

PETITION FOR RELEASE OF AREA FROM THE EXTRATERRITORIAL JURISDICTION

THE STATE OF TEXAS §
COUNTY OF GUADALUPE §

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

The undersigned (hereinafter called "Petitioner"), acting pursuant to Section 42.102 of the Texas Local Government Code, as amended, hereby respectfully petitions the City of Seguin, Texas (hereinafter called the "City"), for the removal of the area described in Exhibit A-1 and Exhibit A-2 herein (the "Property") from the extraterritorial jurisdiction (the "ETJ") of the City.

In support of this Petition, Petitioner would respectfully show:

I.

Petitioner has authority, pursuant to Section 42.102(b) of the Texas Local Government Code, to file this Petition as the owner(s) of the majority in value of an area of land in a municipality's ETJ.

II.

This Petition is signed by a majority in value of the holders of title of land in the area as described by the Petition. The tax rolls of the Guadalupe Central Appraisal District attached hereto as Exhibit B-1 have not been updated to reflect the current ownership of the Property; accordingly, such ownership is evidenced by the Warranty Deed, dated February 6, 2026, and recorded as Document No. 2026990003143 of the Official Records of Guadalupe County, Texas, attached hereto as Exhibit B-2.

III.

This Petition has satisfied the signature requirements described by Sections 42.103 and 42.104(a) of the Texas Local Government Code and Chapter 277, Election Code, and is not later than the 180th day after the date the first signature for the Petition is obtained.

IV.

The signature collected for this Petition is in writing, pursuant to Section 42.104(c) of the Texas Local Government Code.

V.

The Property is located in Guadalupe County, Texas, and consists of one (1) tract totaling approximately 45.160 acres, as described in Exhibit A-1 and Exhibit A-2, all of which are located within the extraterritorial jurisdiction of the City and, to the best of the Petitioner's knowledge, is not subject to any of the exceptions from applicability described in Section 42.101, Texas Local Government Code.

VI.

This Petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.

Handwritten red text: 3/20/26 Sj

Large handwritten red text at the bottom: NO development agreement on file - Sj

VII.

The City must notify the residents or landowners of the District of the results of the Petition, which notification requirement may be satisfied by notifying the Petitioner in writing.

VIII.

If Petitioner has obtained the signatures on the Petition required under Section 42.104, Texas Local Government Code to release the District from the City's ETJ, the City shall immediately release the District from its ETJ pursuant to Section 42.105(c), Texas Local Government Code.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that this Petition be filed with the City Secretary of the City of Seguin, Texas, and that, thereafter, the District be removed from the extraterritorial jurisdiction of the City, in the manner provided by law, including particularly Sections 42.102-105 of the Texas Local Government Code, as amended, that after this Petition has been granted, that it and the Petitioner's action thereon be filed of record and be recorded in the Office of the City Secretary of Seguin, Texas; and that Petitioner have such other order and relief to which they may show itself entitled. If the City Council has not released the Property from the ETJ by the later of the 45th day after the date the City receives this Petition or the next meeting of the City Council that occurs after the 30th day after the date the City receives this Petition, the Property shall be released by operation of law pursuant to Chapter 42.105(d), Texas Local Government Code.

[Remainder of page intentionally blank]

RESPECTFULLY SUBMITTED this 16th day of March, 2026.

PETITIONER

THS RE, LLC,
a Texas limited liability company

owner 2/2026

By: [Signature]
Name: Carson Trainer
Title: Manager

doc # 20269903143

Date of Signature: March 16, 2026
Acreage: 45.160 acres
Guadalupe CAD Property ID(s): 62807

-Sij

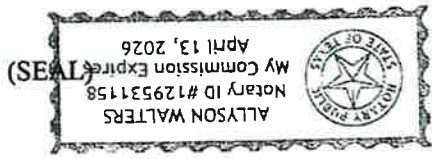
THE STATE OF TEXAS
COUNTY OF Bexar

§
§
§

This instrument was acknowledged before me on the 16th day of March, 2026, by Carson Trainer, as Manager of THS RE, LLC, a Texas limited liability company, on behalf of such limited liability company.

[Signature]

NOTARY PUBLIC, STATE OF TEXAS



✓ sig

EXHIBIT "A-1"

**METES AND BOUNDS DESCRIPTION OF AREA TO BE REMOVED FROM THE
EXTRATERRITORIAL JURISDICTION**

TRACT 3

A 45.160 ACRE (1,967,162.43 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JACOB DURST SURVEY, ABSTRACT NUMBER 113, GUADALUPE COUNTY, TEXAS, BEING OUT OF A CALLED 100 ACRE TRACT AS CONVEYED TO MAURICE WIEDERSTEIN, NOW DECEASED, BY DEED AND PARTITION AGREEMENT AS RECORDED IN VOLUME 503, PAGE 895, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND TO EVELYN KRAUSE WIEDERSTEIN, AS INDEPENDENT EXECUTOR OF THE ESTATE OF MAURICE OTTO WIEDERSTEIN, BY CAUSE NO. 2007-PC-0038 OF THE COUNTY COURT OF GUADALUPE COUNTY, TEXAS, AND BEING THAT SAME CALLED 45.143 ACRE TRACT AS DESCRIBED IN REVOCABLE TRANSFER ON DEATH DEED AS RECORDED IN DOCUMENT NUMBER 202599026172, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. SAID 45.160 ACRE (1,967,162.43 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BLS 2024", HAVING TEXAS STATE PLANE COORDINATES OF N:13,752,971.44, E:2,264,932.20, BEING THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY LINE OF STAGECOACH ROAD (ALSO KNOWN AS COUNTY ROAD 312), A 50-FOOT WIDE RIGHT OF WAY, AND THE SOUTHWEST RIGHT OF WAY LINE OF PIONEER ROAD (ALSO KNOWN AS COUNTY ROAD 307), A VARIABLE WIDTH RIGHT OF WAY, AND BEING THE NORTH CORNER OF SAID CALLED 45.143 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST RIGHT OF WAY LINE OF SAID PIONEER ROAD, BEING THE NORTHEAST BOUNDARY OF SAID 45.143 ACRE TRACT, THE FOLLOWING FIVE (5) CALLS:

SOUTH 48 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 226.60 FEET TO A FOUND IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BLS 2024", BEING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

SOUTH 47 DEGREES 53 MINUTES 48 SECONDS EAST, A DISTANCE OF 245.59 FEET TO A FOUND IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BLS 2024", BEING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

SOUTH 47 DEGREES 48 MINUTES 34 SECONDS EAST, A DISTANCE OF 198.91 FEET TO A FOUND IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BLS 2024", BEING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

SOUTH 47 DEGREES 29 MINUTES 58 SECONDS EAST, A DISTANCE OF 258.59 FEET TO A FOUND IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BLS 2024", BEING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

SOUTH 49 DEGREES 02 MINUTES 30 SECONDS EAST, A DISTANCE OF 211.87 FEET TO A FOUND IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "TRI COUNTY", BEING THE NORTH CORNER OF A CALLED 49.457 ACRE TRACT AS CONVEYED TO DA YID GLENN SCHUMANN AND WIFE, CANDYCE JEAN SCHUMANN, BY WARRANTY DEED WITH

VENDOR'S LIEN AS RECORDED IN VOLUME 1554, PAGE 463, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING THE EAST CORNER OF SAID 45.143 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE SOUTHWEST RIGHT OF WAY LINE OF SAID PIONEER ROAD, WITH THE SOUTHEAST BOUNDARY OF SAID 45.143 ACRE TRACT, BEING THE NORTHWEST BOUNDARY OF SAID 49.457 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

SOUTH 43 DEGREES 57 MINUTES 39 SECONDS WEST, A DISTANCE OF 921.48 FEET TO A FOUND 1/2" IRON ROD, BEING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

SOUTH 43 DEGREES 39 MINUTES 47 SECONDS WEST, A DISTANCE OF 761.70 FEET TO A FOUND METAL FENCE CORNER POST, BEING THE SOUTHEAST CORNER OF A CALLED 26.593 ACRE TRACT AS CONVEYED TO DOLLIE FAYE MERGELE, BY WARRANTY DEED AS RECORDED IN VOLUME 1335, PAGE 99, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING THE SOUTH CORNER OF SAID 45.143 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE NORTHWEST BOUNDARY OF SAID 49.457 ACRE TRACT, WITH THE SOUTHWEST BOUNDARY OF SAID 45.143 ACRE TRACT, BEING THE NORTHEAST BOUNDARY OF SAID 49.457 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

NORTH 45 DEGREES 00 MINUTES 43 SECONDS WEST, A DISTANCE OF 872.43 FEET TO A FOUND METAL FENCE CORNER POST, BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 00 DEGREES 02 MINUTES 53 SECONDS EAST, A DISTANCE OF 756.12 FEET TO A FOUND 1/2" IRON ROD (BENT), ON THE SOUTHEAST RIGHT OF WAY LINE OF SAID STAGECOACH ROAD, BEING THE NORTHEAST CORNER OF SAID CALLED 26.593 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF SAID 45.143 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHEAST RIGHT OF WAY LINE OF SAID STAGECOACH ROAD, BEING THE NORTHWEST BOUNDARY OF SAID 45.143 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

NORTH 58 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 282.61 FEET TO A FOUND IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BLS 2024", BEING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

NORTH 56 DEGREES 49 MINUTES 55 SECONDS EAST, A DISTANCE OF 278.57 FEET TO A FOUND IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BLS 2024", BEING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

NORTH 56 DEGREES 59 MINUTES 03 SECONDS EAST, A DISTANCE OF 172.40 FEET TO A FOUND 1/2" IRON ROD, BEING THE NORTHWEST CORNER OF A CALLED 1.001 ACRE TRACT AS CONVEYED TO RODNEY WASHINGTON AND LEANDRA WASHINGTON, HUSBAND AND WIFE, BY GENERAL WARRANTY GIFT DEED AS RECORDED IN VOLUME 2824, PAGE 894, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING AN EXTERIOR CORNER OF SAID 45.143 ACRE TRACT AND OF THE HEREIN

DESCRIBED TRACT; THENCE, LEAVING THE SOUTHEAST RIGHT OF WAY LINE OF SAID STAGECOACH ROAD, WITH SHARED BOUNDARY OF SAID 1.001 ACRE TRACT AND SAID 45.143 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

SOUTH 34 DEGREES 29 MINUTES 12 SECONDS .EAST, A DISTANCE OF 290.89 FEET TO A FOUND WOOD FENCE CORNER POST, BEING THE SOUTHWEST CORNER OF SAID 1.001 ACRE TRACT, AND BEING AN INTERIOR CORNER OF SAID 45.143 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

NORTH 55 DEGREES 23 MINUTES 47 SECONDS EAST, A DISTANCE OF 150.78 FEET TO A FOUND WOOD FENCE CORNER POST, BEING THE SOUTHEAST CORNER OF SAID 1.001 ACRE TRACT, AND BEING AN INTERIOR CORNER OF SAID 45.143 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

NORTH 34 DEGREES 32 MINUTES 08 SECONDS WEST, A DISTANCE OF 290.77 FEET TO A FOUND 1/2" IRON ROD, ON THE SOUTHEAST RIGHT OF WAY LINE OF SAID STAGECOACH ROAD, BEING THE NORTHEAST CORNER OF SAID 1.001 ACRE TRACT, AND BEING AN EXTERIOR CORNER OF SAID 45.143 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHEAST RIGHT OF WAY LINE OF SAID STAGECOACH ROAD, BEING THE NORTHWEST BOUNDARY OF SAID 45.143 ACRE TRACT, NORTH 56 DEGREES 05 MINUTES 55 SECONDS EAST, A DISTANCE OF 228.08 FEET TO THE POINT OF BEGINNING, CONTAINING 45.160 ACRES (1,967,162.43 SQUARE FEET) OF LAND.

EXHIBIT "A-2"

↓ sig

MAP OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL JURISDICTION

