

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



**PLANNING & CODES**

**PROPERTY OWNER INFORMATION**

Property Owner(s)	JOHN H. SEMMLER
Company Name	
Property Owner(s) Mailing Address	c/o Kate Semmler Cornelius 1920 Albany Houston, Tx 77005
Property Owner(s) Phone Number	
Property Owner(s) Email	

**DESCRIPTION OF REQUEST**

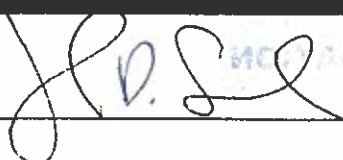
Property location of area(s) to be released: PID 66028 9393 Hwy 90 - Kingsbury  
Number of properties to be released from ETJ: 1 Total Acres to be released from ETJ: 77.663 ac

**REQUIREMENTS FOR PETITION**

Applicability (Texas Government Code Chapter 42, Sec. 42.101)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is the property within five miles of the boundary of a military base at which an active training program is conducted?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is the property designated as an industrial district?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 type="checkbox"/>	Completed Application for Release from the City of Seguin's Extraterritorial Jurisdiction ETJ (this page).
<input 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.

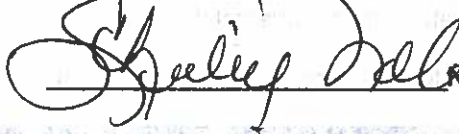
Tax ID #	Property Owner Printed Name	Property Owner Signature	Date Signed	Voter Registration No. or Date of Birth
PID 66028 R150197	John H. Semmler		2/13/24	Aug 9, 1950

## 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 JOHN H. SEMMLER, 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 24<sup>th</sup> day of FEBRUARY, 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 \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public—State of Texas

(ADD ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)



**EXHIBIT "A"**  
(Page 1 of 2)

Being a **77.247 ACRE TRACT** situated the J. H. Kuhkendall Survey, A-199, Guadalupe County, Texas. Said **77.247 ACRE TRACT** is off the north side of a tract called Tract 2 - 215.297 acres (Exhibit "C") in a Partition Deed from Leonora Kuhn, et al to Leonora Kuhn recorded March 25, 1985 in Volume 732, Page 1388 of the Official Records of said county and being described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch diameter rebar set with cap (B&A) marking the west corner of the tract herein described, same being the west corner of said 215.297 acre tract, north corner of a tract called Tract 1 - 303.956 acres (Exhibit "A") in a Partition Deed from Leonora Kuhn, et al to Violet V. Pennington recorded March 25, 1985 in Volume 732, Page 1388 of the Official Records of said county lying in the south line of a tract called 5.4 acres in conveyance from John Schmidt to Guadalupe County recorded April 3, 1928 in Volume 89, Page 305 of the Deed Records of said county, further described as lying in the south line of U. S. Highway 90 (80' Right of Way).

**THENCE** with the north line of the tract herein described, same being the common line of said 215.297 acre tract with that of said 5.4 acre tract along a segment of the south line of said U. S. Highway 90 as follows:

along a circular curve to the right having a radius of 2824.93 feet and a long chord that bears N 72° 07' 24" E 788.34 feet to a concrete right of way marker found and  
N 80° 08' 16" E, at 73.58 feet a 1/2 inch diameter rebar found with cap (TIENERGY SVC) marking the northwest corner of an easement called 1.997 acres in an Equipment Structure Agreement from Leonora Kuhn, et al to Enron Communications, Inc. recorded June 25, 1999 in Volume 1440, Page 95 of the Official Records of said county, at 368.40 feet a 1/2 inch diameter rebar found with cap (TIENERGY SVC) marking the northeast corner of said 1.997 acre easement, and at 533.97 feet (called N 80° 23' 17" E 532.99 feet) a 1/2 inch diameter rebar set with cap (B&A) marking the northeast corner of the tract herein described, same being the north most northeast corner of said 215.297 acre tract, being the northwest corner of a tract called 2.035 acres in conveyance from Fredy A. Monzon to Laura Charlene Carr recorded February 26, 2020 in Document Number 202099004803 of the Official Records of said county. Said rebar bears S 80° 08' 16" W 3080.35 feet from a Type I concrete TxDOT monument found (broken) marking the intersection of the south line of U. S. Highway 90 and the west line of F. M. Highway 2438.

**THENCE** with the northeast line of the tract herein described, same being a segment of the common line of said 215.297 acre tract with that of said 2.035 acre tract, a tract called 29.60 acres in conveyance from Mark P. Bell, et ux to Mario Molina, et ux recorded September 26, 2013 in Volume 4148, Page 45 of the Official Records of said county, and a tract called 20.0000 acres in a Contract of Sale and Purchase from Veterans Land Board of The State of Texas to Lester Paul Bell, et al recorded December 4, 1997 in Volume 1307, Page 555 of the Official Records of said county as follows: