

LAND OWNER PETITION FOR RELEASE FROM EXTRATERRITORIAL JURISDICTION

Name of Circulator: James E. Swize Page 1 of 1

To the Mayor and City Council of the City of Seguin, Texas ("City"): We, the undersigned, constituting a majority in value of the holders of title of land in the area described by this petition, as indicated by the tax rolls of the Guadalupe County Appraisal District, pursuant to Local Government Code §42.102(a) and in accord with Election Code §227, hereby petition the City to be released from the extraterritorial jurisdiction of the City. A map of the land to be released is attached to this petition, along with a description by metes and bounds, or lot and block number, in compliance with Texas Local Government Code §42.104(d).

ONLY HOLDERS OF TITLE OF LAND IN THE AREA DESCRIBED BY THIS PETITION, AS INDICATED BY THE TAX ROLLS OF THE GUADALUPE COUNTY APPRAISAL DISTRICT, MAY SIGN THIS PETITION. PLEASE FILL IN ALL BLANKS THAT ARE NOT OPTIONAL.

Date Signed	Signature	Printed Name	Residence Address	City/State/Zip	Voter Registration Number or Date of Birth	Email (optional)
1/17/24	<i>James E. Swize</i>	JAMES E. SWIZE	836 MILL OAK LANE	KINROSS TX 78638		JAMES@HUTSON1.COM

AFFIDAVIT OF CIRCULATOR

STATE OF TEXAS, COUNTY OF GUADALUPE, BEFORE ME, the undersigned, on this 01/17/24 (date) personally appeared James E. Swize (name of person who circulated petition,) who being duly sworn, deposes and says: "I circulated this petition. I called each signer's attention to the full text of the proposed city charter amendment printed at the back of this petition before the signer affixed their signature to the petition. I witnessed the affixing of each signature. Each signer freely provided all information required on this petition. The correct date of signing is shown on the petition. I verified each signer's registration status and believe that each signatory is the genuine signature of the person whose name is signed and that the corresponding information for each signer is true and correct." SWORN TO AND SUBSCRIBED BEFORE ME THIS DATE

(SEAL)



X James E. Swize X James E. Swize

Signature of circulator

Signature of officer administering oath

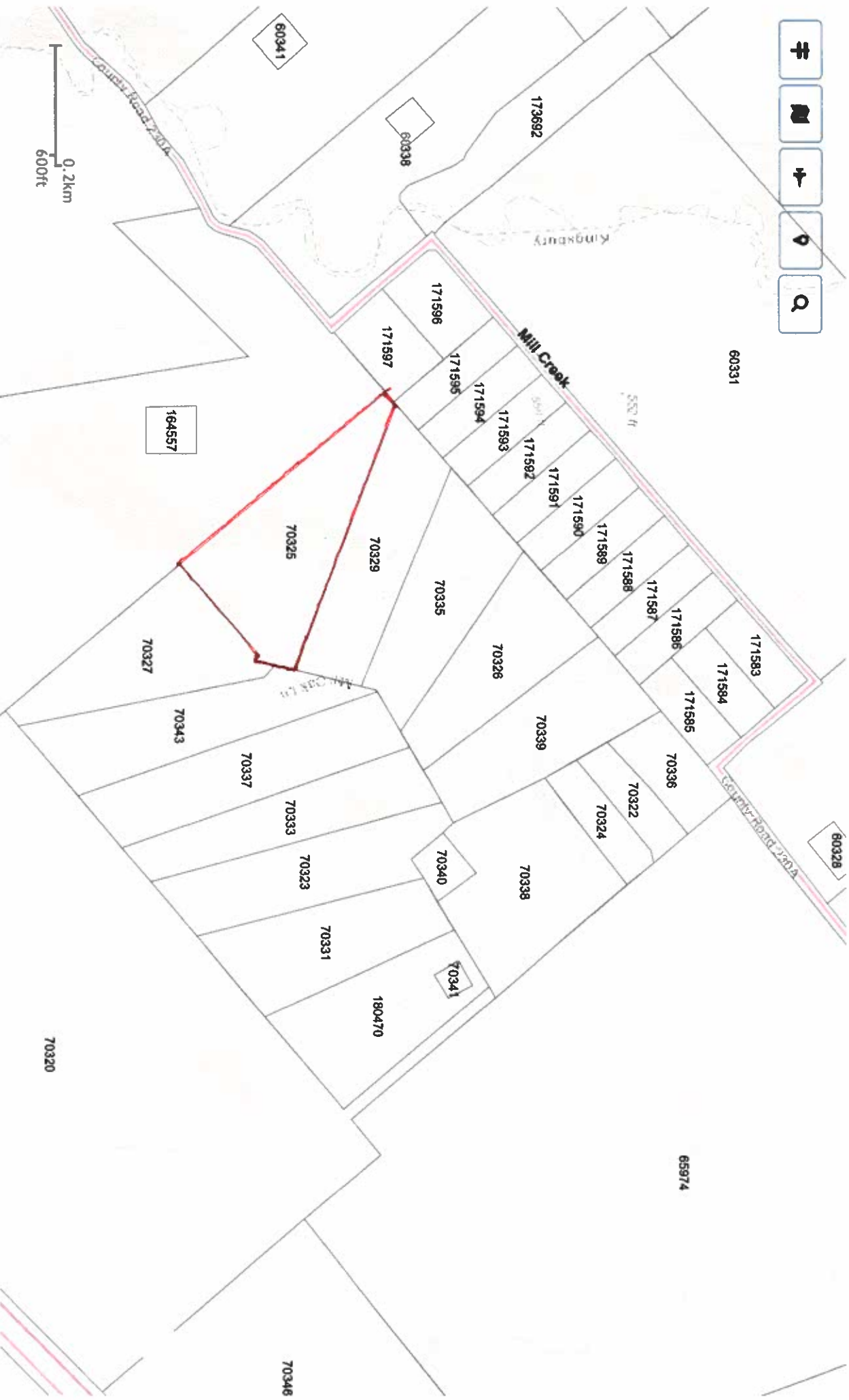
Title of officer administering oath





Imagery ©2024 Airbus, CAPCOG, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2024 Google 100 ft





Property Search > 70325 SWIZE JAMES E & PATRICIA S for Year 2024

Tax Year: 2024 - Values not available

Property

Account

Property ID:	70325	Legal Description:	ABS: 293 SUR: Y SELTOON 15.6100 AC.
Geographic ID:	2G0293-0000-01715-0-00	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:	040		
Property Use Description:	Single Family Residence - A1		

Location

Address:	826 MILL OAK LN KINGSBURY, TX 78638	Mapscot:	
Neighborhood:	RURAL NBHD GEO REGION	Map ID:	K-14
Neighborhood CD:	RURAL_G16		

Owner

Name:	SWIZE JAMES E & PATRICIA S	Owner ID:	57611
Mailing Address:	10431 ANNAPOLIS SAN ANTONIO, TX 78230	% Ownership:	100.000000000000%
Exemptions:			

Values

(+) Improvement Homesite Value:	+	N/A
(+) Improvement Non-Homesite Value:	+	N/A

Law Offices
of
Patricia K. Irvine, P.C.

106 West Court
Seguin, Texas 78155

September 26, 1996

(210) 372-4811
FAX (210) 372-5134

Mr. and Mrs. James E. Swize
10431 Annapolis
San Antonio, Texas 78230

RE: Cash Warranty Deed

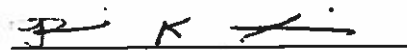
Dear Mr. & Mrs. Swize:

Enclosed please find one (1) original Cash Warranty Deed. This document was executed by Frank and Sandra Theser. This document has been recorded in the official records of Guadalupe County, Texas. You should place this document where you keep all of your other important papers.

If you should have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Very truly yours,

LAW OFFICES OF
PATRICIA K. IRVINE, P.C.



PATRICIA K. IRVINE
Attorney at Law

PKI/bg

Encl: As stated

12012

CASH WARRANTY DEED**Date:** August 26, 1996**Grantor:** FRANK A. THESER, JR., and wife, SANDRA L. THESER**Grantor's Mailing Address (including county):**

FF. J.
FRANK A. THESER, JR. - Social Security Number 455-68-6934
40 Highway 60
Monette, Missouri 65708
Barry County

FF. J.
SANDRA L. THESER - Social Security Number 451-88-9734
40 Highway 60
Monette, Missouri 65708
Barry County

Grantee: JAMES E. SWIZE and wife, PATRICIA S. SWIZE**Grantee's Mailing Address (including county):**

JAMES E. SWIZE - Social Security Number 452-72-9655
10431 Annapolis
San Antonio, Texas 78230
Bexar County

PATRICIA S. SWIZE - Social Security Number
10431 Annapolis
San Antonio, Texas 78230
Bexar County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.**Property (including any improvements):**

All that certain 15.61 acres of land situated in the Young Selton Survey, Abst. 293, Guadalupe County, Texas. Said 15.61 acre tract is part of a tract called 467.05 acres in conveyance from Vanne E. Cook, Jr., to Frank Theser, Jr., recorded in Volume 615, Page 362 of the deed records of said county and described by metes and bounds, as follows:

BEGINNING at an iron stake found marking the west corner of the tract herein described and lying in a fence along the northwest line of said 467.05 acre tract and marking approximate location of common lines of the Young Selton Survey, Abst. 293, and the Loring Billings Survey, Abst. 55;

THENCE with said fence, N 49 deg. 05' E 93.6 feet to an iron stake set marking the north corner of the tract herein described, said iron stake

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bears S 53 deg. 30' W 361.3 feet, S 49 deg. 49' W 247.0 feet and, S 49 deg. 05' W 2126.0 feet from an iron stake set at a fence corner marking the north corner of said 467.0 acre tract;

THENCE into said 467.05 acre tract, S 68 deg. 53' E at 460.2 feet an iron stake set, at 271.7 feet an iron stake set and at 1493.1 feet an iron stake set and at 1523.3 feet the east corner of the tract herein described and lying in the center line of a 60' easement;

THENCE with said center line, S 14 deg. 05' W 196.3 feet to the southeast corner of the tract herein described;

THENCE with the southeast line, as follows:

N 75 deg. 55' W 30.0 feet to an iron stake set and;
S 49 deg. 36' W at 418.5 feet an iron stake set, and 643.0 feet an iron stake set marking the south corner of the tract herein described and lying in the northeast line of a tract called 150 acres in conveyance from Frank Theser, Jr. to Kenneth Pape, et ux recorded in Volume 651 at Page 332;

THENCE with the common lines of the tract herein described and said 150 acre tract, N 40 deg. 24' W at 367.2 feet an iron stake set and at 1427.6 feet the PLACE OF BEGINNING and containing 15.61 acres of land.

60' ACCESS EASEMENT

All that certain 60' ACCESS EASEMENT situated in the Young Selton Survey, Abst. 293, Guadalupe County, Texas. Said 60' ACCESS EASEMENT is part of a tract called 467.05 acres in conveyance from Vanne E. Cook, Jr. to Frank Theser, Jr. recorded in Volume 615 at Page 362 of the Deed Records of the said county, and being described by metes and bounds as follows:

BEGINNING at an iron stake set at a fence corner marking the north corner of the tract herein described, same being the north corner of said 467.05 acre tract and lying in the southeast line of County Rd. No. 230-A;

THENCE with a fence along the northeast line of said 467.05 acre tract, as follows:

S 40 deg. 2' E 343.3 feet;
S 40 deg. 17' E 659.8 feet;
S 40 deg. 31' E 76.4 feet and;
S 40 deg. 24' E 573.7 feet to an iron stake set marking the east corner of the herein described 60' easement;

THENCE into said 467.05 acre tract, as follows:

S 58 deg. 57' W at 60.8 feet an iron stake set, at 384.1 feet an iron stake set, 708.1 feet an iron stake set and at 828.1 feet an iron stake set;

N 42 deg. 42' W 278.0 feet an iron stake set;
 S 61 deg. 58' W 219.4 feet to an iron stake set;
 S 70 deg. 22' W 248.4 feet to an iron stake set;
 S 48 deg. 20' W 366.7 feet to an iron stake set;
 S 14 deg. 05' W 514.4 feet to an iron stake set marking the
 intersection of the southeast line of said 60' strip and a circular
 curve to the right;

THENCE with said circular curve to the right having a radius of 50' and
 a long chord that bears S 14 deg. 05' W 100 feet to an iron stake set and
 N 75 deg. 55' W 30.0 feet to an iron stake set marking the west corner of
 the tract herein described;

THENCE with the northwest line, as follows:

N 14 deg. 05' E 662.9 feet to an iron stake set;
 N 48 deg. 20' E 396.9 feet to an iron stake set;
 N 70 deg. 22' E 255.6 feet to an iron stake set;
 N 61 deg. 58' E 261.3 feet to an iron stake set;
 S 42 deg. 42' E 275.4 feet to an iron stake set; and
 N 58 deg. 57' E 658.6 feet to an iron stake set;

THENCE N 40 deg. 20' W 1238.4 feet to an iron stake set;

THENCE N 40 deg. 27' W 348.2 feet to an iron stake set in a fence along the
 northwest line of said 467.05 acre tract, same being the southeast line of County
 Rd. No. 230-A;

THENCE with said fence along said southeast line, N 53 deg. 30' E 60.3 feet to the
 PLACE OF BEGINNING.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Any residence constructed on said property herein described must have
 a ground floor area not less than 1400 square feet, exclusive of open or
 screened porches, terraces, patios, driveways, carports and garages. The
 exterior walls of any residence shall consist of not less than forty percent
 (40%) stone or brick construction; however, log homes shall be permitted
 to be constructed upon the property herein described.
- B. Any outbuilding constructed upon the property herein described shall be
 kept in a clean and sanitary condition and shall be maintained at all times.
 All buildings or outbuildings which may be constructed on the property
 herein described shall be constructed at least 75 feet from a frontage
 street and at least 50 feet from a side boundary.
- C. No structure of a temporary character, trailer, mobile home, manufactured
 home, basement, tent, shack, garage, camping trailer or other outbuilding
 shall be used on the property herein described at any time as a permanent
 residence. No previously constructed building may be located permanently
 upon any building site or the hereinabove described property.

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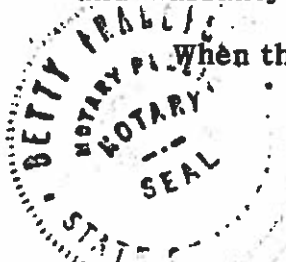
- D. No swine shall be raised, bred or kept on the property herein described. Said property herein described shall not be used for a commercial feedlot for livestock, poultry or any other animals.
- E. No fence, wall, hedge, or utility meter shall be placed, or permitted to remain on the property herein described which will obstruct the front view of any home on adjoining tracts of land or which shall be built in a distractive manner.'
- F. The property herein described shall not be used or maintained as a dumping ground for rubbish, trash, ashes, junk, demobilized or junk automobiles, or used material and no garbage or other waste shall be kept except in sanitary containers. All incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition.
- G. Only one residence may be constructed upon the property herein described.
- H. The easement herein conveyed shall be maintained by the land owner of the property herein described and by the owners of the tracts of land adjacent to the property herein described.
- I. No hunting or discharge of firearms shall be permitted on the property herein described.
- J. The property herein described shall be used for residential purposes only.
- K. No professional, business or commercial activity to which the general public is invited shall be conducted on the property herein described.
- L. All buildings erected, altered, placed or constructed upon the property herein described shall be completed within twelve months after the foundation of said building has been laid.
- M. No noxious or offensive activity shall be carried on upon the property herein described, or any portion thereof, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

It is agreed and understood that the covenants, conditions and restrictions hereinabove set forth shall run with and bind the land and shall inure to the benefit of and be enforceable by the sellers and the owners of any adjacent tracts and their respective legal representatives, heirs, successors, and assigns, until January 1, 2004.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns

forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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



Betty Francisco, Notary Public
State of Missouri, Barry County
My Commission Expires Mar 9, 2000

Frank A. Theser, Jr.
FRANK A. THESER, JR.

Sandra L. Theser
SANDRA L. THESER

ACKNOWLEDGMENT

STATE OF MISSOURI

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§
§
§

COUNTY OF BARRY

This instrument was acknowledged before me on August 26, 1996, by
FRANK A. THESER, JR..

Betty Francisco
Notary Public, State of Missouri

ACKNOWLEDGMENT

STATE OF MISSOURI

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§
§

COUNTY OF BARRY

This instrument was acknowledged before me on August 26, 1996, by
SANDRA L. THESER.

Betty Francisco
Notary Public, State of Missouri

Betty Francisco, Notary Public
State of Missouri, Barry County
My Commission Expires Mar 9, 2000



1228/0810

PREPARED IN THE OFFICE OF:

LAW OFFICES OF
PATRICIA K. IRVINE, P.C.
106 West Court Street
Seguin, Texas 78155-5716
(210) 372-4811
Metro (210) 303-4675
Fax No. (210) 372-5134

AFTER RECORDING RETURN TO:

Mr. and Mrs. James E. Swize
10431 Annapolis
San Antonio, Texas 78230

FILED FOR RECORD

96 SEP 17 AM 9:14

LIZZIE M. LARSON
COUNTY CLERK OF GUADALUPE COUNTY

BY *[Signature]*

THE STATE OF TEXAS
COUNTY OF GUADALUPE

I hereby certify that this instrument was
FILED on the date and at the time stamped
hereon by me and was duly recorded in the
Official Public Records of Guadalupe County,
Texas.



Lizzie M. Larson
County Clerk,
Guadalupe County Texas