

9/16

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



PLANNING & CODES

PROPERTY OWNER INFORMATION

Property Owner(s)	Cameron & Sara Birdwell
Company Name	
Property Owner(s) Mailing Address	472 Riverview Rd McQueeney Tx 78123
Property Owner(s) Phone Number	210-445-8498
Property Owner(s) Email	cam@cbirdwellinc.com

DESCRIPTION OF REQUEST

Property location of area(s) to be released: 505 Riverview Rd McQueeney Tx

Number of properties to be released from ETJ: 2 Total Acres to be released from ETJ: 2.66 1.300

REQUIREMENTS FOR PETITION PID# 187701

Applicability (Texas Government Code Chapter 42, Sec. 42.101)

9-3-25
Sib

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)

☒	Completed Application for Release from the City of Seguin's Extraterritorial Jurisdiction ETJ (this page).
☒	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.

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.

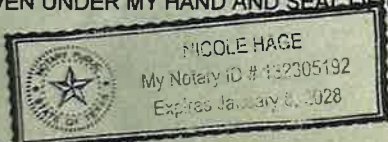
Tax ID #	Property Owner Printed Name	Property Owner Signature	Date Signed	Voter Registration No. or Date of Birth
✓ 187701	Cameron & Sara Birdwell		07/31/2025	12/20/1981
✓ 187701	Sara Birdwell	Sara Birdwell	7/31/25	08/27/1984

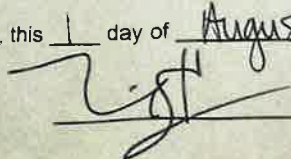
ACKNOWLEDGMENTS

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 Cameron Birdwell 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 1 day of August, 2025.

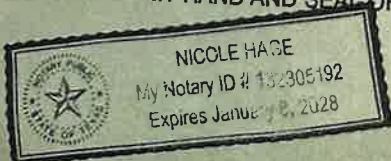


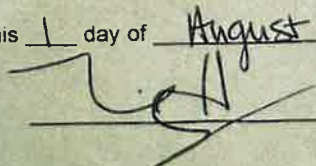
 Notary Public—State of Texas

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 Sara Birdwell 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 1 day of August, 2025.



 Notary Public—State of Texas

(ADD ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)

Guadalupe AD Property Search

2025 Certified values reflect new exemption propositions from SB4 & SB23 that will go before voters in November. In the event the propositions do not pass, the exemption amounts will be adjusted accordingly.

Property Details

Account

Property ID: 187701 Geographic ID: 2G0300-0000-05320-0-00

Type: R Zoning:

Property Use:

Location

Situs Address: 505 RIVERVIEW RD SEGUIN, TX 78155

Map ID: N-9 Mapsco:

Legal Description: ABS: 300 SUR: PARRIS SMITH 2.6345 ACS.

Abstract/Subdivision: G_A0300

Neighborhood: (OLDMCQRESS) OLD MCQUEENEY RES SOUTH

Owner

Owner ID: 273257

Name: BIRDWELL CAMERON & SARA

Agent: 309986

Mailing Address: PO BOX 436
MARION, TX 78124

% Ownership: 100.0%

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

1.3345 Acres (Released 8/19/25)
1.300 Acres

Property Values

Improvement Homesite Value:

N/A (+)

Improvement Non-Homesite Value:

N/A (+)

Land Homesite Value:

N/A (+)

Land Non-Homesite Value:

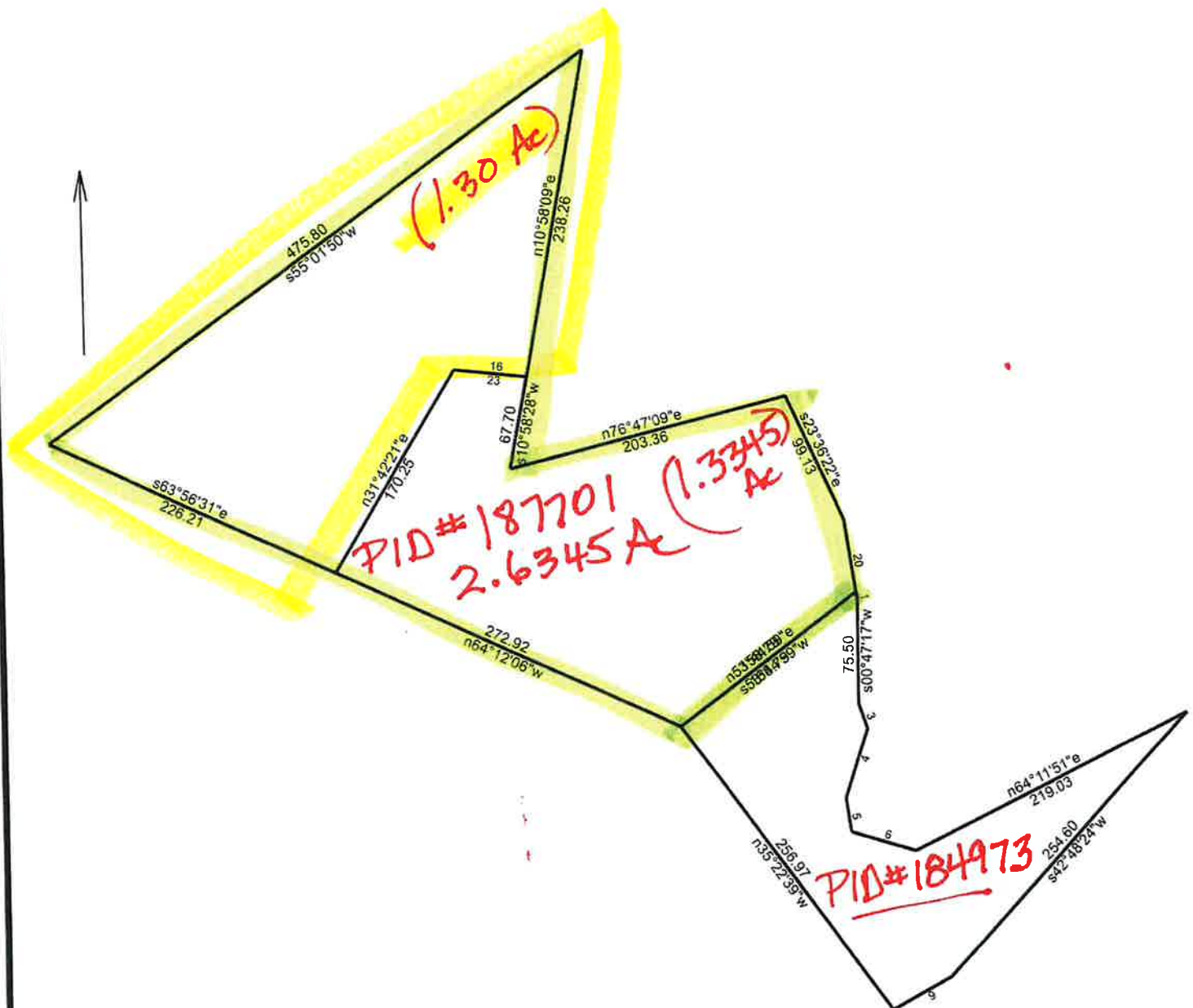
N/A (+)

Agricultural Market Valuation:

N/A (+)

PROPERTY FIELD REVIEW CARD 2026

PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID / %				EXEMPTIONS				ENTITIES				VALUE METHOD				D 2025 VALUES				D 2026 VALUES							
PROPERTY ID: 187701 TYPE: Real DBA: BIRDWELL CAMERON & SARA BS: 300 SUR: PARRIS SMITH 1.3345 AC. +1.30 = 2.6345 FO ID: 2G0300-0000-05320-0-00 REF ID: R35589 TUS: 505 RIVERVIEW RD SEGUIN, TX 78155 TOP USE: SUB MKT: 0 BA: 0 NRA: 0												OWNER ID / % 273257 100.00%								CAD 100% GCO 100% LTR 100% SGS 100%				IMPROVEMENT LAND MKT MARKET PROD LOSS APPRAISED CAP LOSS ASSESSED				0 55,005 55,005 0 55,005 0 55,005			
EFFECTIVE ACRES: 1.3345 +1.30 = 2.6345 APPR VAL METHOD: Distributed																															
REMARKS / SKETCH COMMANDS NEW ACCT F/ 2023/08/22/AJC; NC GIS IHR 01132023.RB; NC-22GIS/ 012423/JZ. AOA REVOC=C BIRDWELL/ EMAIL AGENT Do 2025 9904551 off 5-10-25/FD 5-12-2025 1.30 Acs from acct #05300-PID# 70596 per deed																															
GENERAL LAST APPR YR: 2012 CAP BASIS YR: 01/01/2022 LAST INSP DATE: 01/01/2022 NEXT INSP DATE: 01/01/2025 FMO, MAPPED, NNZ, PCT, BUILDERS: NEXT: GROUP CODES: 0000 EXT REASON: 0000 BUILDING: 0000												LAST APPR: JZ NRHD APPR: LA SUBDV APPR: 0000 LAND APPR: 0000 VALUE APPR: 0000																			
INCOME APPROACH DATA GPI VAC SGR OTHER INC EGI EXPENSE TAXES NOI METHOD INC VALUE																															
TAX AGENT: PROPERTYTAXESSUCK.IO 3R058 SQFT: LINKED ACCTS:												PHONE: 830-832-3302 NET SQFT: RECONCILED VALUE:																			
INQUIRY / ARB PROTESTS OWNER COMMENTS STAFF COMMENTS																															
SALES & DEED HISTORY GRANTOR GRANTOR DEED BOOK ID DEED PAGE RUTTER DIRKED WD 2022 99013345																															
IMPROVEMENT VALUATION LIVING AREA: 0 APPR/SQFT: 0.00 ECON FUNC COMP ADJ ADJ VALUE																															
LAND VALUATION IRR Wells: 0 Capacity: 0 UNIT PRICE ADJ MASS ADJ VAL SRC IRR Acres: 0.0000 Oil Wells: 0																															
DIMENSIONS 1.3345 AC 79,621.84 1.00 A																															
METH AMTX 1.3345 AC 79,621.84 1.00 A																															
SUBD: G_A0300 (100) NRHD: OLDMCDRESS (SUBST: 0000) TYPE SOIL CLS TABLE BC HS ACRE GR 0 SGS LM RUAES N																															
NON-BUILDABLE PROPERTY PER EASEMENT																															
REGION: 25																															
LAND DESCRIPTION																															
1. ACRE																															
NON-BUILDABLE PROPERTY PER EASEMENT																															
METH CLASS/SUBCL AREA UNIT PRICE UNITS STY BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE																															
LAND ADJUSTMENTS LAND TYPE ADJ AMT ADJ %																															
PRODUCTIVITY VALUATION AG AG USE AG TABLE AG UNIT PRC AG VALUE																															



BIRDWELL CAMERON

8/29/2022

Scale: 1 inch= 110 feet

File: BIRDWELL CAMERON.ndp

Tract 1: 0.7584 Acres (33035 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1164 ft.
 Tract 2: 1.3304 Acres (57953 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1077 ft.
 Tract 3: 1.2953 Acres (56424 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/577557), Perimeter=1163 ft.

01 s09.0643e 5.74
 02 s00.4717w 75.50
 03 s18.5743e 18.90
 04 s18.1617w 52.90
 05 s07.5712e 24.79
 06 s71.4721e 48.36
 07 n64.1151e 219.03
 08 s42.4824w 254.60
 09 s61.2424w 48.13
 10 n35.2239w 256.97
 11 n53.4459e 158.79
 12 @1
 13 s53.4459w 158.79
 14 n64.1206w 272.92
 15 n31.4221e 170.25
 16 s82.3945e 52.30
 17 s10.5828w 67.70

18 n76.4709e 203.36
 19 s23.3622e 99.13
 20 s08.1924e 52.79
 21 @15
 22 n31.4221e 170.25
 23 s82.3945e 52.30
 24 n10.5809e 238.26
 25 s55.0150w 475.80
 26 s63.5631e 226.21