

City of Seguin – Real Property Manager Application

Seguin's Real Property Manager Application acts as the hub for the city's acquisitions, leases, and easements throughout the City.

Presenting:
Travis Acklin, GIS Manager
Josi Tesauro, Senior GIS Analyst
Connie Real, Real Estate Manager

Real Property Manager							Home	Overview	To Do	Update	Completed	Appraisal M...			
Active Easements															
Project Name	GCAD	Parcel #	Types	Property Owner	Address	Title	Appraisal	Offer	Agreement	Close	Hearing	Award	Judgement	Policy	Sent to CSO
Weather Siren Project	26351	Parcel 1	Easement												
Weather Siren Project	200893	Parcel 4	Easement												
Weather Siren Project	190760	Parcel 8	Easement												
Martindale Realignment	52529	Parcel 4	ROW, TCE												
Martindale Realignment	52469	Parcel 2	ROW, TCE												
Martindale Realignment	18864	Parcel 3	ROW												
Martindale Realignment	51358	Parcel 7	ROW, Drainage E...												
SEDC 121 Project	133837	Parcel 17	PUE (12,270 sqft)...												
SEDC 121 Project	138857	Parcel 1	PUE (25,693 sqft)...												
SEDC New Quest Water Main	53143	Parcel 1	TCE, PUE												
Carrillo Countryside	19593	Parcel 2	TCE (2)												
Carrillo Countryside	19571	Parcel 7													
Carrillo Countryside	204174	Parcel 8	AE (866 sqft, 0.0...												
Carrillo Countryside	19570	Parcel 9													
416 Goodrich	13474	Parcel 1	Property												

Schedule				
ROE Package Sent	Title Commitment Ordered na	ROE Signature Received tbd	Title Commitment Received na	Title Commitment Sent to Surveyor tbd 1/16/1111
Approved Survey Received 10/6/2023	Title Commitment Update with Survey tbd	Appraisal Ordered 4/1/2024 10/11/2023	Appraisal Approved 6/4/2024 5/21/2024	Initial Offer Mailed Out 6/25/2024 6/9/2024
Final Offer Mailed Out na	Purchase Agreement Signed 4/30/2025 1/24/2024	Approval to Close 6/2/2025 2/3/2024	Date Closed 6/2/2025 3/4/2024	Send to Legal for ED na
Special Commissioners Hearing na	Award Deposited na	Judgement Received na	Title Policy Received 6/3/2025 4/3/2024	Send to City Secretary, Office & GIS tbd 5/3/2024

Planned schedule is italicized at bottom.

Real Property Manager App Demo



Status At A Glance

Easement Filters
Review Active Easement acquisitions.

Activity status

- ROE, Title, Survey
- Appraisal
- Offer
- Agreement, Hearing, Close
- Award, Judgement, Title Policy, CSO

Status
All

Assigned User
All

Project Name
36" Wastewater Interceptor

GCAD #
All

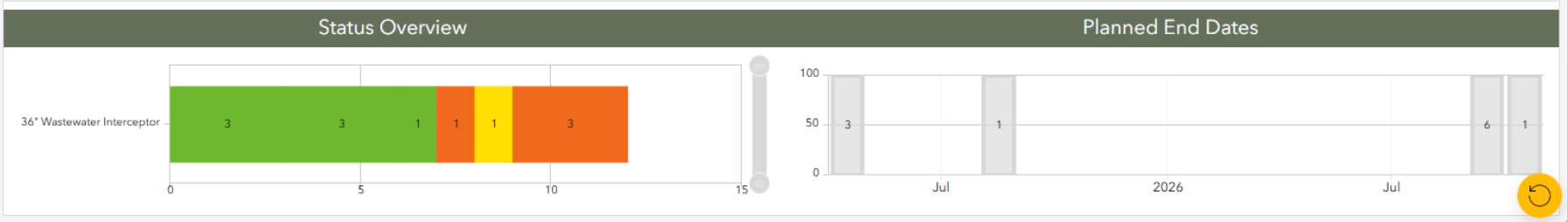
Property Owner
All

Project Manager
All

Active Easements

Project Name	GCAD	Parcel #	Types	Property Owner	Address	Title	Appraisal	Offer	Agreement	Close	Hearing	Award	Judge...
36" Wastewater Interceptor	59144	Parcel 2	PUE (2x)										
36" Wastewater Interceptor	59646	Parcel 7	PUE, TCE, TCE										
36" Wastewater Interceptor	59549	Parcel 10	PUE, TCE										
36" Wastewater Interceptor	59055	Parcel 11	PUE, TCE										
36" Wastewater Interceptor	21787	Parcel 12	PUE										
36" Wastewater Interceptor	59160	Parcel 1	PUE, PUE, TCE										
36" Wastewater Interceptor	59259	Parcel 6	PUE, TCE, TCE										
36" Wastewater Interceptor	59137	Parcel 3	PUE										
36" Wastewater Interceptor	59511	Parcel 8	PUE, TCE										
36" Wastewater Interceptor	137799	Parcel 5	PUE										
36" Wastewater Interceptor	59622	Parcel 9	PUE, TCE										
36" Wastewater Interceptor	59448	Parcel 4	PUE, TCE, Ingres...										

Overview Mail Merge



Centralized Hub for Upcoming Tasks

Real Property Manager Home Overview **To Do** Update Completed Appraisal Map

Assigned To: All Project Name: 36" Wastewater Interce... Property Owner: All GCAD #: All

To Do List					
Project Name	Property Owner	Property ID	Next Step	Next Due Date	Assigned To
36" Wastewater Inte...		59160	Negotiations	6/12/2026	Connie Real
36" Wastewater Inte...		59448	Mail Out Final Offer	6/12/2026	Connie Real
36" Wastewater Inte...		137799	Follow to reach out t...	6/12/2026	Connie Real
36" Wastewater Inte...		59622	Mail Out Final Offer	6/12/2026	Connie Real
36" Wastewater Inte...		59055	Close	6/12/2026	Jana Presley
36" Wastewater Inte...		59144	Send approved surv...	6/19/2026	Connie Real
36" Wastewater Inte...		59259	Close	6/19/2026	Jana Presley
36" Wastewater Inte...		21787	Close	6/19/2026	Jana Presley
36" Wastewater Inte...		59137	Resolve liens and cl...	6/26/2026	Connie Real
36" Wastewater Inte...		59511	Set appt and close t...	6/26/2026	Connie Real
36" Wastewater Inte...		59646	Recieve Title Policy	6/26/2026	Jana Presley
36" Wastewater Inte...		59549	4/28 ollow for Affida...	7/3/2026	Connie Real

Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnol... Powered by Esri

Map Update Log

Date Closed

Assigned To*
Jana Presley

Next Step
Click 'recalculate' to auto-populate, or select next step
Title Policy Received
[Calculate answer](#)

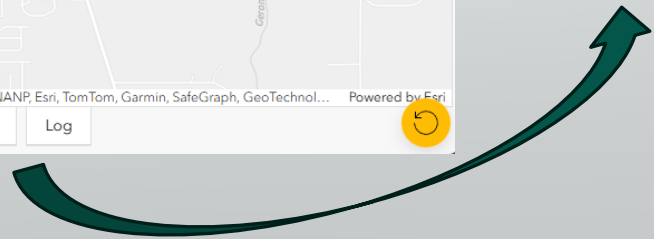
Next Due Date*
6/26/2026

Task (1)
1

Completed?* No **Assigned To*** Connie Real

Description
Set appt and close transaction.

Easement Info
Map Update Log



Unlocking the Past

Real Property Manager

Home Overview To Do Update Completed Appraisal Map

Completed Easements

Actual End Date	Project Name	Parcel #	Property ID	Property Owner	ROE Expires	TCE Expires	Lease Expires
Jun 17, 2025	River Oaks WW Improvements	Parcel 59	180175			Mar 15, 2027	
Apr 8, 2025	River Oaks WW Improvements	Parcel 46	56771		Mar 30, 2025	Dec 31, 2024	
Mar 19, 2025	River Oaks WW Improvements	Parcel 58	180176			Dec 15, 2026	
Mar 18, 2025	River Oaks WW Improvements	Parcel 24	57042		Mar 30, 2025	Dec 30, 2026	
Mar 18, 2025	River Oaks WW Improvements	Parcel 47	56889		Mar 30, 2025	Dec 18, 2026	
Feb 20, 2025	River Oaks WW Improvements	Parcel 45	57216			Dec 1, 2026	
Feb 20, 2025	River Oaks WW Improvements	Parcel 28	27035		Dec 31, 2023	Aug 28, 2026	
Feb 10, 2025	River Oaks WW Improvements	Parcel 7	58355		Mar 30, 2025	Sep 25, 2026	
Feb 10, 2025	River Oaks WW Improvements	Parcel 8	58370		Mar 30, 2025	Oct 31, 2026	
Feb 10, 2025	River Oaks WW Improvements	Parcel 9	58164		Mar 30, 2025	Sep 18, 2026	
Feb 10, 2025	River Oaks WW Improvements	Parcel 10	58375		Mar 30, 2025	Sep 6, 2026	
Feb 10, 2025	River Oaks WW Improvements	Parcel 11	58202		Mar 30, 2025	Sep 20, 2026	
Feb 10, 2025	River Oaks WW Improvements	Parcel 12	58239		Mar 30, 2025	Sep 27, 2026	
Feb 10, 2025	River Oaks WW Improvements	Parcel 18	58381		Mar 30, 2025	Oct 8, 2026	
Jan 22, 2025	River Oaks WW Improvements	Parcel 30	27038		Mar 30, 2025	Dec 12, 2026	
Jan 22, 2025	River Oaks WW Improvements	Parcel 35	27043		Mar 31, 2025	Nov 28, 2026	
Jan 22, 2025	River Oaks WW Improvements	Parcel 23	57043		Mar 30, 2025	Nov 27, 2026	
Jan 22, 2025	River Oaks WW Improvements	Parcel 26	57041		Mar 30, 2025	Nov 26, 2026	
Jan 22, 2025	River Oaks WW Improvements	Parcel 25	57047		Mar 30, 2025	Nov 26, 2026	
Jan 22, 2025	River Oaks WW Improvements	Parcel 56	195228		Mar 30, 2025	Dec 11, 2026	
Dec 30, 2024	River Oaks WW Improvements	Parcel 60	58234		Mar 30, 2025	Nov 14, 2026	
Dec 30, 2024	River Oaks WW Improvements	Parcel 33	27041		Mar 30, 2025	Nov 8, 2026	
Dec 30, 2024	River Oaks WW Improvements	Parcel 31	27039		Mar 30, 2025	Nov 1, 2026	
Dec 30, 2024	River Oaks WW Improvements	Parcel 34	27042		Mar 30, 2025	Nov 18, 2026	
Dec 20, 2024	River Oaks WW Improvements	Parcel 22	57045		Mar 30, 2025	Nov 13, 2026	
Nov 20, 2024	River Oaks WW Improvements	Parcel 32	27040		Mar 30, 2025	Sep 3, 2026	
Nov 11, 2024	River Oaks WW Improvements	Parcel 37	27045		Mar 30, 2025	Oct 18, 2026	
Nov 11, 2024	River Oaks WW Improvements	Parcel 38	27046		Mar 30, 2025	Oct 18, 2026	
Oct 7, 2024	River Oaks WW Improvements	Parcel 36	27044		Mar 30, 2025	Sep 17, 2026	
	River Oaks WW Improvements	Parcel 20	57044		Mar 30, 2025	Feb 11, 2027	

Details

Parcel 26 - 57041
River Oaks WW Improvements

[Temporary Construction Easement](#)
[Utility Easement](#)
click easement type to access the deed

for PM - Dept: Utilities

Status: Completed

Surveys Sent: Survey Received: 2

Special Provisions: City agrees to install a sanitary service lateral connection with a clean out at the PUE line and Seller's property line. The location of the lateral service connection to be determined on site. Seller must follow City Dev & Planning processes when connecting to the stub out to the sanitary sewer line. Seller will be responsible for any fees associated with connection to the sanitary sewer line at the time of connection.

ROE Expires: Mar 30, 2025
TCE Expires: Nov 26, 2026

Property Owner: [Redacted]
POC: [Redacted]

Site: WATER TOWER RD
Phone: [Redacted]
Mail: [Redacted] Email: [Redacted]

Legal Description: ABS: 23 SUR: E GORTARI 2.7000 AC.
GF Num: [Redacted]
GCAD Zone: Single Family Residential 1
Highest & Best Use: Rural Residential

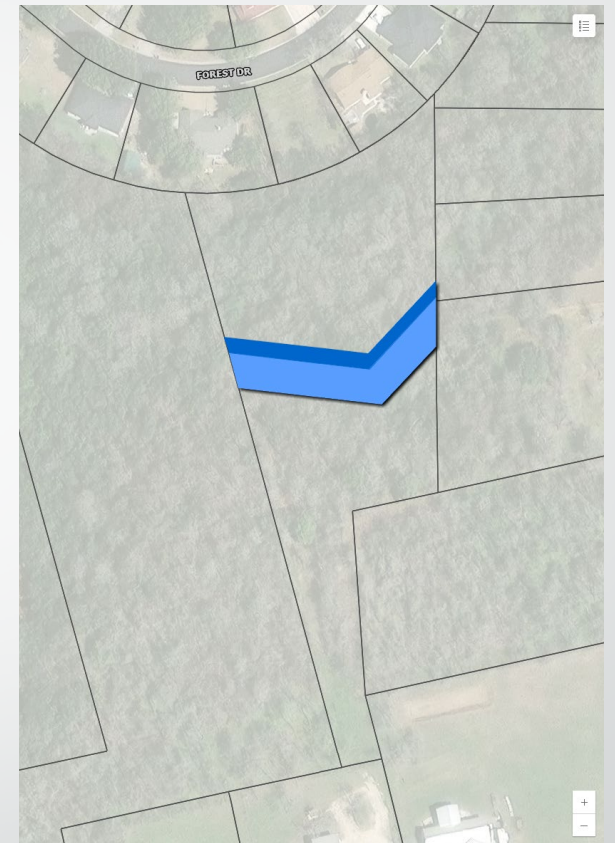
	Appraisal	Settlement
Price Per Sq Ft	\$ [Redacted] (UE) [Redacted] (TCE)	
Percent Taken	\$ [Redacted] (UE) [Redacted] (TCE)	
Total	\$ [Redacted] (UE) [Redacted] (TCE)	
Damage	\$ [Redacted] (UE)	
Cost to Cure		
Overall Costs	\$ [Redacted] (UE)	

Contract Purchasing Price
Closing Costs

Total Cost
Total Cost Per Sq Ft
Total Cost Per Sq Ft for PUE
Total Cost Per Sq Ft for TCE

Comments:
Negotiated settlement (for TCE)

Details Negotiator's Logs Map



Negotiator's Log

- 5/20/2026 by creal

5/20/2026 Email to [Redacted] if there is anything else we need to do.
- 5/21/2026 by creal

5/21/2026 - Received this email today from [Redacted]. Connie, Good morning. It does not appear that the Departments of Capital Projects | Engineering or Public Works will secure a drainage easement for the existing closed drainage system located in the property identified by [Redacted]. The need for an easement may be addressed in conjunction with future capital project(s) on South Camp Street per the City's Stormwater Drainage Masterplan Document. Ownership of the property also changed in 2024 as noted in Warranty Deed Doc. [Redacted]. Thank you [Redacted].
[Redacted] CFM Project Manager City of Seguin Capital Projects & Engineering

