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STATE OF TEXAS  
COUNTY OF GUADALUPE

LAND OWNER PETITION FOR RELEASE FROM EXTRATERRITORIAL JURISDICTION

Name of Circulator David B. Cox Page 1 of 1

To the Mayor and City Council of the City of Seguin, Texas ("City"): We, the undersigned, constituting a majority in value of the holders of title of land in the area described by this petition, as indicated by the tax rolls of the Guadalupe County Appraisal District, pursuant to Local Government Code §42.102(a) and in accord with Election Code §227, hereby petition the City to be released from the extraterritorial jurisdiction of the City. A map of the land to be released is attached to this petition, along with a description by metes and bounds, or lot and block number, in compliance with Texas Local Government Code §42.104(d).

ONLY HOLDERS OF TITLE OF LAND IN THE AREA DESCRIBED BY THIS PETITION, AS INDICATED BY THE TAX ROLLS OF THE GUADALUPE COUNTY APPRAISAL DISTRICT, MAY SIGN THIS PETITION. PLEASE FILL IN ALL BLANKS THAT ARE NOT OPTIONAL.

Date Signed	Signature	Printed Name	Residence Address	City/State/Zip	Voter Registration Number or Date of Birth	Email (optional)
1/29/24	<u>David B. Cox</u>	David B. Cox	170 Mill Oak Ln	70322 Kingsbury TX 78858	DOB: 032156	adve@adl.com
1/29/24	<u>Cynthia L. Cox</u>	Cynthia L. Cox	170 Mill Oak Ln	70322 Kingsbury TX 78858	DOB: 110156	nannbird@aol.com

AFFIDAVIT OF CIRCULATOR

STATE OF TEXAS, COUNTY OF GUADALUPE, BEFORE ME, the undersigned, on this 01/29/2024 personally appeared David Cox, (name of person who circulated petition,) who being duly sworn, deposes and says: "I circulated this petition, I called each signer's attention to the full text of the proposed city charter amendment printed on the back of this petition before the signer affixed their signature to the petition. I witnessed the affixing of each signature. Each signer freely provided all information required on this petition. The correct date of signing is shown on the petition. I verified each signer's registration status and believe that each signature is the genuine signature of the person whose name is signed and that the corresponding information for each signer is true and correct." SWORN TO AND SUBSCRIBED BEFORE ME THIS DATE

x David B. Cox

x Linda Parsons

Signature of circulator

Signature of officer administering oath



Title of officer administering oath

STATE OF TEXAS  
COUNTY OF GUADALUPE §

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Date Signed	Signature	Printed Name	Residence Address	City/State/Zip	Voter Registration Number or Date of Birth	Email (optional)
1/29/24	<i>David B. Cox</i>	David B. Cox	Prop. ID 70336	Haysburg TX 78638	DOB: 032156	afresdave@aol.com
1/29/24	<i>Cynthia K. Cox</i>	Cynthia K. Cox	Prop. ID 70336	Haysburg TX 78638	DOB: 110156	mainbird@aol.com

AFFIDAVIT OF CIRCULATOR

STATE OF TEXAS, COUNTY OF GUADALUPE, BEFORE ME, the undersigned, on this 1/29/24 (date) personally appeared David Cox, (name of person who circulated petition,) who being duly sworn, deposes and says: "I circulated this petition. I called each signer's attention to the full text of the proposed city charter amendment printed on the back of this petition before the signer affixed their signature to the petition. I witnessed the affixing of each signature. Each signer freely provided all information required on this petition. The correct date of signing is shown on the petition. I verified each signer's registration status and believe that each signature is the genuine signature of the person whose name is signed and that the corresponding information for each signer is true and correct." SWORN TO AND SUBSCRIBED BEFORE ME THIS DATE.

x *David B. Cox*

x *Linda Parsons*

Signature of circulator

Signature of officer administering oath



Title of officer administering oath

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Date Signed	Signature	Printed Name	Residence Address	City/State/Zip	Voter Registration Number or Date of Birth	Email (optional)
1/24/24	<i>David B. Cox</i>	David B. Cox	204 Mill Oak Ln 70324	Kingsburg TX 78638	DOB: 032156	dtvsdave@aol.com
1/24/24	<i>Lyndine H. Cox</i>	Lyndine H. Cox	206 Mill Oak Ln 70324	Kingsburg TX 78638	DOB: 110156	mannbird@aol.com

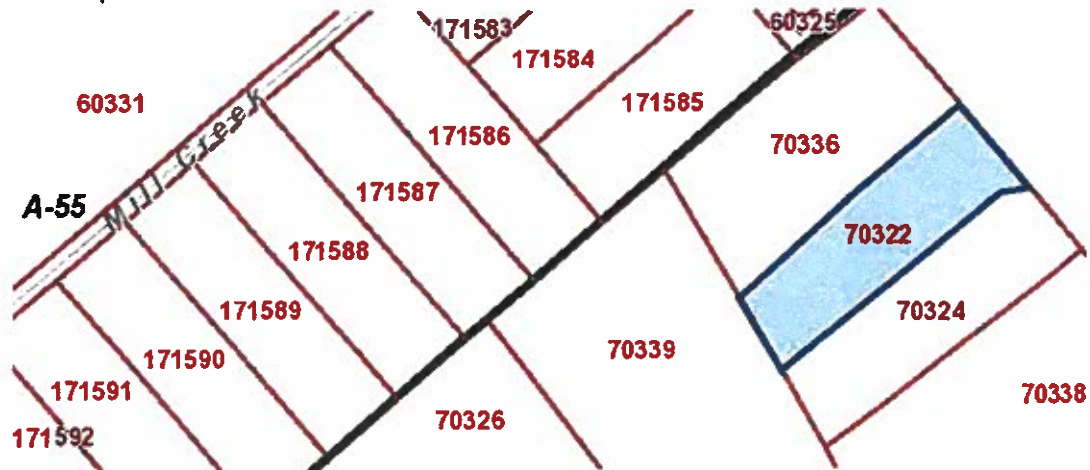
AFFIDAVIT OF CIRCULATOR

STATE OF TEXAS, COUNTY OF GUADALUPE, BEFORE ME, the undersigned, on this 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup> 4<sup>th</sup> 5<sup>th</sup> 6<sup>th</sup> 7<sup>th</sup> 8<sup>th</sup> 9<sup>th</sup> 10<sup>th</sup> 11<sup>th</sup> 12<sup>th</sup> 13<sup>th</sup> 14<sup>th</sup> 15<sup>th</sup> 16<sup>th</sup> 17<sup>th</sup> 18<sup>th</sup> 19<sup>th</sup> 20<sup>th</sup> 21<sup>st</sup> 22<sup>nd</sup> 23<sup>rd</sup> 24<sup>th</sup> 25<sup>th</sup> 26<sup>th</sup> 27<sup>th</sup> 28<sup>th</sup> 29<sup>th</sup> 30<sup>th</sup> 31<sup>st</sup> 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup> 4<sup>th</sup> 5<sup>th</sup> 6<sup>th</sup> 7<sup>th</sup> 8<sup>th</sup> 9<sup>th</sup> 10<sup>th</sup> 11<sup>th</sup> 12<sup>th</sup> 13<sup>th</sup> 14<sup>th</sup> 15<sup>th</sup> 16<sup>th</sup> 17<sup>th</sup> 18<sup>th</sup> 19<sup>th</sup> 20<sup>th</sup> 21<sup>st</sup> 22<sup>nd</sup> 23<sup>rd</sup> 24<sup>th</sup> 25<sup>th</sup> 26<sup>th</sup> 27<sup>th</sup> 28<sup>th</sup> 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10<sup>th</sup> 11<sup>th</sup> 12<sup>th</sup> 13<sup>th</sup> 14<sup>th</sup> 15<sup>th</sup> 16<sup>th</sup> 17<sup>th</sup> 18<sup>th</sup> 19<sup>th</sup> 20

## Guadalupe CAD Property Search

## Property ID: 70322 For Year 2023

Map



## Property Details

## Account

Property ID: 70322

Geographic ID: 2G0293-0000-01703-0-00

Type: Real

Zoning:

Property Use: 045 Single Family Residence - E1

## Location

Situation Address: 170 MILL OAK LN

Map ID: K-14

Mapsc:

Legal Description: ABS: 293 SUR: Y SELTOON 3.0000 AC.

Abstract/Subdivision: G\_A0293 - SELTOON Y

Neighborhood: RURAL\_G16

## Owner

Owner ID: 193749

Name: COX DAVID B &amp; CYNTHIA L

Agent:

**Mailing Address:** 170 MILL OAK LN  
SEGUIN, TX 78155

**% Ownership:** 100.0%

**Exemptions:** HS - HOMESTEAD  
For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$321,553 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$89,074 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$410,627 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$410,627 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$106,520 (-)
<b>Assessed Value:</b>	\$304,107
<b>Ag Use Value:</b>	\$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.

## Property Taxing Jurisdiction

**Owner:** COX DAVID B & CYNTHIA L **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
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## Guadalupe CAD Property Search

## Property ID: 70336 For Year 2023

[Map](#)[Property Details](#)

## Account

Property ID: 70336

Geographic ID: 2G0293-0000-01765-0-00

Type: Real

Zoning:

## Property Use:

## Location

Situation Address: MILL OAK LN

Map ID: K-14

Mapsc:

Legal Description: ABS: 293 SUR: Y SELTOON 4.4800 AC.

Abstract/Subdivision: G\_A0293 - SELTOON Y

Neighborhood: RURAL\_G16

## Owner

Owner ID: 193751

Name: COX DAVID B &amp; CYNTHIA L

Agent:

**Mailing Address:** 170 MILL OAK LN  
SEGUIN, TX 78155

**% Ownership:** 100.0%

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

### Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$125,550 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$125,550 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$125,550 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$125,550
<b>Ag Use Value:</b>	\$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.

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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.

### Property Taxing Jurisdiction

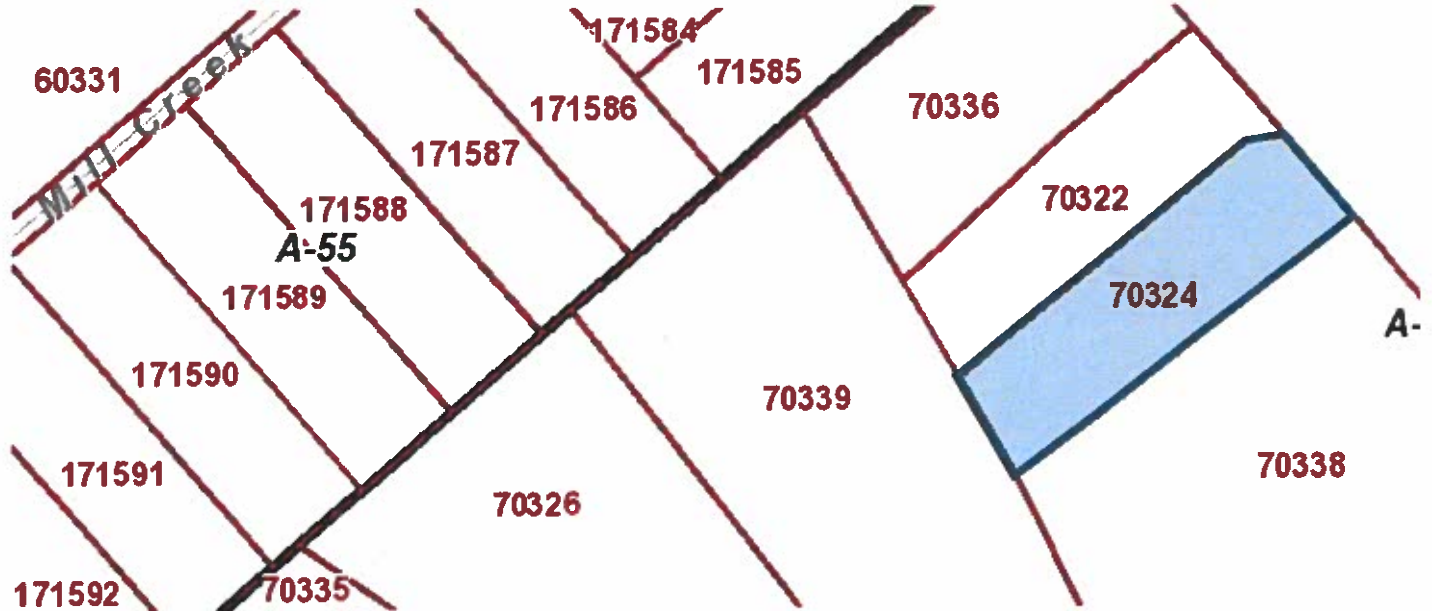
**Owner:** COX DAVID B & CYNTHIA L **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
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# Guadalupe CAD Property Search

## Property ID: 70324 For Year 2023

Map



### Property Details

#### Account

Property ID: 70324

Geographic ID: 2G0293-0000-01706-0-00

Type: Real

Zoning:

Property Use:

#### Location

Situs Address: 206 MILL OAK LN KINGSBURY, TX 78638

Map ID: K-14

Mapsco:

Legal Description: ABS: 293 SUR: Y SELTOON 3.2500 AC.

Abstract/Subdivision: G\_A0293 - SELTOON Y

Neighborhood: RURAL\_G16

#### Owner

Owner ID: 193750

Name: COX DAVID B & CYNTHIA L

Agent:



**Mailing Address:** 170 MILL OAK LN  
SEGUIN, TX 78155

**% Ownership:** 100.0%

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

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$91,080 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$91,080 (=)
<b>Agricultural Value Loss: ?</b>	\$0 (-)
<b>Appraised Value:</b>	\$91,080 (=)
<b>Homestead Cap Loss: ?</b>	\$0 (-)
<b>Assessed Value:</b>	\$91,080
<b>Ag Use Value:</b>	\$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.**

## Property Taxing Jurisdiction

**Owner:** COX DAVID B & CYNTHIA L **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
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Being all that certain tract of 10.73 acres of land, more or less, lying and being situated in Guadalupe County, Texas, being part of the Young Seltoon Survey, Abstract No. 293, more particularly being First Tract called 4.48 acres and Second Tract called 3.00 acres described in Warranty Deed dated May 19, 1997, executed by Frank Theser, Jr. and Sandra L. Theser to A. Levoy Dell and Mary Helen Dell, recorded in Volume 1273, Page 0721 of the Official Records of Guadalupe County, and being First Tract called 3.25 acres in Warranty Deed dated May 19, 1997, executed by Tomas Sanes, Jr. to A. Levoy Dell and Mary Helen Dell, recorded in Volume 1271, Page 0527, of the Official Records of Guadalupe County, and the particular tracts hereby intended to be described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found at the northeast corner of said 4.48 acre Dell tract, and at the northwest corner of a 14.000 acre tract of land described in Executors Deed dated October 12, 2006, executed by Mark W. Blount to Stephen William Bount III Family Trust, recorded in Volume 2388, Page 223, of the Official Records of Guadalupe County, and at the northeast corner of a 60 foot wide access easement called Mill Oak Lane, and in the south line of County Road No. 230A (Mill Creek Road), the same being in the northwest line of said Young Seltoon Survey, and the southeast line of the Lorin Billings 1/3 League, Abstract No. 55, for the northeast corner of this tract or parcel of land hereby intended to be described;

**THENCE** South 40° 21' 27" East along the northeast line of said 4.48 acre Dell tract, and the southwest line of said Blount tract, the same being the northeast line of said Mill Oak Lane, at 296.55 feet, a 5/8 inch iron rod found at the southeast corner of said 4.48 acre Dell tract, and at the northeast corner of said 3.00 acre Dell tract, and continuing along the northeast line of said 3.00 acre Dell tract, in all a distance of 344.55 feet to a 5/8 inch iron rod set in said lines, for an angle point in the northeast line of this tract or parcel of land hereby intended to be described;

**THENCE** South 40° 06' 14" East along the northeast line of said 3.00 acre Dell tract and the southwest line of said Blount tract, the same being the northeast line of said Mill Oak Lane, at 205.79 feet, a 5/8 inch iron rod found at the southeast corner of said 3.00 acre Dell tract, and at the northeast corner of said 3.25 acre Dell tract, and continuing along the northeast line of said 3.25 acre Dell tract, in all a distance of 355.86 feet to a 5/8 inch iron rod found at the southeast corner of said 3.25 acre Dell tract, and at the northeast corner of a 10.70 acre tract of land described in General Warranty Deed dated June 8, 2011, executed by Steven Paul Lovelady and Phyllis Lovelady to John R. Sikich and Cheryl L. Sikich, recorded in Volume 3004, Page 0430, of the Official Records of Guadalupe County, for the southeast corner of this tract or parcel of land hereby intended to be described;

**THENCE** South 49° 54' 43" West along the southeast line of said 3.25 acre Dell tract, an the northwest line of said Sikich tract, at 279.48 feet, a 5/8 inch iron rod found, at 533.35 feet, a 5/8 inch iron rod found, in all a distance of 701.71 feet to a 5/8 inch iron rod found at the southwest corner of said 3.25 acre Dell tract, and at the northwest corner of said Sikich tract, and in the northeast line of an 11.63 acre tract of land described in Contract of Sale and Purchase dated December 1, 1984, executed by the Veteran's Land Board of the State of Texas to Shelby D Lucky, recorded in Volume 722, Page 319, of the Official Records of Gonzales County, for the southwest corner of this tract or parcel of land hereby intended to be described;

**THENCE** North 32° 15' 34" West along the southwest line of said Dell tracts, and the northeast line of said Lucky tract, at 101.14 feet, a 5/8 inch iron rod found, at 207.79 feet, a 5/8 inch iron rod found at the northwest corner of said 3.25 acre Dell tract, and at the southwest corner of said 3.00 acre Dell tract, at 362.90 feet, a 5/8 inch iron rod found, at 407.80 feet, a 5/8 inch iron rod found at the northwest corner of said 3.00 acre Dell tract and the southwest corner of said 4.48 acre Dell tract, at 577.58 feet, a 5/8 inch iron rod found, in all a distance of 731.05 feet to a 5/8 inch iron rod found at the northwest corner of said 4.48 acre Dell tract, and at the northeast corner of said Lucky tract, and in the south line of a tract of land described as Special Warranty Gift Deed dated January 19, 2009, executed by Emma Jean Becker to Becker Family Irrevocable Trust, recorded in Volume 2706, Page 550, of the Official Records of Guadalupe County, the same being in the north line of said Young Seltoon survey and the south line of said Lorin Billings 1/3 League, for the northwest corner of this tract or parcel of land hereby intended to be described;

**THENCE** North 50° 00' 26" East 245.94 feet along the northwest line of said 4.48 acre Dell tract, and the south line of said Becker tract, the same being the northwest line of said Young Seltoon survey and the southeast line of said Lorin Billings 1/3 League, to a 5/8 inch iron rod set in said lines, for an angle point in the northwest line of this tract or parcel of land hereby intended to be described;

**THENCE** North 53° 41' 26" East 355.25 feet along the northwest line of said 4.48 acre Dell tract, and the southeast line of said Becker tract and the northwest line of said Young Seltoon survey and the southeast line of said Lorin Billings 1/3 League, and the south line of said County Road No. 230A, to the PLACE OF BEGINNING, containing within said bounds, 10.73 acres of land, more or less, as is shown on Gonzales First Shot Surveying Plat No. S14-134, dated July 17, 2014.

These Field Notes were prepared from a survey done on the ground under my supervision and are true and correct to the best of my knowledge.



SETH M. FULLILOVE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6397



Exhibit "A"



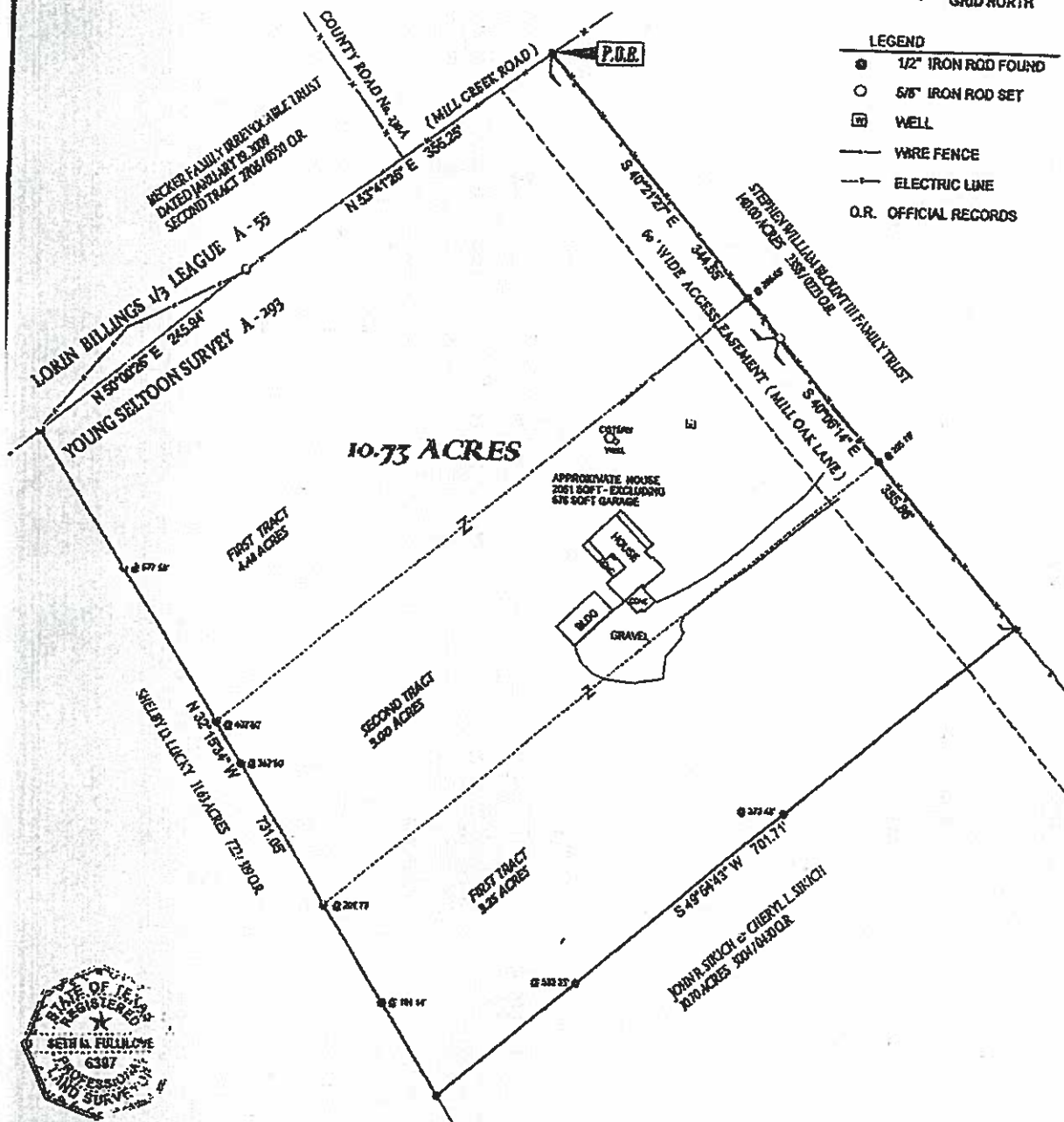
**YOUNG SELTOON SURVEY  
ABSTRACT No. 293  
GUADALUPE COUNTY, TEXAS**



G.P.S.  
GRID NORTH

**LEGEND**

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD SET
- ⊞ WELL
- VARE FENCE
- ELECTRIC LINE
- O.R. OFFICIAL RECORDS



being all that certain tract of 10.73 acres of land, more or less, lying and being situated in Guadalupe County, Texas, being part of the Young Seltoon Survey, Abstract No. 293, more particularly being First Tract called 4.48 acres and Second tract called 3.00 acres described in Warranty Deed dated May 19, 1987, executed by Mark Theser, Jr. and Sandra L. Theser to A. Levey Dall and Mary Helen Dall, recorded in Volume 1273, Page 0721 of the Official Records of Guadalupe County, and being First Tract called 3.26 acres in Warranty Deed dated May 19, 1987, executed by Tomas Suarez, Jr. to A. Levey Dall and Mary Helen Dall, recorded in Volume 1271, Page 0527, of the Official Records of Guadalupe County, as was found and shown on the ground survey done under my supervision on July 17, 2014.

*Seth M. Fullilove*  
SETH M. FULLILOVE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6387

GONZALES FIRST SHOT SURVEYING, L.L.C. 403 ST. GEORGE STREET GONZALES, TEXAS 78629 830-672-8651 FAX 830-672-8654		
SCALE: 1" = 100'	DATE: 07/17/14	SIZE: 11x17
DRAWN: GAB	CHECKED:	JOB: S14-134