

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



PLANNING & CODES

PROPERTY OWNER INFORMATION

Property Owner(s)	Letten Paul Morse & Phyllis Morse
Company Name	
Property Owner(s) Mailing Address	325 Wilkes HL Kingsbury, TX 78638
Property Owner(s) Phone Number	707-310-2973 512-677-3748
Property Owner(s) Email	lettenmorse@gmail.com

DESCRIPTION OF REQUEST

Property location of area(s) to be released: 325 & 413 Wilkes HL Kingsbury, TX 78638
Number of properties to be released from ETJ: 2 Total Acres to be released from ETJ: 5.2

REQUIREMENTS FOR PETITION

Applicability (Texas Government Code Chapter 42, Sec. 42.101)	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the property within five miles of the boundary of a military base at which an active training program is conducted?
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the property designated as an industrial district?
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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
R52168	Lelton Paul Morse Phyllis Ann Morse	<i>Lelton Paul Morse</i> <i>Phyllis Ann Morse</i>	2-28-24	09-04-69 03-17-72
R32443	Lelton Paul Morse Phyllis Ann Morse	<i>Lelton Paul Morse</i> <i>Phyllis Ann Morse</i>	2-28-24	09-04-69 03-17-72

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 Lelton Paul Morse, 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 28th day of February, 2024.

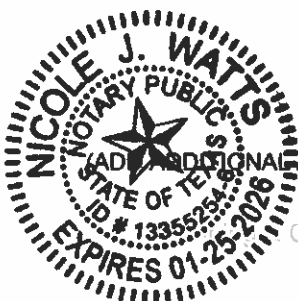
Nicole Watts Notary Public—State of Texas

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 Phyllis Ann Morse, 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 28th day of February, 2024.

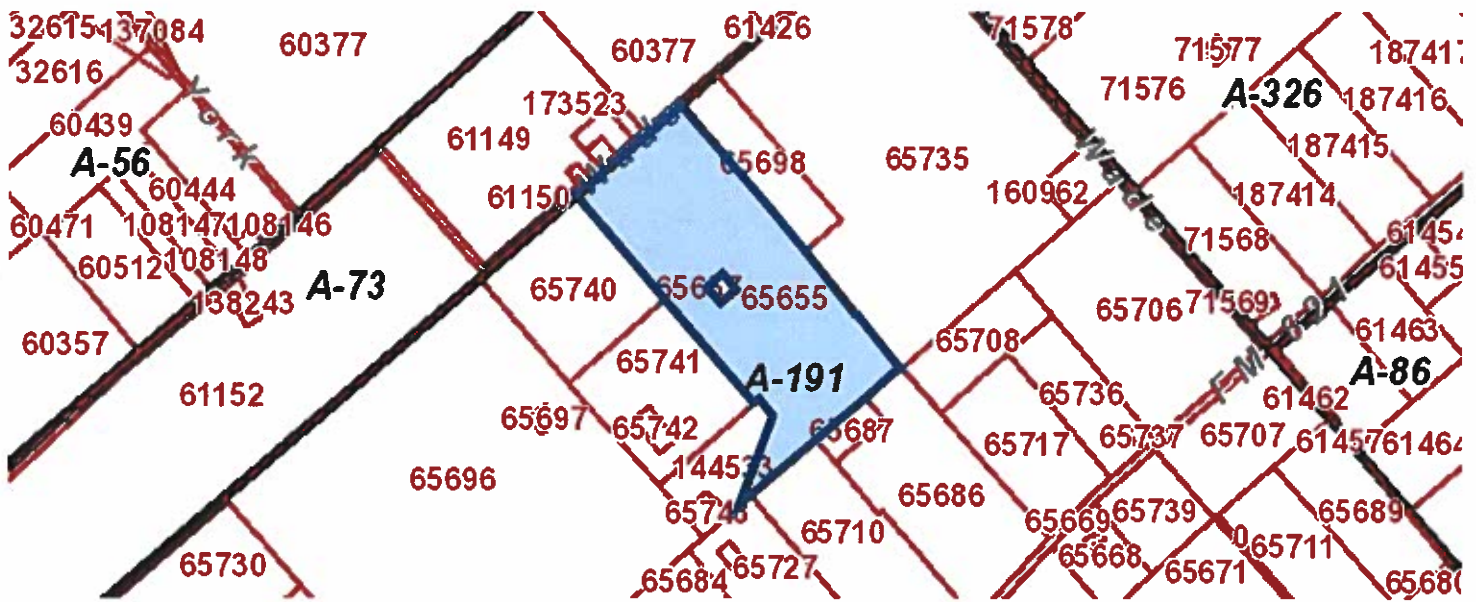
Nicole Watts Notary Public—State of Texas



(ADDITIONAL ACKNOWLEDGMENTS ON SEPARATE SHEET IF NEEDED)

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

Map



Property Details

Account

Property ID: 65655 **Geographic ID:** 2G0191-0000-00100-0-00

Type: Real **Zoning:**

Property Use:

Location

Situs Address: 413 WILKES HILL TX

Map ID: G-14 **Mapscot:**

Legal Description: ABS: 191 SUR: J B JOHNSON 51.577 AC

Abstract/Subdivision: G_A0191 - JOHNSON J B

Neighborhood: RURAL_G13

Owner

Owner ID: 186479

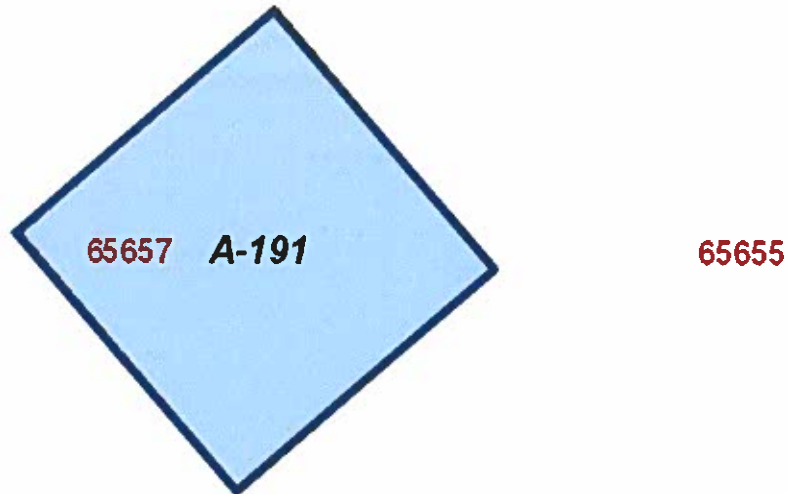
Name: MORSE LELTON PAUL & PHYLLIS

Agent: 68704

Mailing Address: 325 WILKES HILL
KINBSBURY, TX 78638

% Ownership: 100.0%

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



📖 Property Details

Account

Property ID:	65657	Geographic ID:	2G0191-0000-00110-0-00
Type:	Real	Zoning:	
Property Use:	045 Single Family Residence - E1		

Location

Situs Address:	325 WILKES HILL TX		
Map ID:	G-14	Mapsco:	
Legal Description:	ABS: 191 SUR: J B JOHNSON 0.5000AC		
Abstract/Subdivision:	G_A0191 - JOHNSON J B		
Neighborhood:	RURAL_G13		

Owner

Owner ID:	182731
Name:	MORSE LELTON PAUL & PHYLLIS
Agent:	68704
Mailing Address:	P O BOX 330 GERONIMO, TX 78115
% Ownership:	100.0%

4
7

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.

028636STC-DK

THOMAS LEE HELLER, ET UX -TO- LELTON PAUL MORSE, ET UX

WARRANTY DEED WITH VENDOR'S LIEN

DATE: November 26, 2014

GRANTOR: THOMAS LEE HELLER and wife, ROSE MARY HELLER

GRANTOR'S MAILING ADDRESS: P. O. Box 121, Luling, Texas 78648 (Caldwell County)

GRANTEE: LELTON PAUL MORSE and wife, PHYLLIS ANN MORSE

GRANTEE'S MAILING ADDRESS: 6192 FM 1339, Kingsbury, Texas 78639 (Guadalupe County)

CONSIDERATION: Cash and a note of even date that is in the principal amount of \$222,000.00 and is executed by Grantee, payable to the order of SAGE CAPITAL BANK, N.A. The note is secured by a vendor's lien retained in favor of SAGE CAPITAL BANK, N.A. in this deed and by a deed of trust of even date from Grantee to J.M. RANKIN, III, Trustee.

PROPERTY (including any improvements): Being 40.17 acres of land situated in the J. Benton Johnson Survey No. 40, Abstract No. 191, in Guadalupe County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated by reference herein for all purposes.

The Property is conveyed As Is.

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 and rights-of-way, of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2014, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys 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 Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and

assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

SAGE CAPITAL BANK, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note described. The vendor's lien and superior title to the Property are retained for the benefit of SAGE CAPITAL BANK, N.A. and are transferred to that party without recourse on Grantor.

Thomas Lee Heller
THOMAS LEE HELLER

Rose Mary Heller
ROSE MARY HELLER

ACCEPTANCE BY GRANTEE:

Lelton Paul Morse
LELTON PAUL MORSE

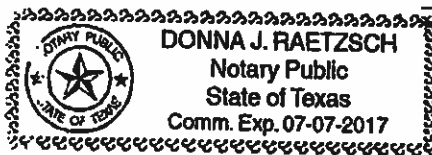
Phyllis Ann Morse
PHYLLIS ANN MORSE

THE STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 26 day of Nov., 2014, by
THOMAS LEE HELLER.

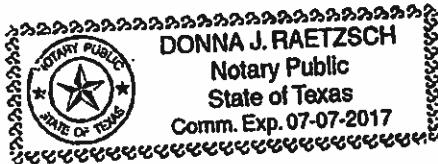
Donna J. Raetzsch
Notary Public, State of Texas

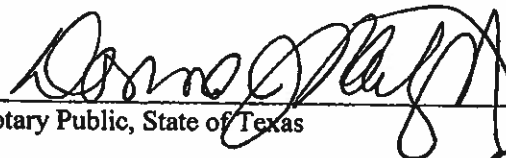


THE STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 26 day of Nov., 2014, by ROSE MARY HELLER.

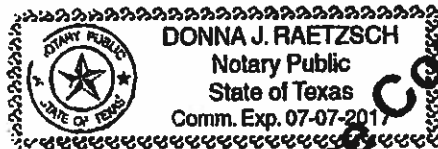


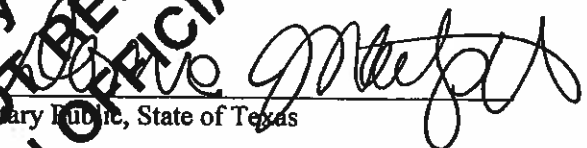

Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 26 day of Nov., 2014, by LELTON PAUL MORSE.

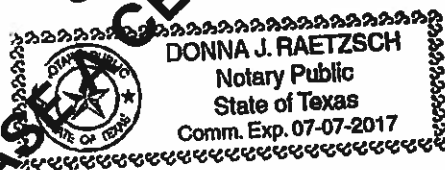


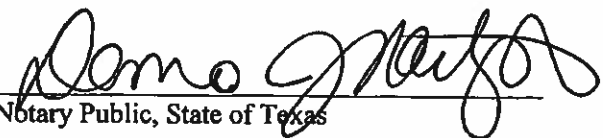

Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 26 day of Nov., 2014, by PHYLLIS ANN MORSE.




Notary Public, State of Texas

→ Sign the
PURCHASE

EXHIBIT "A"
325 & 413 WILKES HILL
40.057 ACRES

STATE OF TEXAS

COUNTY OF GUADALUPE

Being 40.057 acres of land situated in the J. Benton Johnson Survey No. 40, Abstract No. 191, in Guadalupe County, Texas, consisting of 2 Tracts of land; Tract 1 called to contain 20 acres of land and Tract 2 called to contain 20.04 acres of land, both described in a deed dated September 3, 2014 to Thomas Lee Heller, et ux in Volume 2057, Page 411, Official Public Records of Guadalupe County, Texas. Said 40.057 acre tract of land being surveyed by Sightline Surveying on October 27, 2014 and being more particularly described as follows;

Beginning at a bent 5/8" iron pipe found (for record information; Monumentation, Bearings and Distances, please refer to the Map of Survey this day made to accompany this description), on the southeast right-of-way line of Wade Road (also known as County Road 241 as per Volume 3128, Page 269, Official Public Records of Guadalupe County, Texas) for the north corner of said 20.04 acre tract and this tract of land;

Thence along or near a wire fence line with the northeast boundary line of said 20 acre tract, said 20.04 acre tract and this tract of land the following four (4) calls;

1. South 39°11'00" East for a distance of 882.90 feet, to a point not set for an angle point;
2. South 38°34'23" East for a distance of 66.18 feet, to a 5/8" iron pipe found for an angle point;
3. South 39°48'34" East for a distance of 308.14 feet, to a 1" iron pipe found for an angle point;
4. South 38°53'54" East for a distance of 646.10 feet, to a bent 5/8" iron pipe found for the east corner of said 20 acre tract and this tract of land;

Thence along or near a wire fence line, with the south east boundary line of said 20 acre tract and this tract of land, South 50°53'04" West at a distance of 897.87 feet, a found 1" iron pipe for the east corner of a thirty foot wide Access Easement (Wilkes Hill Pvt.) and continuing for a total distance of 914.17 feet to a point not set for the south corner of said 20 acre tract and this tract of land;

Thence along or near the centerline of a gravel drive with the southwest boundary line of said 20 acre tract, said 20.04 acre tract and this tract of land, North 39°11'45" West for a distance of 1,910.00 feet, to a point not set on the southeast right-of-way line of said Wade Road, for the west corner of said 20.04 acre tract and this tract of land;

Thence along or near a wire fence line with said southeast right-of-way line of Wade Road, same being the northwest boundary line said 20.04 acre tract and this tract of land, North 51°07'25" East at a distance of 15.00 feet a bent 1" pipe found for the north corner of said thirty foot wide Access Easement (Wilkes Hill Pvt.), and continuing for a total distance of 914.16 feet, to the Point of Beginning.



This page has been added by the Guadalupe County Clerk's office to comply with the statutory requirement that the recording information shall be placed at the foot of the record.

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PAGES 3

TERESA KIEL, COUNTY CLERK
GUADALUPE COUNTY, TEXAS



Teresa Kiel

Guadalupe County Clerk
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6/T
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.

0286705TC-DR

THOMAS LEE HELLER, DEE ANN HELLER AND -TO- LELTON PAUL MORSE, ET AL
TERRY LYNNE TILLY, AS DEVISEES OF THE
ESTATE OF PEGGY JEAN ARCHIE, DECEASED

WARRANTY DEED

DATE: December 1, 2014

GRANTOR:

- (1) THOMAS LEE HELLER, AS DEVISEE OF THE ESTATE OF PEGGY JEAN ARCHIE, DECEASED, joined pro forma by his wife, ROSE MARY HELLER;
- (2) DEE ANN HELLER, AS DEVISEE OF THE ESTATE OF PEGGY JEAN ARCHIE, DECEASED, a single person; and
- (3) TERRY LYNNE TILLY, AS DEVISEE OF THE ESTATE OF PEGGY JEAN ARCHIE, DECEASED, not joined by her spouse here since the property conveyed is her separate property and owning, occupying and claiming other property as homestead

GRANTOR'S MAILING ADDRESS: c/o Thomas Lee Heller, P. O. Box 121, Luling, Texas 78648 (Caldwell County)

GRANTEE: LELTON PAUL MORSE and wife PHYLLIS ANN MORSE

GRANTEE'S MAILING ADDRESS: 6197 FM 1339, Kingsbury, Texas 78638 (Guadalupe County)

CONSIDERATION: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (including any improvements): Being 12.050 acres of land situated in the J. Benton Johnson Survey No. 40, Abstract No. 191, in Guadalupe County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated by reference herein for all purposes.

The Property is conveyed As Is.

RESERVATIONS FROM CONVEYANCE: None.

EXCEPTIONS TO CONVEYANCE AND WARRANTY: Validly existing easements, and rights-of-way, on record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, and gas leases, mineral interests, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or

boundary lines; any encroachments or overlapping of improvements; and taxes for 2014, the payment of which Grantee assumes.

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

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

Thomas Lee Heller

THOMAS LEE HELLER, AS DEVISEE OF THE
ESTATE OF PEGGY JEAN ARCHIE, DECEASED

Rosemary Heller
ROSEMARY HELLER, pro forma

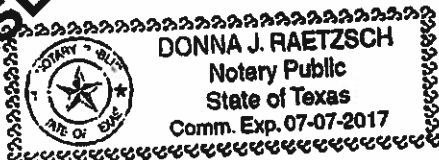
Terry Lynn Tilly
TERRY LYNN TILLY, AS DEVISEE OF THE
ESTATE OF PEGGY JEAN ARCHIE, DECEASED

THE STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 2 day of Dec, 2014, by
THOMAS LEE HELLER, AS DEVISEE OF THE ESTATE OF PEGGY JEAN ARCHIE, DECEASED.

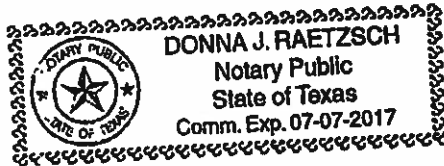
Donna J. Raetzsch
Notary Public, State of Texas



THE STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 2 day of Dec, 2014, by ROSE MARY HELLER.

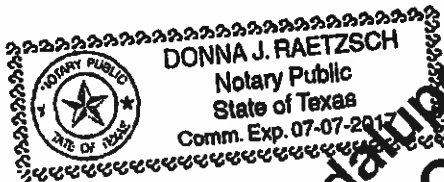


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 2 day of Dec, 2014, by TERRY LYNNE TILLY, AS DEVISEE OF THE ESTATE OF PEGGY JEAN ARCHIE, DECEASED.



[Signature]
Notary Public, State of Texas

Guadalupe County Clerk
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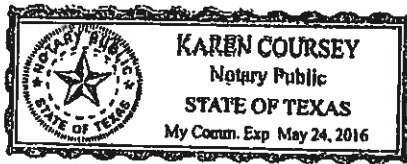
Dee Ann Heller

DEE ANN HELLER, AS DEVISEE OF THE ESTATE
OF PEGGY JEAN ARCHIE, DECEASED

THE STATE OF TEXAS

Vanzandt
COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 3d day of December, 2014, by DEE ANN HELLER, AS DEVISEE OF THE ESTATE OF PEGGY JEAN ARCHIE, DECEASED.



Karen Coursey
Notary Public, State of Texas

Guadalupe County Clerk
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ACCEPTANCE BY GRANTEE:

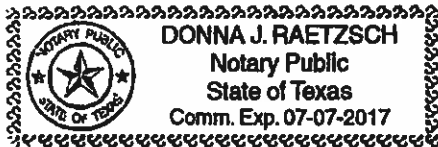
Lelton Paul Morse
LELTON PAUL MORSE

Phyllis Ann Morse
PHYLLIS ANN MORSE

THE STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 1st day of Dec., 2014, by
LELTON PAUL MORSE.



THE STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the 1st day of Dec., 2014, by
PHYLLIS ANN MORSE.



Donna J. Raetzsch
Notary Public, State of Texas

Donna J. Raetzsch
Notary Public, State of Texas

Guadalupe County Clerk
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EXHIBIT "A"
WILKES HILL
12.050 ACRES

STATE OF TEXAS

COUNTY OF GUADALUPE

Being 12.050 acres of land situated in the J. Benton Johnson Survey No. 40, Abstract No. 191, in Guadalupe County, Texas, being the remaining portion of that certain tract of land called to contain 18.744 acres of land described in a deed dated September 5, 2008 to Peggy J. Archie in Volume 2663, Page 786, Official Public Records of Guadalupe County, Texas. Said 12.050 acre tract of land being surveyed by Sightline Surveying on October 27, 2014 and being more particularly described as follows;

Beginning at a 1" iron pipe found (for record information; Monumentation, Bearings and Distances, please refer to the Map of Survey this day made to accompany this description) for the east corner of a thirty foot wide Access Easement (Wilkes Hill Rd.), on the northwest boundary line of said 18.744 acre tract, and being the west corner of this tract of land;

Thence along or near a wire fence line with the northwest boundary line of said 18.744 acre tract and this tract of land, North 50°53'04" East for a distance of 897.87 feet, to a bent 5/8" iron pipe found for the north corner of said 18.744 acre tract and this tract of land;

Thence along or near a wire fence line with the northeast boundary line of said 18.744 acre tract and this tract of land the following two (2) calls;

1. South 38°53'54" East for a distance of 328.10 feet to a point not set for an angle point;
2. South 37°43'44" East for a distance of 172.54 feet to a 1" iron pipe found for the east corner of said 18.744 acre tract and this tract of land;

Thence along or near a wire fence line with the southeast boundary line of said 18.744 acre tract and this tract of land the following two (2) calls;

1. South 50°59'00" West for a distance of 1,452.70 feet, to a point not set for an angle point;
2. South 51°43'00" West for a distance of 15.29 feet, to a point not set for the south corner of this tract of land;

Thence crossing said 18.744 acre tract of land with the northwest boundary line of this tract of land the following two (2) calls;

1. North 21°10'18" East at a distance of 4.05 feet pass a 1/2" iron rod found with a orange cap marked "B&A", and at a distance of 285.57 feet pass a 1/2" iron rod found with a orange cap marked "B&A", continuing for a total distance of 661.72 feet, to a 1/2" iron rod found with an orange cap marked "B&A", for an angle point;
2. North 38°59'22" West for a distance of 149.88 feet, to the Point of Beginning.

→ Seguin Title



This page has been added by the Guadalupe County Clerk's office to comply with the statutory requirement that the recording information shall be placed at the foot of the record.

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GUADALUPE COUNTY, TEXAS



Teresa Kiel

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