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**ORDINANCE NO. 2019-002 GERMANN ETJ ANNEXING TERRITORY**

AN ORDINANCE INCLUDING THE HEREINAFTER DESCRIBED TERRITORY TO THE EXTRATERRITORIAL JURISDICTION OF CITY OF NEW BERLIN, GUADALUPE COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID EXTRATERRITORIAL JURISDICTION SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY THAT MAY APPLY WITHIN THE EXTRATERRITORIAL JURISDICTION.

WHEREAS, pursuant to Section 42.022 of the Texas Local Government Code of the City of New Berlin, Texas, an incorporated city, authorizes the expansion of extraterritorial jurisdiction, subject to the laws of this state; and.

WHEREAS, the procedures prescribed by the Texas Local Government Code of the City of New Berlin, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit: particularly described in Exhibit "A" attached hereto.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BERLIN, TEXAS:

That the heretofore described property is hereby included in the extraterritorial jurisdiction of the City of New Berlin, Guadalupe County, Texas, and that the boundary limits of the extraterritorial jurisdiction of the City of New Berlin be and the same are hereby extended to include the above described territory, and the same shall hereafter be included within the extraterritorial jurisdiction of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the extraterritorial jurisdiction of the city of New Berlin and they shall be bound by the acts, ordinances, resolutions, and regulations of said city that may apply within the extraterritorial jurisdiction.

The City Secretary is hereby directed to file with the County Clerk of Guadalupe, Texas, a certified copy of this ordinance.

PASSED by an affirmative vote of all members of the City Council, this the 19 day of August, 2019.

APPROVED:

  
Walter C. Williams Jr., Mayor

ATTEST:

  
Marjorie L. Snell, City Secretary

After Recording  
Please return to:  
**THE CITY OF NEW BERLIN  
NEW BERLIN, TEXAS  
275 FM 2630  
SEGUIN, TX 78165**



(Seal)

**PETITION REQUESTING VOLUNTARY INCLUSION IN THE  
CITY OF NEW BERLIN'S EXTRATERRITORIAL JURISDICTION  
PURSUANT TO SECTION 42.022 OF THE TEXAS LOCAL GOVERNMENT CODE:**

TO: THE MAYOR AND GOVERNING BODY OF THE CITY OF NEW BERLIN, TEXAS:

The undersigned owner(s) of the hereinafter described tract of land hereby petition your Honorable Body to extend the present extraterritorial jurisdiction of the City of New Berlin so as to include as part of the extraterritorial jurisdiction of the City of New Berlin, Texas, the following described territory, to wit: *(See Exhibit A: Description of the territory covered by the petition by metes and bounds-Copy of Recorded Plat).*

We certify that the above described tract of land is contiguous and adjacent to extraterritorial jurisdiction of the City of New Berlin, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Owner(s) Signature(s) \_\_\_\_\_ Date Signed July 27, 2019  
 Signature: David A. Germann  
 Printed Name: David A. Germann  
 Mailing Address: 3502 Jenks Ave. Panama City, FL 32405  
 Phone Number: 850-305-6109 Apt. 2200

Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_

THE STATE OF ~~TEXAS~~ FLORIDA  
 COUNTY OF Bay

BEFORE ME, the undersigned, on this day personally appeared, the individual(s) known to me to be the persons whose name(s) is/are subscribed to the foregoing instrument and each acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 27th day of July, 2019.

Christina R. Marleton  
 Notary Public  
 State of Florida

\_\_\_\_\_  
 Notary Public in and for FLORIDA  
Bay County, Texas.



My Commission Expires 12/12/2020  
 Commission No. GG 54443

Note: \$42 Recording Fee must accompany your petition. If your petition is not accepted, your \$42 will be refunded.

Amount Paid \_\_\_\_\_ Check # \_\_\_\_\_ Accepted by \_\_\_\_\_

**PETITION REQUESTING VOLUNTARY INCLUSION IN THE  
CITY OF NEW BERLIN'S EXTRATERRITORIAL JURISDICTION  
PURSUANT TO SECTION 42.022 OF THE TEXAS LOCAL GOVERNMENT CODE:**

TO: THE MAYOR AND GOVERNING BODY OF THE CITY OF NEW BERLIN, TEXAS:

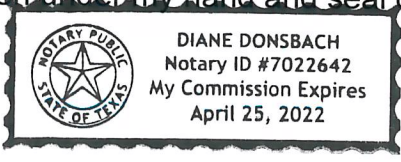
The undersigned owner(s) of the hereinafter described tract of land hereby petition your Honorable Body to extend the present extraterritorial jurisdiction of the City of New Berlin so as to include as part of the extraterritorial jurisdiction of the City of New Berlin, Texas, the following described territory, to wit: *(See Exhibit A: Description of the territory covered by the petition by metes and bounds-Copy of Recorded Plat).*

We certify that the above described tract of land is contiguous and adjacent to extraterritorial jurisdiction of the City of New Berlin, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

<u>Owner(s) Signature(s)</u>	<u>Date Signed</u>
Signature: <u><i>[Handwritten Signature]</i></u>	<u><i>8/9/19</i></u>
Printed Name: <u><i>J Shuckley GERMANN</i></u>	
Mailing Address: <u><i>555 Elm Spur, Sequin, Tx 78155</i></u>	
Phone Number: <u><i>830-560-6581</i></u>	
Signature: _____	_____
Printed Name: _____	
Mailing Address: _____	
Phone Number: _____	
Signature: _____	_____
Printed Name: _____	
Mailing Address: _____	
Phone Number: _____	
Signature: _____	_____
Printed Name: _____	
Mailing Address: _____	
Phone Number: _____	

THE STATE OF TEXAS  
COUNTY OF *Guadalupe*  
BEFORE ME, the undersigned, on this day personally appeared, the individual(s) known to me to be the persons whose name(s) is/are subscribed to the foregoing instrument and each acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this *9th* day of *August*, 20*19*.



*Diane Donsbach*  
Notary Public in and for  
*Guadalupe* County, Texas.

Note: \$42 Recording Fee must accompany your petition. If your petition is not accepted, your \$42 will be refunded.

Amount Paid \_\_\_\_\_ Check # \_\_\_\_\_ Accepted by \_\_\_\_\_

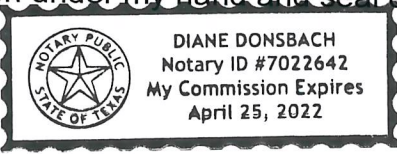
**PETITION REQUESTING VOLUNTARY INCLUSION IN THE  
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TO: THE MAYOR AND GOVERNING BODY OF THE CITY OF NEW BERLIN, TEXAS:  
 The undersigned owner(s) of the hereinafter described tract of land hereby petition your Honorable Body to extend the present extraterritorial jurisdiction of the City of New Berlin so as to include as part of the extraterritorial jurisdiction of the City of New Berlin, Texas, the following described territory, to wit: (See Exhibit A: Description of the territory covered by the petition by metes and bounds-Copy of Recorded Plat).  
 We certify that the above described tract of land is contiguous and adjacent to extraterritorial jurisdiction of the City of New Berlin, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

<u>Owner(s) Signature(s)</u>	<u>Date Signed</u>
Signature: <u>[Handwritten Signature]</u>	<u>8/12/19</u>
Printed Name: <u>Stephen German</u>	
Mailing Address: <u>555 Cln Spar Seguin 78155</u>	
Phone Number: <u>830-560-2580</u>	
Signature: <u>[Handwritten Signature]</u>	_____
Printed Name: <u>Diane Donsbach</u>	
Mailing Address: <u>108 Ruffo</u>	
Phone Number: _____	
Signature: _____	_____
Printed Name: _____	
Mailing Address: _____	
Phone Number: _____	
Signature: _____	_____
Printed Name: _____	
Mailing Address: _____	
Phone Number: _____	
Signature: _____	_____
Printed Name: _____	
Mailing Address: _____	
Phone Number: _____	

THE STATE OF TEXAS  
 COUNTY OF Guadalupe  
 BEFORE ME, the undersigned, on this day personally appeared, the individual(s) known to me to be the persons whose name(s) is/are subscribed to the foregoing instrument and each acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 13 day of August, 2019.  
Diane Donsbach  
 Notary Public in and for  
Guadalupe County, Texas.



Note: \$42 Recording Fee must accompany your petition. If your petition is not accepted, your \$42 will be refunded.

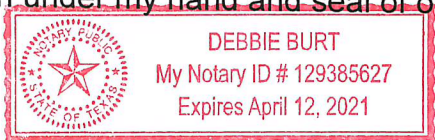
Amount Paid \_\_\_\_\_ Check # \_\_\_\_\_ Accepted by \_\_\_\_\_

**PETITION REQUESTING VOLUNTARY INCLUSION IN THE  
CITY OF NEW BERLIN'S EXTRATERRITORIAL JURISDICTION  
PURSUANT TO SECTION 42.022 OF THE TEXAS LOCAL GOVERNMENT CODE:**

TO: THE MAYOR AND GOVERNING BODY OF THE CITY OF NEW BERLIN, TEXAS:  
 The undersigned owner(s) of the hereinafter described tract of land hereby petition your Honorable Body to extend the present extraterritorial jurisdiction of the City of New Berlin so as to include as part of the extraterritorial jurisdiction of the City of New Berlin, Texas, the following described territory, to wit: *(See Exhibit A: Description of the territory covered by the petition by metes and bounds-Copy of Recorded Plat).*  
 We certify that the above described tract of land is contiguous and adjacent to extraterritorial jurisdiction of the City of New Berlin, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

<u>Owner(s) Signature(s)</u>	<u>Date Signed</u>
Signature: <u><i>James M. Berman</i></u>	<u>8/21/19</u>
Printed Name: <u>James M. Berman</u>	
Mailing Address: <u>1416 Curry Road, Seguin, TX 78155</u>	
Phone Number: <u>704 770 7043</u>	
Signature: _____	_____
Printed Name: _____	
Mailing Address: _____	
Phone Number: _____	
Signature: _____	_____
Printed Name: _____	
Mailing Address: _____	
Phone Number: _____	
Signature: _____	_____
Printed Name: _____	
Mailing Address: _____	
Phone Number: _____	

THE STATE OF TEXAS  
 COUNTY OF Guadalupe  
 BEFORE ME, the undersigned, on this day personally appeared, the individual(s) known to me to be the persons whose name(s) is/are subscribed to the foregoing instrument and each acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.  
 Given under my hand and seal of office, this 12<sup>th</sup> day of August, 2019.



*Debbie Burt*  
 Notary Public in and for  
Guadalupe County, Texas.

Note: \$42 Recording Fee must accompany your petition. If your petition is not accepted, your \$42 will be refunded.  
 Amount Paid \_\_\_\_\_ Check # \_\_\_\_\_ Accepted by \_\_\_\_\_

Ordinance No. 2019-002

Exhibits "A-1 through A-9"

(See attached pages of the Property Descriptions for the following Exhibits)

Guadalupe County Property ID	Geographic ID	Property Address
60297	2G0054-0000-00300-0-00	GIN SPUR
60299	2G0054-0000-00320-0-00	GIN SPUR
60298	2G0054-0000-00310-0-00	555 GIN SPUR TX
60296	2G0054-0000-00200-0-00	GIN SPUR
60303	2G0054-0000-00600-0-00	555 FM 775 SEGUIN, TX
60304	2G0054-0000-00610-0-00	4510 FM 775 TX
60305	2G0054-0000-00612-0-00	4510 FM 775
60306	2G0054-0000-00614-0-00	4510 FM 775

the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 3rd day of October, 1953.

(SEAL) Dorothy Moltz Notary Public in and for Guadalupe County, Texas.

Filed for Record October 5, 1953, at 4-55 o'clock P.M.

Recorded October 30, 1953, at 1-50 o'clock P.M.

*Frank Schmidt*  
County Clerk, Guadalupe Co. Texas

\*\*\*\*\*

HUGO SCHULZE ET AL TO THE PUBLIC NON-PRODUCTION AFFIDAVIT #2756

\*\*\*\*\*

THE STATE OF TEXAS )  
COUNTY OF GUADALUPE ( )

BEFORE ME, the undersigned authority, on this day personally appeared Hugo Schulze and Martha Scheffel, both of whom were by me first duly sworn, did, on their oath, depose and say:

We and each of us are well acquainted with a certain tract of 100 acres out of the Peter Bollinger Survey in Guadalupe County, Texas, being the same property conveyed by F. A. Schulze, et ux, to Wm. F. Schulze by deed dated October 28, 1916, and recorded in Volume 47, pages 566-7, of the deed records of Guadalupe County, Texas.

We have been acquainted with said land for more than thirty years and we each know, of our own knowledge, that there has never been produced from said land in paying quantities any oil, gas or other minerals under any of the mineral leases heretofore executed by our father, Wm. F. Schulze, and that each of said leases has expired of its own terms.

Hugo Schulze  
Martha Scheffel

Sworn to and subscribed before me by Hugo Schulze and Martha Scheffel on this 3rd day of October, 1953.

(SEAL) Dorothy Moltz Notary Public in and for Guadalupe County, Texas.

THE STATE OF TEXAS )  
COUNTY OF GUADALUPE ( )

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Hugo Schulze and Martha Scheffel, a feme sole, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 3rd day of October, 1953.

(SEAL) Dorothy Moltz Notary Public in and for Guadalupe County, Texas.

Filed for Record October 5, 1953, at 4-55 o'clock P.M.

Recorded October 30, 1953, at 2 o'clock P.M.

*Frank Schmidt*  
County Clerk, Guadalupe Co. Texas

\*\*\*\*\*

MARTHA SCHEFFEL, ET AL TO PAUL BEUTNAGEL, ET UX WARRANTY DEED #2757

\*\*\*\*\*

THE STATE OF TEXAS )  
COUNTY OF GUADALUPE ( )

KNOW ALL MEN BY THESE PRESENTS:

That we, Martha Scheffel, a widow, of Guadalupe County, Texas,

## Exhibit A-2

Alma Elley, a widow, of Bexar County, Texas, Bruno Schulze, and wife, Blanche Schulze, of Bexar County, Texas, Wm. E. Schulze and wife, Ella Schulze, of Nueces County, Texas, Hugo Schulze and wife, Lillie Schulze, Ella Schulze, surviving widow of Eugene Schulze, deceased Laura Mae Gerdes, joined herein pro forma by my husband, George Gerdes, Jr., Elroy Schulze and wife, Katherine Schulze, Arnold Schulze and Evelyn Schulze, all of Guadalupe County, Texas for and in consideration of the sum of Ten Thousand and No/100 (\$10,000.00) Dollars to us, cash in hand paid by Paul Beutnagel and wife, Hedwig Beutnagel, the receipt of which is hereby acknowledged, and for which no lien, either express or implied, is retained or shall exist, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Paul Beutnagel and wife, Hedwig Beutnagel, of the County of Guadalupe, State of Texas, all that certain tract or parcel of land, situated in the County of Guadalupe, State of Texas, on the waters of Elm Creek, a tributary of the Cibolo River, and known as a part of original survey No. twenty-eight (28) granted to Peter Bollinger, and being the southwest one-half of a certain tract of 200 acres conveyed by A. L. Kessler and John G. Reininger to F. A. Schulze by deed dated January 11, 1883, recorded in Volume T, pages 570-571, deed records of Guadalupe County, Texas, and more particularly described by metes and bounds as follows, to-wit:

Beginning at the northwest corner of 400 acres sold to Peter Moltz, from which a persimmon 4 inches in diameter brs. S. 58 deg. E.  $1\frac{1}{2}$  vrs.;

THENCE N.  $67\frac{1}{2}$  deg. E.  $732\frac{1}{2}$  vrs. to a stake which is also Henry Schulze's S.W. corner;

Thence N.  $22\frac{1}{2}$  deg. W.  $770\text{-}3/4$  vrs. to a stake;

Thence S.  $67\frac{1}{2}$  deg. W.  $732\frac{1}{2}$  vrs. to the N. E. corner of division No. Six (6) sold to H. Beutnagel, a stake from which a mesquite 10 inches in diameter brs. N.  $22\frac{1}{2}$  deg. E.  $2\frac{1}{2}$  vrs.

Thence S.  $22\frac{1}{2}$  deg. E.  $770\text{-}3/4$  vrs. to the place of beginning and containing 100 acres of land, more or less, being the same land conveyed by F.A. Schulze, et ux, to Wm. F. Schulze by deed dated October 30, 1916, recorded in Volume 47, pages 566-7, of the deed records of Guadalupe County, Texas, to which deed and the record thereof reference is here made for all pertinent purposes.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, HOWEVER, that the grantors herein reserve unto themselves one-half (1/2) of the usual one-eighth (1/8th) royalty; that is, one-sixteenth (1/16th) of all the oil, gas, or other minerals that may be produced from said land.

IT IS EXPRESSLY AGREED that the grantees herein shall have the full and exclusive power to lease said land for the exploration for oil and gas without the necessity of grantors joining therein, and grantees shall receive all of the bonus and delay rentals or rent under any such lease or leases. In other words, grantors only participate in the production of oil and gas. This reservation is for a period of ten (10) years from the date of this deed, and if, during said time, paying production is found on said property, the same proportion in the royalty reserved as each individual grantor owned in the whole of the title prior to this deed.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Paul Beutnagel and wife, Hedwig Beutnagel, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend all and sin-



gular the said premises unto the said Paul Beutnagel and wife, Hedwig Beutnagel, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness our hands at Seguin, Texas, this 3rd day of October, A.D. 1953.

Martha Scheffel  
Martha Scheffel

Mrs. Lillie Schulze  
Mrs. Lillie Schulze

Alma Elley  
Alma Elley

Ella Schulze  
Ella Schulze, Widow of Eugene Schulze Deceased

Bruno Schulze  
Bruno Schulze

Laura Mae Gerdes  
Laura Mae Gerdes

Blanche Schulze  
Blanche Schulze

George Gerdes, Jr.  
George Gerdes, Jr.

Wm. E. Schulze  
Wm. E. Schulze

Elroy Schulze  
Elroy Schulze

Ella Schulze  
Ella Schulze

Katherine Schulze  
Katherine Schulze

Hugo Schulze  
Hugo Schulze

Arnold Schulze  
Arnold Schulze

Evelyn Schulze  
Evelyn Schulze

\$11.00 U.S. Stamps-cancelled

THE STATE OF TEXAS )  
COUNTY OF GUADALUPE ( )

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Martha Scheffel, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 3rd day of October, 1953.

(SEAL) Dorothy Moltz Notary Public in and for Guadalupe County, Texas.

THE STATE OF TEXAS )  
COUNTY OF GUADALUPE ( )

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Alma Elley, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3rd day of October, 1953.

(SEAL) Dorothy Moltz, Notary Public in and for Guadalupe County, Texas.

THE STATE OF TEXAS )  
COUNTY OF BEXAR ( )

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Bruno Schulze and Blanche Schulze, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Blanche Schulze, wife of the said Bruno Schulze, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Blanche Schulze, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 3rd day of October, 1953.

(SEAL) T.E. Malone Notary Public in and for Bexar County, Texas.

Exhibit A-4

THE STATE OF TEXAS     )  
                                  (  
COUNTY OF GUADALUPE     )

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Wm. E. Schulze and Ella Schulze, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Ella Schulze, wife of the said Wm. E. Schulze, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Ella Schulze, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this 3rd day of October, 1953.

(SEAL) Elbert R. Jandt Notary Public in and for Guadalupe County, Texas.

THE STATE OF TEXAS     )  
                                  (  
COUNTY OF GUADALUPE     )

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Hugo Schulze and Lillie Schulze, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Lillie Schulze, wife of the said Hugo Schulze, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Lillie Schulze, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

Given under my hand and seal of office, on this 3rd day of October, 1953.

(SEAL) Elbert R. Jandt Notary Public in and for Guadalupe County, Texas.

THE STATE OF TEXAS     )  
                                  (  
COUNTY OF GUADALUPE     )

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Ella Schulze, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 3rd day of October, 1953.

(SEAL) Dorothy Moltz Notary Public in and for Guadalupe County, Texas.

THE STATE OF TEXAS     )  
                                  (  
COUNTY OF GUADALUPE     )

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared George Gerdes, Jr., and Laura Mae Gerdes, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Laura Mae Gerdes, wife of the said George Gerdes, Jr., having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Laura Mae Gerdes, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office on this 3rd day of October, 1953.



Exhibit A-6

Henry Beutnagel Sr. by Kessler and Reininger recorded in deed book U on page 75 to which reference is made. But I reserve a road through the above mentioned land herein sold to the San Antonio and Seguin Road.

To have and to hold the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Henry F. Beutnagel his heirs and assigns forever; and I do hereby bind myself, and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Henry F. Beutnagel heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof. But it is expressly agreed and stipulated that the vendors lien is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to its face and tenor, effect and reading when this deed shall become absolute. Witness hand at this day of A.D. 1907

Christina Beutnagel

The State of Texas

County of Guadalupe Before me, F. Suchart a Notary Public in and for Guadalupe County, Texas on this day personally appeared Mrs. Christine Beutnagel a feme sole known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 5th day of January A.D. 1907

(Seal) F. Suchart Notary Public in and for Guadalupe Co. Texas

Filed for record this the 5 day of Jan. A.D. 1907 at 4 o'clock P.M.

Recorded at 5 o'clock P.M. on January 29, 1907

A. W. Hanson County Clerk

By R. F. Malone Deputy

Christine Beutnagel Deed to Chas. Beutnagel

The State of Texas

County of Guadalupe Know all men by these presents: That I Christine Beutnagel of the County of Guadalupe State of Texas for and in consideration of the sum of Three Thousand Four Hundred Dollars to me paid and secured to be paid by Charles Beutnagel as follows: Cash in hand the sum of Twelve hundred dollars the receipt of which is hereby acknowledged and for the further consideration of one promissory note of even date herewith for the sum of Twenty two hundred Dollars, bearing interest at the rate of 6% per annum from date payable ten years years after date, interest payable annually, have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Charles Beutnagel of the County of Guadalupe State of Texas all that certain tract or parcel of land lying and being situated in Guadalupe County, Texas and described as follows, to-wit: Beginning at Herman Beutnagel S.W. corner. Thence S. to the S.W. corner of this tract. Thence east to the south east corner of this tract. Thence north to Henry F. Beutnagel S.E. corner. Thence west to H.F. Beutnagel S.W. corner. Thence south to Herman Beutnagel S.E. corner. Thence west to place of beginning, containing 255 acres of land more or less and being part of the land sold to Henry Beutnagel Sr. by Chas. Sellingsloh and Kessler H. Reininger recorded in deed book Q on page 195 and deed book U on page 75 of the records of Guadalupe County, Texas to which reference is made and made a part hereof. But I hereby reserve

Exhibit A-7

VOL. 610 PAGE 226

ERNST MOLTZ ET AL

TO

HEDWIG BEUTNAGEL

THE STATE OF TEXAS

COUNTY OF GUADALUPE

7751

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, ERNST MOLTZ, EDNA WESCH, ELSIE MOLTZ, a widow, JUDY MOLTZ, DAVID MOLTZ, DOROTHY MOLTZ CALENTINE, SUSAN MOLTZ PREDMORE, LUCILLE WIEDERSTEIN and LARRY MOLTZ, of the County of Guadalupe, and State of Texas, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED and by these presents do hereby GRANT, SELL AND CONVEY unto HEDWIG BEUTNAGEL, as her sole and separate property and estate, subject to the reservation herein-after set forth, all of the following described real property in Guadalupe County, Texas, to-wit:

All of our undivided right, title and interest in and to the following described real property, to-wit:  
All that certain 20.6 acres of land situated in the Peter Bollinger Survey, Abst. 54, Guadalupe County, Texas. Said 20.6 acre tract is part of a tract called 105 acres (hereinafter called the parent tract) in conveyance to Louis Moltz recorded in volume 60 at page 602 of the deed records of said county and is described by metes and bounds as follows:  
BEGINNING at the southwest corner of the parent tract;  
THENCE with fence along the west line of the parent tract as follows:  
north 21 deg. 46' west 820.6 feet;  
thence north 21 deg. 21' west 621.9 feet to the north-west corner of the parent tract;  
THENCE with fence along the north line of the parent tract as follows:  
north 68 deg. 22' east 621.7 feet;  
thence south 21 deg. 52' east 344.0 feet to a re-entrant corner of the parent tract;  
THENCE south 21 deg. 35' east 1,087.7 feet to the south line of the parent tract;  
THENCE with fence along said south line south 68 deg. 22' west 623.3 feet to the place of beginning all corners of the tract herein described being marked with iron stakes and containing 20.6 acres of land.

EXCEPT HOWEVER, that grantor, ERNST MOLTZ, herein reserves and it is expressly agreed that he shall have the right to reside in the house on said described premises for and during his natural life without payment of any rent to the grantee, her heirs and assigns.

Exhibit A-8

Given under my hand and seal of office, this the 1st day of February, A.D.1949.

(SEAL) Frank Schmidt, County Clerk,Guadalupe County,Texas.

By Madeline Beaty-Deputy

Filed for Record February 1, 1949, at 2-15 o'clock P.M.

Recorded February 3, 1949, at 11-40 o'clock A.M.

*Frank Schmidt*  
County Clerk, Guadalupe Co. Texas

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PAUL BEUTNAGEL TO GUADALUPE COUNTY WARRANTY DEED #276

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F.M.775 Tract No.14

THE STATE OF TEXAS )  
( KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF GUADALUPE )

That we, Paul Beutnagel and wife, Hedwig Beutnagel of the County of Guadalupe State of Texas for and in consideration of the sum of One hundred thirty nine and 21/100 Dollars to us in hand paid by the County of Guadalupe, State of Texas receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, sell and convey, unto the said County of Guadalupe State of Texas all those certain tracts or parcels of land situated in the County of Guadalupe, State of Texas, out of the Peter Bollinger Survey No. 28 and being more particularly described as follows, to-wit:

Parcel (a): Being a strip of land along and adjacent to the existing southwest line of Highway No. F. M. 775, known as the New Berlin Road, and described by metes and bounds as follows, to-wit:

Beginning at the northeast corner of the Paul Beutnagel property, said corner being in line of fence along the existing southwest line of Highway No. F.M.775 and being S. 68 deg. 27' W. 21.0 feet from Station 133/00 on the centerline of said highway;

Thence S. 68 deg. 27' W. with line of fence along the north line of the Paul Beutnagel property, a distance of 14.0 feet to a point;

Thence S. 21 deg. 59' E. 35.0 feet from and parallel to the centerline of said highway a distance of 1344.5 feet to a point opposite Station 146/44.2;

Thence S. 17 deg. 42' E. 200.6 feet to a point, said point being S. 68 deg. 01' W 50.0 feet from P.C.Station 148/44.2 on the centerline of said Highway;

Thence in a southwesterly direction, 50.0 feet from and concentric with the centerline of said highway, along the arc of a curve to the right having a radius of 523.7 feet and a central angle of 90 deg. 00' a distance of 821.6 feet to a point opposite P.T.Station 157/44.2;

Thence S. 66 deg. 55' W. 155.8 feet to a point in line of fence along the existing northwest line of highway No. F.M.775, said point being N. 21 deg. 59' W. 47.0 feet from Station 159/00 on the centerline of said highway;

Thence in a northeasterly direction along the existing northwest line of said highway at a distance of 393.1 feet cross the centerline of said highway at Station 155/00 and a total distance of 713.9 feet to the southeast corner of the Paul Beutnagel property;

Thence in a northwesterly direction along the existing southwest line of said highway at a distance of 390.7 feet cross the centerline of said highway at Station 149/78.2 and a total distance of 2068.1 feet to the place of beginning and containing 2.473 acres of land more or less.

Parcel (b): Being a strip of land along and adjacent to the existing northwest line of Highway No. F.M.775, known as the New Berlin road, and described by metes and bounds

as follows, to-wit:

Beginning at a point in line of fence along the existing northwest line of said Highway, said point being N. 68 deg. 01' E. 264.9 feet from the southwest corner of the Paul Beutnagel property and being N. 21 deg. 59' W. 35.0 feet from Station 190/54 on the centerline of said highway;

Thence N. 44 deg. 35' E. 163.5 feet to a point, said point being N. 21 deg. 59' W. 100.0 feet from Station 189/00;

Thence N. 68 deg. 01' E. 100.0 feet from and parallel to the centerline of said highway, a distance of 350.0 feet to a point opposite Station 185/50;

Thence N. 86 deg. 27' E. 158.1 feet to a point, said point being N. 21 deg. 59' W. 50.0 feet from Station 184/00;

Thence N. 68 deg. 01' E. 50.0 feet from and parallel to the centerline of said highway a distance of 1300.0 feet to a point opposite Station 171/00;

Thence N. 76 deg. 06' E. 101.0 feet to a point in line of fence along the existing northwest line of said highway, said point being N. 21 deg. 59' W. 35.8 feet from Station 170/00 on the centerline of said highway;

Thence in a southwesterly direction with line of fence along the existing northwest line of said highway a distance of 2050.0 feet to the place of beginning and containing 1.366 acres of land more or less.

Parcel (c): Being a small triangular tract or parcel of land off the southwest corner of the Paul Beutnagel property adjacent to the existing northwest line of Highway No. F.M.775, known as the New Berlin road and described by metes and bounds as follows, towit:

Beginning at the southwest corner of the Paul Beutnagel property, said corner being formed by the intersection of the existing northwest line of said highway with the east line of a county road, and being N. 20 deg. 49' W. 35.0 feet from Station 193/15.6 on the centerline of said highway

Thence N. 20 deg. 49' W. with the east line of a county road a distance of 50.0 feet to a point;

Thence S. 66 deg. 24' E. 70.0 feet to a point in line of fence along the existing northwest line of said highway;

Thence in a southwesterly direction with said line of fence a distance of 50.0 feet to the place of beginning and containing 0.028 acres of land more or less.

<u>Parcels:</u>	<u>Acres:</u>
(a)	2.473
(b)	1.366
(c)	<u>0.028</u>
Total	3.867

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said County of Guadalupe State of Texas, its successors and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said County of Guadalupe, State of Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness our hands at Seguin this 1 day of Feb. 1949.

55¢ U.S. Stamps-cancelled

Paul Beutnagel  
Mrs. Hedwig Beutnagel



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.

City of New Berlin  
→ 275 FM 2538  
Sequin, TX 78155

201999019754  
I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
08/30/2019 11:11:46 AM PAGES: 16 LEAH  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*