAT CERTAIN 172 ACRE TRACT OF LAND AS DESCRIBED IN THAT CERTAIN DEED FROM JOHN AND MARIE SCHMIDT ESTATES TO VIOLET E. WILEY DATED JANUARY 20, 1942 RECORDED IN VOLUME 195, PAGES 78-84 OF THE GUADALUPE COUNTY DEED RECORDS AND BEING ALL OF THE "FIRST TRACT" OF 16.4 ACRES OF LAND AND A PORTION OF THE "SECOND TRACT" OF 117.1 ACRES OF LAND AS DESCRIBED IN THAT CERTAIN DEED FROM JOHN AND MARIE SCHMIDT ESTATES TO FRED H. SCHMIDT DATED JANUARY 20, 1942 RECORDED IN VOLUME 195, PAGES 78-84 OF THE GUADALUPE COUNTY DEED RECORDS AND THIS TRACT HEREBY INTENDED TO BE CONVEYED IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT;

BEGINNING at an iron pipe found in the southwest line of the aforesaid 172 acre tract and in the southeast right of way line of the U.S. Highway No. 90 for the westernmost corner of this tract;

THENCE with the southeast line of the Highway, as is now monumented North 53° 25' 00" East 21.68 feet, North 50° 21' 25" East 426.81 feet, North 45° 25' East 1214.66 feet and North 45° 26' East 624.27 feet to an iron pin set at a fence corner for a corner of this tract;

THENCE with the existing fence South 41° 08' 43" East 127.18 feet to an iron pin set at a fence corner for an interior corner of this tract;

THENCE continuing with the existing fence North 49° 31' 16" East 1362.89 feet to an iron pin set at a fence corner for an interior corner of this tract;

THENCE North 40° 34' 03" East 224.84 feet with the existing fence to an iron pin set in the southeast line of the Highway for a corner of this tract;