

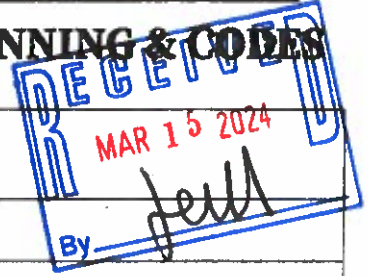
PETITION FOR RELEASE FROM THE CITY OF SEGUIN'S EXTRATERRITORIAL JURISDICTION (ETJ)



PLANNING & CODES

PROPERTY OWNER INFORMATION

Property Owner(s)	Karen Kay Stautzenberger
Company Name	same
Property Owner(s) Mailing Address	12877 FM 3353 Kingsburg, Tx 78638
Property Owner(s) Phone Number	830-305-4300
Property Owner(s) Email	-



DESCRIPTION OF REQUEST

Property location of area(s) to be released: ABS: 148 SUR: ER KelleH 11.107 AC Potatoe Hill Lane
Kingsburg Tx 78638

Number of properties to be released from ETJ: 1 Total Acres to be released from ETJ: 11.107 AC.

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.
<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
R639172	KAREN KAY STAUTZENBERGER	Karen Kay Stautzenberger	3/4/24	5/4/1954

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 Karen Kay Stautzenberger, 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 4th day of March, 2024.

Wendy C. O'Connor

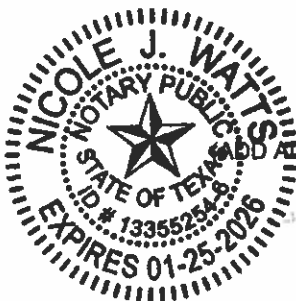
Notary Public—State of Texas

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.

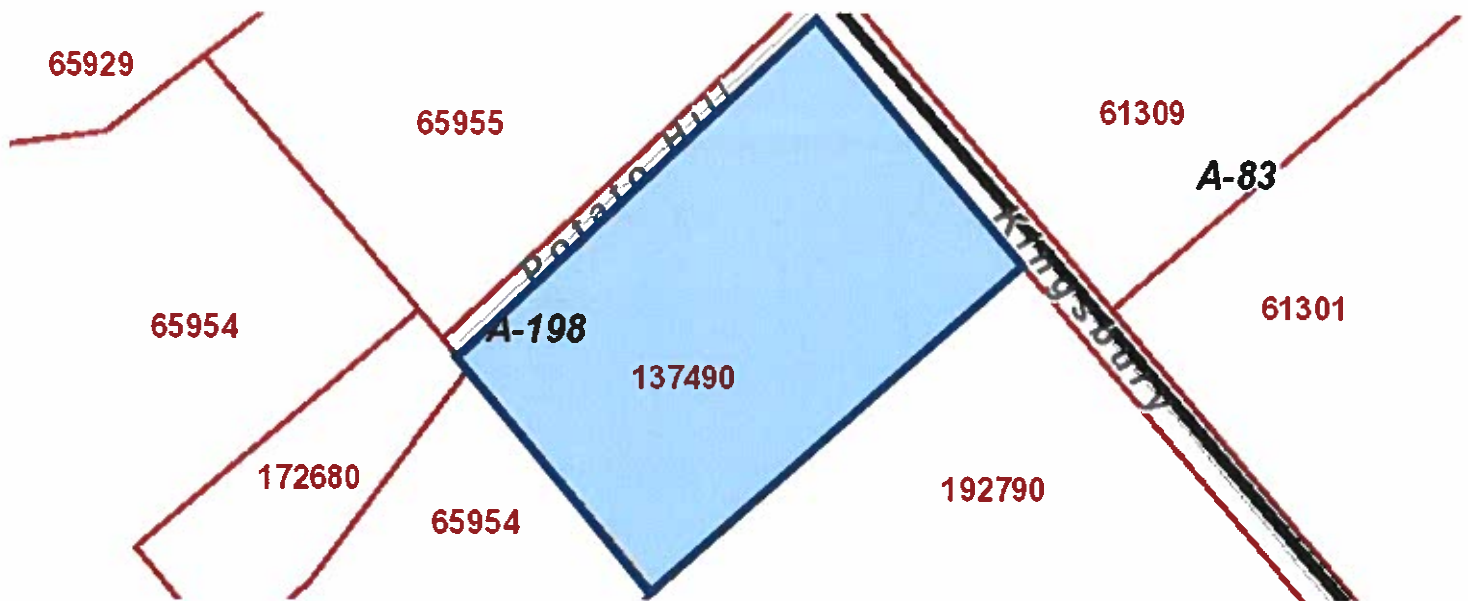
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____.

Notary Public—State of Texas



ADD ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)

Map



Property Details

Account

Property ID: 137490 **Geographic ID:** 2G0198-0000-02120-0-00
Type: Real **Zoning:** COUNTY
Property Use: 160 MOBILE HOME PARK

Location

Situs Address: POTATOE HILL LN TX
Map ID: I-14 **Mapsco:**
Legal Description: ABS: 198 SUR: E R KELLETT 11.107 AC
Abstract/Subdivision: G_A0198 - KELLETT E R

Neighborhood:

Owner

Owner ID: 183949
Name: STAUTENBERGER KAREN KAY

Agent:

Mailing Address: 12877 FM 3353
KINGSBURY, TX 78638

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

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

PAUL WILKE -TO- KAREN KAY STAUTZENBERGER

SPECIAL WARRANTY DEED

DATE: November 12, 2009

GRANTOR: PAUL WILKE, a single man

GRANTOR'S MAILING ADDRESS: 5574 Wilke Road, Kingsbury, Texas 78638 (Guadalupe County)

GRANTEE: KAREN KAY STAUTZENBERGER, as her separate property and estate

GRANTEE'S MAILING ADDRESS: 5574 Wilke Road, Kingsbury, Texas 78638 (Guadalupe County)

CONSIDERATION: The love and affection Grantor has for Grantee

PROPERTY (including any improvements): Being 11.107 acres of land, more or less, out of the Edward Kellett Survey, Abstract 198, Guadalupe County, Texas, and also being out of a 79.78 acre tract described in Volume 734, Page 991 of the Official Records of Guadalupe County, Texas, and being more particularly described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes.

This conveyance also includes all Grantor's right, title and interest in and to any manufactured homes located on the real property.

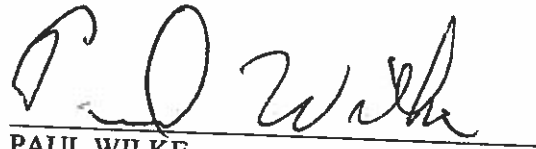
RESERVATIONS FROM CONVEYANCE: Grantor reserves to Grantor and Grantor's heirs, successors and assigns, all Grantor's interest in all the oil, gas and other minerals on, in and under and that may be produced from the Property.

EXCEPTIONS TO CONVEYANCE AND WARRANTY: Easements, rights-of-way, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil, gas and/or mineral leases, mineral and royalty severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2009, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and

assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

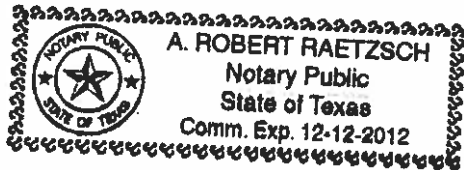
When the context requires, singular nouns and pronouns include the plural.


PAUL WILKE

THE STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 12 day of November, 2009, by PAUL WILKE.



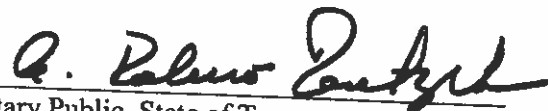

Notary Public, State of Texas

EXHIBIT "A"

BEING 11.107 acres of land, more or less, out of the Edward Kellett Survey, Abstract 198, Guadalupe County, Texas and also being out of a 79.78 acre tract described in Volume 734, Page 991 of the Official Records of Guadalupe County, Texas and being more particularly described as follows:

BEGINNING at an iron pipe found in the existing southwest R.O.W. line of Kingsbury Road (County Road 231) for the most easterly corner of this tract and the most easterly corner of the above referenced 79.78 acre tract;

THENCE, S 49°49'45" W, 847.74 feet along the common fence line with the remaining portion of a 180 acre tract described in Volume 188, Page 498 of the Deed Records of Guadalupe County, Texas to an iron rod set in same for the most southerly corner of this tract;

THENCE, N 40°05'00" W, 552.17 feet into said 79.78 acre tract to an iron rod set in the centerline of an existing road known as Potato Hill Lane for the most westerly corner of this tract;

THENCE, N 47°19'19" E, 848.61 feet along said existing centerline and the common line with an 11.656 acre tract, surveyed this day, to an iron rod set in the existing southwest R.O.W. line of Kingsbury Road for the most northerly corner of this tract;

THENCE, S 40°05'00" E, (Ref. Brg.) 589.29 feet along said southwest R.O.W. line to the POINT OF BEGINNING and containing 11.107 acres of land, more or less.

After recording return to:

A. ROBERT RAETZSCH
KNOBLES, RAETZSCH, MOORE & EVELD,
202 N. CAMP STREET
SEGUIN, TEXAS 78155

FILED FOR RECORD
2009 NOV 12 PM 1:54
TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY
BY Cheryl A. Reap

STATE OF TEXAS
COUNTY OF GUADALUPE
I certify this instrument was FILED on the
date and at the time stamped thereon and
was duly recorded in the Official Public
Records of Guadalupe County, Texas.



Teresa Kiel
TERESA KIEL
Guadalupe County Clerk