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JAN 31 2024
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**PETITION FOR RELEASE FROM THE
CITY OF SEGUIN'S
EXTRATERRITORIAL JURISDICTION (ETJ)**

SEGUIN
TEXAS

PLANNING & CODES

PROPERTY OWNER INFORMATION

Property Owner(s)	Jason Thomas Lewis
Company Name	
Property Owner(s) Mailing Address	8203 E. US Hwy 90 Seguin, TX 78155
Property Owner(s) Phone Number	830-708-9239
Property Owner(s) Email	rancholewis@gmail.com

DESCRIPTION OF REQUEST

Property location of area(s) to be released: 8203 E US Hwy 90
Number of properties to be released from ETJ: 2 Total Acres to be released from ETJ: 5

REQUIREMENTS FOR PETITION

Applicability (Texas Government Code Chapter 42, Sec. 42.101)	
Yes / <input checked="" type="radio"/> No	Is the property within five miles of the boundary of a military base at which an active training program is conducted?
Yes / <input checked="" type="radio"/> No	Is the property designated as an industrial district?
Yes / <input checked="" type="radio"/> 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 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.

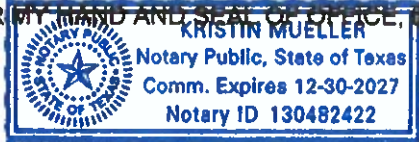
Tax ID #	Property Owner Printed Name	Property Owner Signature	Date Signed	Voter Registration No. or Date of Birth
150515	Jason Thomas Lewis		1/29/24	8/10/75
156801	Jason Thomas Lewis		1/29/24	8/10/75

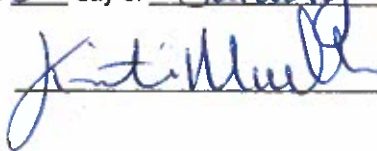
ACKNOWLEDGMENTS

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 Jason T. Lewis, 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 31st day of January, 2024.



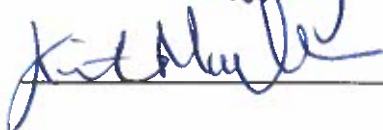
 Notary Public—State of Texas

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 Jason T. Lewis, 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 31st day of January, 2024.



 Notary Public—State of Texas

(ADD ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)

Guadalupe CAD Property Search

Property ID: 150515 For Year 2023

📍 Map

70312

150515 A-293

156801

📖 Property Details

Account		
Property ID:	150515	Geographic ID: 2G0293-0000-00720-0-00
Type:	Real	Zoning:
Property Use:	045 Single Family Residence - E1	
Location		
Situs Address:	E HWY 90 TX	
Map ID:	K-14	Mapsc0:
Legal Description:	ABS: 293 SUR: Y SELTOON .500 AC	
Abstract/Subdivision:	G_A0293 - SELTOON Y	
Neighborhood:	RURAL_G16	
Owner		
Owner ID:	186147	
Name:	LEWIS JASON THOMAS	
Agent:		

Mailing Address:	8203 E US HWY 90 SEGUIN, TX 78155
% Ownership:	100.0%
Exemptions:	HS - HOMESTEAD For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$367,096 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$25,733 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$392,829 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$392,829 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$392,829
Ag Use Value:	\$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

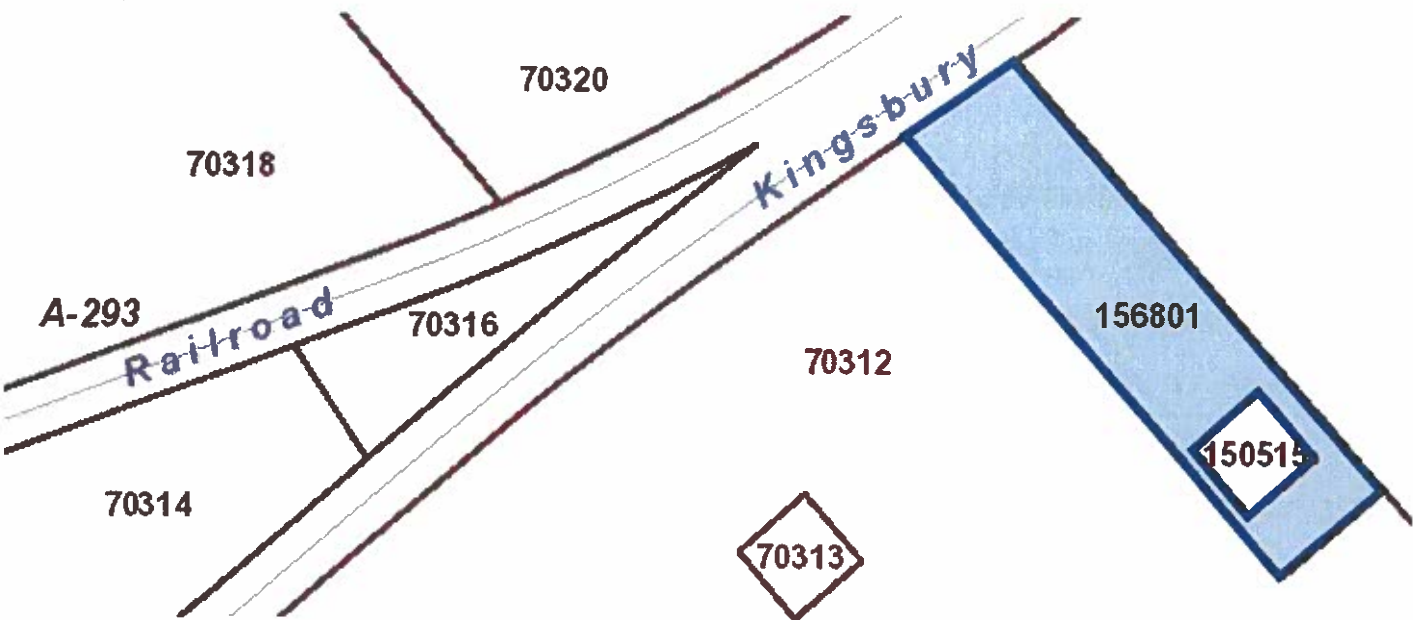
Owner: LEWIS JASON THOMAS **%Ownership:** 100.0%

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

Property ID: 156801 For Year 2023

Map



Property Details

Account		
Property ID:	156801	Geographic ID: 2G0293-0000-00725-0-00
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	E HWY 90 TX	
Map ID:	K-14	Mapsco:
Legal Description:	ABS: 293 SUR: Y SELTOON 4.5100 AC	
Abstract/Subdivision:	G_A0293 - SELTOON Y	
Neighborhood:	RURAL_G16	
Owner		
Owner ID:	186147	
Name:	LEWIS JASON THOMAS	
Agent:		

Mailing Address:	8203 E US HWY 90 SEGUIN, TX 78155
% Ownership:	100.0%
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:	\$140,000 (+)
Market Value:	\$140,000 (=)
Agricultural Value Loss: ?	\$139,414 (-)
Appraised Value:	\$586 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$586
Ag Use Value:	\$586

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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Property Taxing Jurisdiction

Owner: LEWIS JASON THOMAS **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
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