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



PLANNING & CODES

DANIEL J. CREE | and DIANA LYNN CREEK

PROPERTY OWNER INFORMATION

Property Owner(s)

Company Name

| TVICATITAC | 151 CROSS ROAD KINGS DURY REXAS 1X638 | | | | |
|------------|---|--|--|--|--|
| Propert | y Owner(s) Phone Number (210) 540-7523 And (20) 859-8896 | | | | |
| Propert | derec/0020 gmail.com & dilycellayahoro | | | | |
| | CIPTION OF REQUEST GCAD ATO # 43753 - 15/ (2055 Road, ocation of area(s) to be released: Kwas over TX 78678 - Lot 7 BIK 2ADDY Those | | | | |
| | f properties to be released from ETJ: | | | | |
| REQUI | REMENTS FOR PETITION | | | | |
| Applica | ability (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 | No ls the property subject to a development agreement entered into under Section 43.0751? | | | | |
| Petitio | n Requirements (Texas Government Code Chapter 42, Sec. 42,104) | | | | |
| B | Completed Application for Release from the City of Seguin's Extraterritorial Jurisdiction ETJ (this page). | | | | |
| G | 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. | | | | |
| | 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. | | | | |
| | 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. | | | | |
| | Provide deed(s) as proof of ownership if the current ownership differs from data available on the Guadalupe Appraisal District website. | | | | |

Planning & Codes• 108 E. Mountain St. • Seguin, Texas 78155



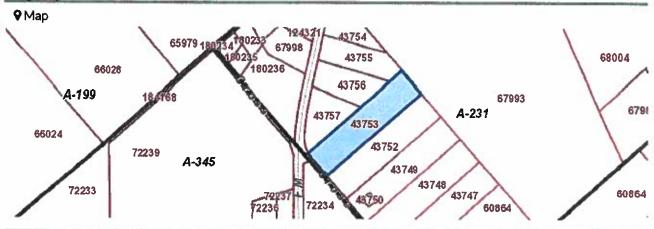
RELEASE FROM ETJ PETITION

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 |
|------------|--------------------------------|-----------------------------|----------------|---|
| | DANIEL J. CREEL | Daniel Keel | 3/8/2004 | |
| | DANIEL J. CREEL | Daniel Keel | 3-8-24 | |
| | | | | |
| | | | | |
| | | | | |
| Laurana | | | | |

| | | | | 1 |
|---|-------------------|--|--------------------|---------------------------|
| ACKNOWLEDGMENT | TS . | | | |
| STATE OF TEXAS | § | | | |
| COUNTY OF GUADALUPE | § | | | |
| - DANIEL T CYEE | 7- known | c in and for the State of T to me to be the person who executed it for the purposes and | se name is su | bscribed to the foregoin |
| | | this 8 day of March | 1 . 20 <i>.0</i> 1 | |
| | | Joanna Carto L | Notary | Public–State of Texas |
| STATE OF TEXAS | § | | | |
| COUNTY OF GUADALUPE | § | | | |
| Dana Lire | こし known | c in and for the State of To to me to be the person who executed it for the purposes and | ise name is sui | becribed to the foregoing |
| GIVEN UNDER MY HAND AI | ND SEAL OF OFFICE | , this 8 day of Marc | h_,20,24 | ! |
| JOANNA CANTUREE NOTARY PUBLIC De 132045768 Sinte of Texas Comm. Exp. 06-10-2 (ADD | mm ⁴ | VLEDGMENTS ON SEPARATE SH | | |
| | | | | |

Property ID: 43753 For Year 2023



Property Details

Account

Property ID: 43753

Geographic ID: 1G3262-0002-00700-0-00

Type:

Real

Zoning:

Property Use: Location

Situs Address:

751 CROSS RD TX

Map ID:

K-15

Mapsco:

Legal Description: LOT: 7 BLK; 2 ADDN: THREE RIVERS 10,0000 AC.

Abstract/Subdivision:

G_3262 - THREE RIVERS

040 Single Family Residence - A1

Neighborhood:

RURAL_G16

Owner

Owner ID:

295850

Name:

CREEL DANIEL J & DIANA L CREEL

Agent:

Mailing Address:

751 CROSS RD

KINGSBURY, TX 78638

% Ownership:

100.0%

Exemptions:

HS - HOMESTEAD

For privacy reasons not all exemptions are shown online.

■ Property Values

 Improvement Homesite Value:
 \$89,444 (+)

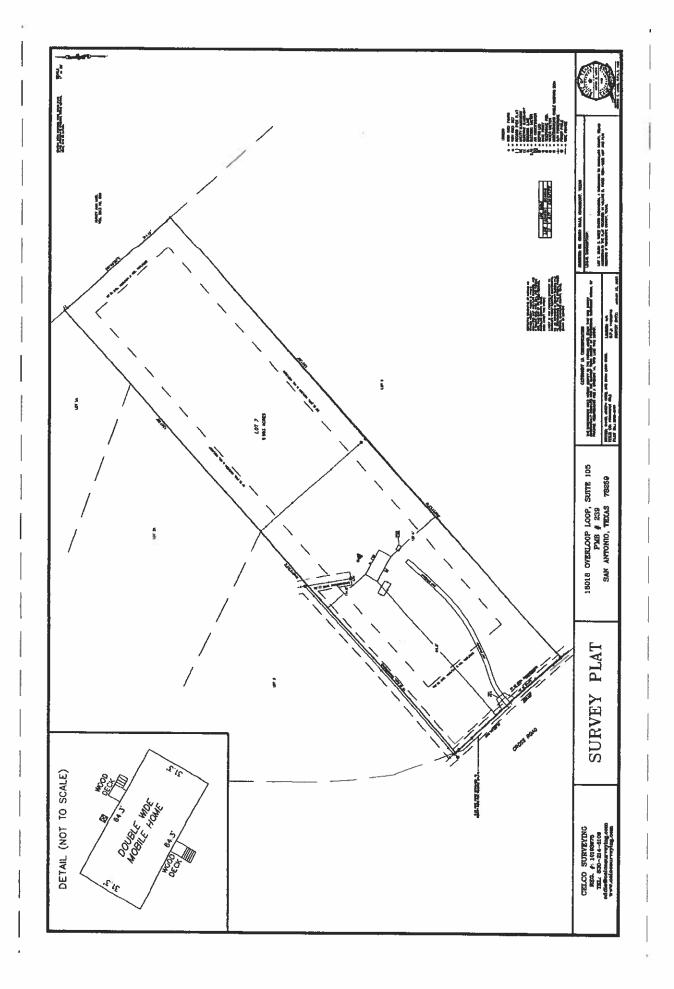
 Improvement Non-Homesite Value:
 \$0 (+)

 Land Homesite Value:
 \$310,556 (+)

 Land Non-Homesite Value:
 \$0 (+)

 Agricultural Market Valuation:
 \$0 (+)

Market Value: \$400,000 (=)



· HON ROD FOUND

O = ROW ROD SET

() = RECORD PER PLAT
UE = UTILITY EASEMENT
EE = ELECTRIC EASEMENT
BL = BUILDING LINE
E/N = ELECTRIC METER

E/N = ELECTRIC METER

© = SEPTIC LID
Ø = GATE POST
Ø = WATER METER
Ø = WATER METER
Ø = WATER METER
Ø = UNDERGROUND CABLE WARING SKN

TO SA POWERLINE

6 = POWER POLE

THE FENCE

BEARING S3952'17 LINE TABLE HEHELIN 877

A BIGHT OF WAY FACURES EASUADIT TO CLARALIPEY VALEY ELSTING COOPERATIVE, BIC. AS RECYGED IN COLUMIT CLERK'S FILE. NO. 202199000802, OF THE OFFICIAL PUBLIC RECOURSE, GLABALLINE COUNTY, TEXAS. (DRAINN ON SLINEY)

RESTRICTING COMPANIST OF RECORD AS INSTITUTED. HERGIN, POLINE S, PAGES STEAL-1228, MAP AND PALI RECORDS, AND IN VOLUME 100T, PAGE 124, AND VOLUME 100T, PAGE 204, PAGE 124, AND VOLUME 100T, PAGE 205, PAGE DED RECORDS, GLABALLIPE COUNTY, TEANS.

[DOES AFFECT INSTRACT]

ADDRESS: 761 CROSS ROAD, KINGSBURY, TEXAS

LECAL DESCRIPTION

LOT 7, BLOCK 2, THREE RIVERS SUBDIVISION, A SUBDIVISION TO GUADALUPE COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLLIME 5, PAGES 125A-125B, IMP AND PLAT RECORDS OF GUIDALLIPE COUNTY, TEXAS.

GEORGE E. LUCKS, R.P.L.S. 4160 GEORGE E. LUCKS

CATEGORY 1A CERTIFICATION

THE UNDERSIONED DOES HEREBY CERTRY TO THE PARTIES LISTED BELOW THAT THIS SURKEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PROFESSIONAL SURVEYOR A CATECORY IA, TSPS LAND TITLE SURVEY.

BUYER, DANEL JOSEPH CREEL AND DANA LININ CREEL TITLE CO: PROMIDENCE TITLE

PLAN No.: 2023-2461

G.F.#: 116005718

LENDER: N/A

AUGUST 23, 2023 SURYEY DATE:

WARRANTY DEED WITH VENDOR'S LIEN

PROVIDENCE TITLE COMPANY

GF NO.: 116005718

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.

Date:

August 31, 2023 Being Made Effective September 1, 2023

Grantor:

Tracy Lyn Valentien aka Tracy Valentien, A Single Person

Grantor's Address (including County):

1913 River Rock Trail Harker Heights, TX 76548 Bell County

Grantee:

Daniel J. Creel and Diana L. Creel, A Married Couple

Grantee's Address (including County):

1025 Silvertree Blvd. Schertz, TX 78154 Guadalupa County

AND, THE FURTHER CONSIDERATION of the execution and delivery by GRANTEE of that one certain promissory note in the original principal sum of Three Hundred Thousand And No/100 Dollars (\$300,000,00), bearing interest as therein specified and being due and payable as therein provided to the order of Prightm Mortgage, LLC., and providing for the acceleration of maturity in event of default and for attorney's fees; and secured by the Vendor's Lien and Suparior Title retained herein; and being additionally secured by a Deed of Trust of even date therewith to Allan B. Polunalcy, as Trustee; on the condition that this Vendor's Lien is cumulative of and without prejudice of or to said Deed of Trust;

Property (including any improvements):

Lot 7, Block 2, Three Rivers Subdivision, a subdivision to Guadalupe County, Texas, according to the plat recorded in Volume 5, Pages 125A-125B, Map and Plat Records of Guadalupe County, Texas.

Wattanly Dead with Vendor's Lien

Page 1 of 3

116005718

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyences of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sets, and conveya 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 Grantee's heirs and successors to warrant and forever defand all and singular the Property to Grantee and Grantee's heirs, successors, and assigns appired every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Warranty.

Pilgrim Mortgage, LLC., at Grantee's request, has paid cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's iten against and superior title to the Property are retained for the benefit of Pilgrim Mortgage, LLC. and are transferred to Pilgrim Mortgage, LLC. without recourse against Grantor.

The vendor's lien against and superior title to the property herein conveyed are retained until each note described herein is fully paid according to its terms, at which time this Deed shall become absolute.

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

GUADALUPE COUNTY CLERK ~ Doc # 202399022125 09/01/2023 01:49 PM Page 3 of 4

MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

V Tracy Lyn Valentien aka Tracy Valentien

ACKNOWLEDGMENT

| State of Texas | § |
|--|---|
| 0011 | § |
| County of BELL | § |
| | |
| Before me, the undersigned, on this day person | onally appeared Tracy Lyn Valentien aka Tracy Valentien, known to |
| me (or proved to me on the oath of | or through 74×4) Driver Deanse to be the |

Given under my hand and seal of office this 31 day of August, 2023.



Notary Public, State of Texas My Commission Expires: 10-2-2-2-1

AFTER RECORDING RETURN TO: Daniel Joseph Creel and Diana Lynn Creel 1025 Silvertree Blvd. Schertz, TX 78154 PREPARED IN THE LAW OFFICE OF. Ramsey & Foster, PC 5001 Hwy 287 South, Suite 105 Arlington, TX 76017

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number:

202399022125

Recorded On:

September 01, 2023 01:49 PM

Total Pages:

4.

Total Fees:

\$34.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION AND SHALL REMAIN A PART OF THIS INSTRUMENT.

Receipt Number: 20230901000114

Return To:

User:

Leah D

Teresa Kiel

Guadalupe County Clerk Guadalupe County, TX

CSC

Station:

Production 4

STATE OF TEXAS GUADALUPE COUNTY

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.