



PETITION FOR RELEASE OF AN AREA FROM A MUNICIPALITY'S
EXTRATERRITORIAL JURISDICTION

THE STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF SEGUIN,
TEXAS:

MULLINS RANCH SEGUIN, LLC, a Texas limited liability company (the "Petitioner"), acting pursuant to the provisions of Subchapter D, Chapter 42, Texas Local Government Code, together with all amendments and additions thereto, respectfully petitions this Honorable City Council to release the 257.115 acres of land described by metes and bounds in **Exhibit A** and shown on the map attached as **Exhibit B** (the "Land"), attached hereto and incorporated herein for all purposes, from the extraterritorial jurisdiction of the City of Seguin, Texas (the "City"), and in support of this petition the Petitioner represents, covenants, and agrees as follows:

I.

sj ✓ The Petitioner holds fee simple title to the Land, and hereby represents that they own a majority in value of the Land to be released from the extraterritorial jurisdiction of the City as indicated by the certificate of ownership provided by the Guadalupe Appraisal District, attached hereto as **Exhibit C**.

II.

10-13-25
sj ✓ The Petitioner represents that the Land is not located within five (5) miles of the boundary of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted.

III.

The Petitioner represents that the Land has not been voluntarily annexed into the extraterritorial jurisdiction that is located in a county (a) in which the population grew by more than fifty percent (50%) from the previous federal decennial census in the federal decennial census conducted in 2020; and (b) that has a population of greater than 240,000.

IV.

The Petitioner represents that the Land is not within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is (a) within 15 miles of the boundary of a military base, as defined by Section 43.0117

of the Texas Local Government Code, at which an active training program is conducted; and (b) in a county with a population of more than two million.

V.

 The Petitioner represents that the Land is not in an area designated as an industrial district under Section 42.044 of the Texas Local Government Code.

VI.

 The Petitioner represents that the Land is not in an area subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code.

WHEREFORE, the undersigned respectfully prays that this petition be heard and granted in all respects and that the City immediately release the Land from its extraterritorial jurisdiction, as required by Section 42.105(c) of the Texas Local Government Code, as it exists today and from any future expansions of the City's extraterritorial jurisdiction whether by annexation or pursuant to Section 42.021 of the Texas Local Government Code. If the City fails to release the Land from its extraterritorial jurisdiction by the later of forty-five (45) days from the date it receives the petition or the next meeting of municipality's governing body that occurs after the 30th day after the date the City receives this petition, the Land shall be released from the City's extraterritorial jurisdiction by operation of law.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on September 23, 2025.

MULLINS RANCH SEGUIN, LLC,
a Texas limited liability company

By: 
Name: Daniel C. Mullins
Title: Manager
DOB: 7/16/1978
Residence Address: 217 Tuttle
San Antonio, Tx 78209
Date of Signing: 9/23/25

THE STATE OF TEXAS
COUNTY OF Uvalde

§
§
§

This instrument was acknowledged before me on Sept 23, 2025, by Daniel C. Mullins, as Manager of MULLINS RANCH SEGUIN, LLC, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)




Notary Public, State of Texas

Attachments:

- Exhibit A: Description of the Land
- Exhibit B: Map of the Land
- Exhibit C: Certificate of Ownership

Exhibit A
Description of the Land

See attached.

FIELD NOTES FOR A 257.115 ACRE TRACT OF LAND

A **257.115 acre** tract of land, located in the Abner C. Davis Survey No. 24, Abstract 105, Guadalupe County, Texas, and being all of a called 123.87 acre tract of land, all of a called 21.117 acre tract of land, all of a called 15.0 acre tract of land and all of a called 97.23 acre tract of land, all as described of record in Volume 1821, Page 685 of the Official Public Records of Guadalupe County, Texas. Said **257.115 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the apparent westerly right-of-way line of County Road 411, a.k.a. Elm Creek Road, no record found, at the southeast corner of a called 98.727 acre tract of land as described of record in Document No. 201999027572 of the Official Public Records of Guadalupe County, Texas, for the northeast corner of said 123.87 acre tract and the tract described herein;

THENCE: S 24° 01' 26" E, with the apparent westerly right-of-way line of Elm Creek Road and the northeast line of said 123.87 acre tract, a distance of **1532.23 feet** to a found $\frac{1}{2}$ " iron rod at the southeast corner of said 123.87 acre tract, the northeast corner of said 97.23 acre tract and for an angle of the tract described herein;

THENCE: S 24° 00' 20" E, continuing with the apparent westerly right-of-way line of Elm Creek Road and the northeast line of said 97.23 acre tract, a distance of **924.20 feet** to a found 2" iron pipe fence post at the northeast corner of a called 3.0 acre tract of land as described of record in Volume 619, Page 102 of the Deed Records of Guadalupe County, Texas, for the east corner of said 97.23 acre tract and the tract described herein;

THENCE: S 66° 46' 52" W, departing said apparent westerly right-of-way line of Elm Creek Road, with the northwest line of said 3.0 acre tract, the northwest line of a called 47.0 acre tract of land as described of record in Volume 359, Page 366 of the Deed Records of Guadalupe County, Texas, and the southeast line of said 97.23 acre tract, a distance of **722.81 feet** to a found $\frac{1}{2}$ " iron rod at the northwest corner of said 47.0 acre tract, the northeast corner of a called 51.93 acre tract of land as described of record in Document No. 202099001185 of the Official Public Records of Guadalupe County, Texas, for an angle of said 97.23 acre tract and the tract described herein;

THENCE: S 65° 53' 29" W, with the northwest lines of the following tracts of land; said 51.93 acre tract, a called 25.00 acre tract of land as described of record in Volume 1815, Page 154 of the Official Public Records of Guadalupe County, Texas, a called 20.84 acre tract of land as described of record in Volume 1452, Page 814 of the Official Public Records of Guadalupe County, Texas, a called 15.0 acre tract of land as described of record in Volume 836, Page 563 of the Official Records of Guadalupe County, Texas, and a called 10.91 acre tract of land as described of record in Volume 740, Page 59 of the Official Records of Guadalupe County, Texas, and the southeast line of said 97.23 acre tract, a distance of **3817.55 feet** to a found 6" wood fence post at the southeast corner of a called 260-1/2 acre tract of land as described of record in Volume 3015, Page 1050 of the Official Public Records of Guadalupe County, Texas, the southwest corner of said 97.23 acre tract and the tract described herein, from which a found $\frac{1}{2}$ " iron rod for the northwest corner of said 10.91 acre tract bears, S 64° 56' 01" W, a distance of 8.65 feet;

THENCE: With the northeast line of said 2260-1/2 acre tract, and the westerly lines of the following tracts; said 97.23 acre tract, said 21.117 acre tract and said 15.0 acre tract, the following two (2) courses:

1. **N 23° 14' 25" W**, a distance of **953.80 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for an angle, and
2. **N 24° 31' 02" W**, a distance of **1536.97 feet** to a found $\frac{1}{2}$ " iron rod at the southwest corner of said 98.727 acre tract, the northwest corner of said 15.0 acre tract and the tract described herein;

THENCE: With the southeast line of said 98.727 acre tract, and the northwest lines of said 15.0 acre tract and said 123.87 acre tract, the following eight (8) courses:

1. **N 66° 27' 20" E**, a distance of **1442.00 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for an angle,
2. **N 63° 41' 20" E**, a distance of **288.72 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for an angle,
3. **N 68° 11' 20" E**, a distance of **451.63 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for an angle,
4. **N 66° 31' 20" E**, a distance of **775.55 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for an angle,
5. **N 66° 11' 20" E**, a distance of **386.03 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for an angle,
6. **N 66° 41' 20" E**, a distance of **737.15 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for an angle,
7. **N 66° 03' 20" E**, a distance of **354.52 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for an angle, and
8. **N 67° 11' 20" E**, a distance of **105.91 feet** to the **POINT OF BEGINNING** and containing **257.115 acres** of land situated in Guadalupe County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed in April, 2022.



Job # 22-4046 – 257.115 Acres

Date: May 9, 2022

Exhibit B
Map of the Land

See attached.



LOCATION MAP

ADDRESS: 2720 ELM CREEK RD, SEGUIN, TX 78155

Exhibit C
Certificate of Ownership

See attached.

GUADALUPE APPRAISAL DISTRICT
CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

I, the undersigned, hereby certify that I have examined the appraisal rolls of Guadalupe County, Texas, and find that, as of September 15, 2025, the property described and attached hereto, is assessed on the appraisal rolls of Guadalupe County, Texas, for the tax year 2025 in the name(s) of:

MULLINS RANCH SEGUIN LLC

10-13-25
S. d.

<u>OWNER/ACCOUNT</u>	<u>ACREAGE</u>	<u>VALUE</u>
		<u>MARKET</u>
✓ MULLINS RANCH SEGUIN LLC PID #62493	123.62 ACS	\$1,274,719
✓ MULLINS RANCH SEGUIN LLC PID #62494	.25 AC	\$2,578
✓ MULLINS RANCH SEGUIN LLC PID #62500	132.847 ACS	\$1,377,030
✓ MULLINS RANCH SEGUIN LLC PID #62501	.50 AC	\$10,951

CERTIFIED this 15TH day of SEPTEMBER, 2025.

By: _____

Name: Peter Snaddon

Title: CHIEF APPRAISER

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