

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



PLANNING & CODES

PROPERTY OWNER INFORMATION

Property Owner(s)	Christopher J. Freeman Carol Reed Freeman
Company Name	
Property Owner(s) Mailing Address	2002 FM 1104, Kingsbury, Texas 78638
Property Owner(s) Phone Number	Christopher: (951) 314-3229 Carol: (951) 314-2711
Property Owner(s) Email	tkart692@yahoo.com cfreemanrep@yahoo.co

DESCRIPTION OF REQUEST 0.5 AC 17.594 AC 3.00 AC

Property location of area(s) to be released: #68152 #145762 #137056 (Christopher)

Number of properties to be released from ETJ: 3 Total Acres to be released from ETJ: 21.05

21.094 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 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.

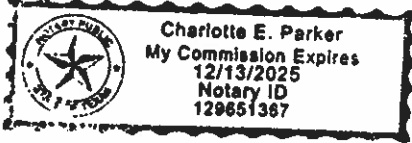
Tax ID #	Property Owner Printed Name	Property Owner Signature	Date Signed	Voter Registration No. or Date of Birth
68152 145762 137056	CHRISTOPHER D. FREEMAN	<i>Christopher D. Freeman</i>	2-21-24	04-06-1953
11	Carol Reed Freeman	<i>Carol Reed Freeman</i>	02-21-2024	09-24-1953

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 CHRISTOPHER FREEMAN, 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 21 day of Feb, 2024.



Charlotte Parker 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 CAROL REED FREEMAN, 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 21 day of February, 2024.

Charlotte Parker Notary Public—State of Texas

(ADD ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)

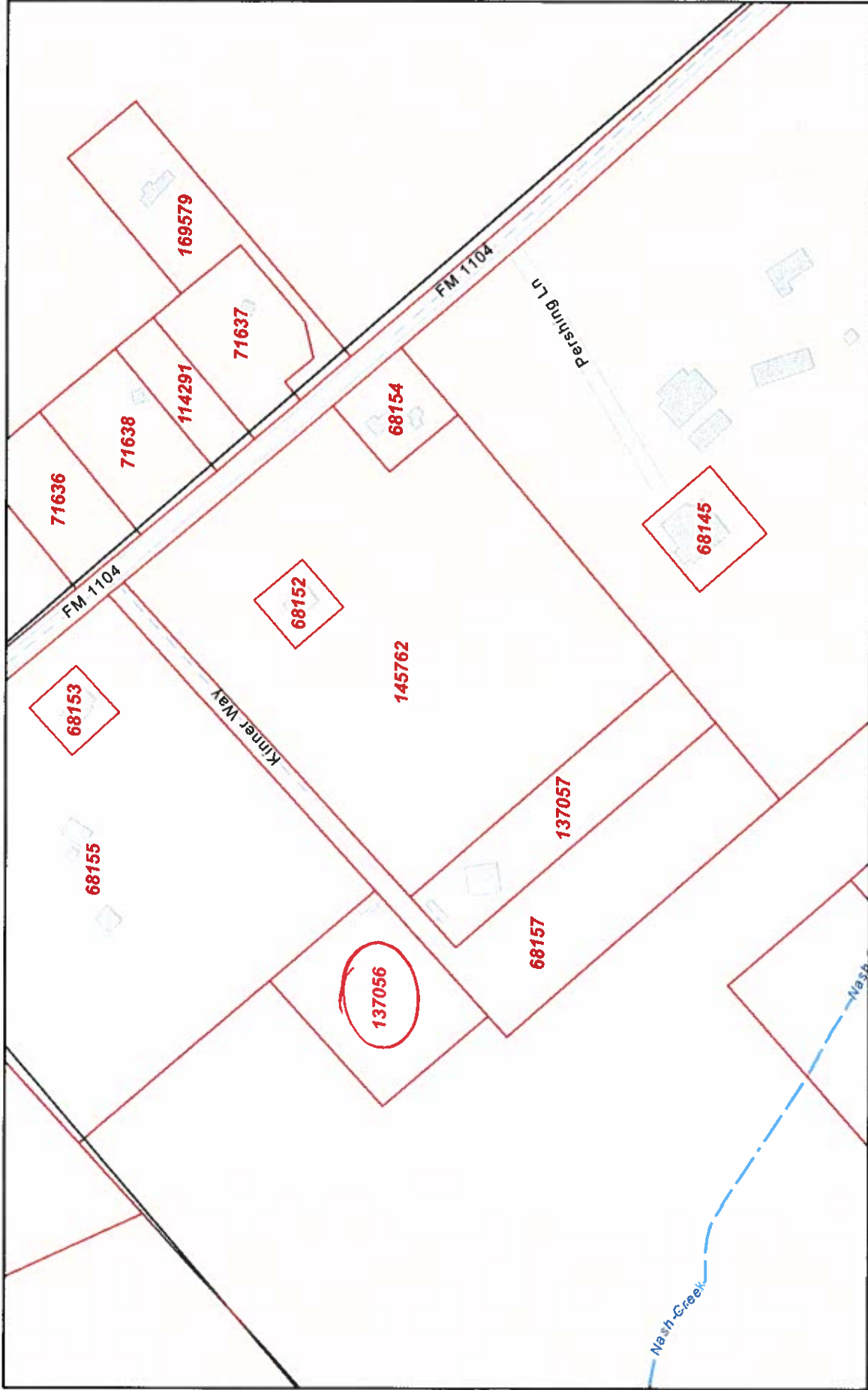
Property Details

Account		
Property ID:	137056	Geographic ID: 2G0242-0000-00660-0-00
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	290 KINNER WAY TX	
Map ID:	K-15	Mapsco:
Legal Description:	ABS: 242 SUR: JOHN MCCRABB 3.00 AC	
Abstract/Subdivision:	G_A0242 - McCRABB JOHN	
Neighborhood:	RURAL_G16	
Owner		
Owner ID:	255034	
Name:	FREEMAN CHRISTOPHER D	
Agent:	68704	
Mailing Address:	2002 FM 1104 KINGSBURY, TX 78638	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values


Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$3,091 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$8,426 (+)
Agricultural Market Valuation:	\$125,430 (+)
Market Value:	\$136,947 (=)

Guadalupe CAD Web Map

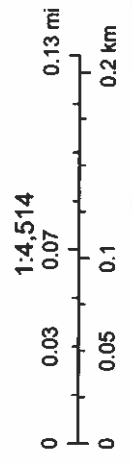


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 Parcels

 Guadalupe County Boundary

 Abstracts



Esri, Community Maps Contributors, Texas Parks & Wildlife, OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, FourSquare,

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

EXHIBIT A

Field notes describing a 3.00 acre tract of land out of the John McCrabb Survey, Abstract 242, Guadalupe County, Texas, being a portion of a tract of land called 14.883 acres, described in Volume 1487, Page 425, Official Records, Guadalupe County, Texas and a portion of a tract of land called 14.213 acres, described in Volume 1632, Page 148, Official Records, Guadalupe County, Texas and being more particularly described as follows: Note: All iron pins set are ½" diameter rebar with an orange plastic cap stamped "Tri-County".

Beginning at a ½" diameter iron pin found in the northwest line of a 50.00 foot wide Ingress and Egress Easement described in Volume 1632, Page 148, Official Records, Guadalupe County, Texas, for the south corner of a tract of land called 20.00 acres, described in Volume 1464, Page 669, Official Records, Guadalupe County, Texas, an interior corner of the 14.883 acre tract and the east corner of the herein described tract.

Thence, S 48° 48' 57" W, 400.08 feet crossing a portion of the 14.883 acre tract and the 14.213 acre tract with the northwest line of said Ingress and Egress Easement to an iron pin set for the westernmost east corner of a 24.67 acre tract of land this day surveyed and the south corner of the herein described tract.

Thence, N 40° 02' 51" W, 326.70 feet crossing a portion of the 14.213 acre tract with the westernmost northeast line of the 24.67 acre tract to an iron pin set for an interior corner of the 24.67 acre tract and the west corner of the herein described tract.

Thence, N 48° 48' 57" E, 400.08 feet crossing a portion of the 14.213 acre tract and the 14.883 acre tract with the easternmost southeast line of the 24.67 acre tract to an iron pin set in the southwest line of the 20.00 acre tract and the northernmost northeast line of the 14.883 acre tract for the northernmost east corner of the 24.67 acre tract and the north corner of the herein described tract.

Thence, S 40° 02' 51" E, 326.70 feet with the southwest line of the 20.00 acre tract and the northernmost northeast line of the 14.883 acre tract to the **Place of Beginning** and containing 3.00 acre of land according to a survey made on the ground on November 15, 1999 and May 13, 2002 by Tri-County Land Surveying Inc.