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PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF THE CITY OF NEW BERLIN, TEXAS BY THE ANNEXATION OF LAND LOCATED ADJACENT TO THE CITY OF NEW BERLIN, TEXAS CITY.

WHEREAS, the City of New Berlin, Texas received a petition requesting annexation from the owner of land, contiguous to the City of New Berlin, Texas, and vacant and without residents or on which fewer than three qualified voters reside; and

WHEREAS, Texas Local Government Code section 43.028 authorizes the City of New Berlin, Texas to annex a sparsely occupied area on petition of the area's landowners; and

WHEREAS, in accordance with state law, the above-described petition was filed with the City of New Berlin, Texas on September 13, 2013; and

WHEREAS, the City Council of the City of New Berlin, Texas, believing that the above-described petition was properly filed pursuant to Texas Local Government Code section 43.028, granted said petition on November 18, 2013; and

NOW THEREFORE:

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

SECTION 1. The land and territory lying outside of, but adjacent to and adjoining the City of New Berlin, Texas, more particularly described as that portion of the tract of land described in Exhibit "A," attached hereto and incorporated herein by reference, is hereby added and annexed to the City of New Berlin, Texas, and said territory, as described, shall hereafter be included within the boundary limits of said City, and the present boundary limits of said City, at the various points contiguous to the area described in Exhibit "A," are altered and amended so as to include said area within the corporate limits of the City of New Berlin, Texas, and inhabitants thereof shall be entitled to all of the rights and privileges as citizens and shall be bound by the acts, ordinances, resolutions, and regulations of the City of New Berlin, Texas

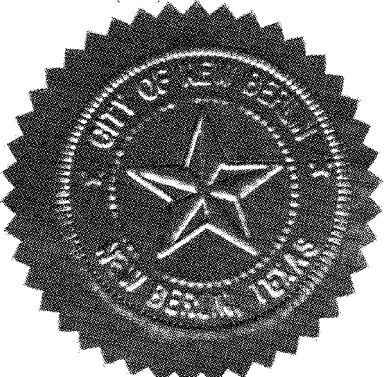
SECTION 2. This ordinance shall be effective from and after November 18, 2013.

PASSED AND APPROVED this, the 18th day of November, 2013.

MAYOR
CITY OF NEW BERLIN, TEXAS

ATTEST:

CITY SECRETARY
CITY OF NEW BERLIN, TEXAS
(Seal)



After recording
Please return to:
City of New Berlin
New Berlin, Texas
275 FM 2538
Seguin, TX 78155

State of Texas
County of Guadalupe

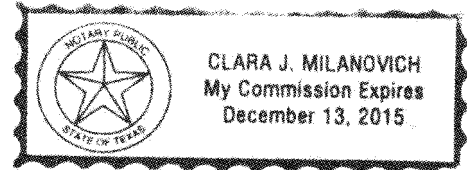
Before me on this day personally appeared

ELMER ZWICKE, known
(name/names of signers)

to me or proved to me through TX DL [REDACTED] to be the
person(s) 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 13TH day of SEPTEMBER, 2013.

Clara Joan Milanovich
Notary Public's Signature



(Notary Seal)

State of Texas
County of Guadalupe

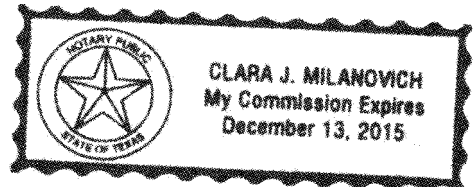
Before me on this day personally appeared

Peggy Zwick, known
(name/names of signers)

to me or proved to me through TXDL [redacted] to be the
person(s) 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 12th day of September, 2013.

Clara Joan Milanovich
Notary Public's Signature



(Notary Seal)

#2
1173/0054

11928

2251

VOL 4269 PBO 383

Prepared by the State Bar of Texas for use by lawyers only.

Revised 10-85.

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WARRANTY DEED

Date: October 5, A.D. 1995.

Grantor: DELMORE ZWICKE, joined herein by his wife, THELMA ZWICKE.

Grantor's Mailing Address (including county): Route 1, Box 18, Marion,
Guadalupe County, Texas 78124.

Grantee: ELMER G. ZWICKE and wife, PEGGY L. ZWICKE.

Grantee's Mailing Address (including county): Route 4, Box 556, Seguin,
Guadalupe County, Texas 78155.

Consideration: A good and valuable consideration.

Property (including any improvements):

Being a 15.0 acres tract of land situated in Guadalupe County, Texas, in the William C. Baxter Survey, Abstrat 66, and being more fully described in EXHIBIT "A", attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

All conditions of record affecting the herein described property.

Grantor, for the consideration 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, executors, 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.

COPY Friday, June 24, 2016

EXECUTED this the 5th day of October, A.D. 1995.

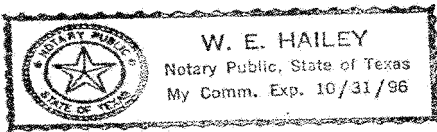
Delmore Zwicke
Delmore Zwicke

Thelma Zwicke
Thelma Zwicke

(Acknowledgment)

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 18th day of October, 19 95
by Delmore Zwicke and Thelma Zwicke.



W. E. Hailey
Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19 _____,
by _____ of _____
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

Elmer G. Zwicke
Route 4, Box 556
Seguin, Texas 78155

PREPARED IN THE LAW OFFICE OF:

William E. Hailey
P. O. Box 23336
San Antonio, Texas 78223

1173/0056

EXHIBIT "A"

Being a 15.0 acres tract of land situated in the William C. Baxter Survey, Abstract 66, Guadalupe County, Texas, said 15.0 acres tract is part of First Tract (hereinafter called the parent tract) in conveyance to Walter Zwicke recorded in Volume 232, at page 446, of the Deed Records of Guadalupe County, Texas, and is described by metes and bounds as follows:

BEGINNING at the North corner of the tract herein described, said corner being in a common line of the William C. Baxter and L. Martinez Surveys, and situated S 29° 33' E 1,209.1 feet from a common corner of said Baxter and Martinez Surveys and the North corner of the parent tract;

THENCE with a common line of said Baxter and Martinez Surveys, same being the Northeast corner of the parent tract, S 29° 33' E 623.4 feet to an iron stake set for the East corner of the tract herein described;

THENCE into and across the parent tract, end of course being marked with iron stakes as follows:

S 60° 07' W 1,049.5 feet to the Southwest line of the parent tract;

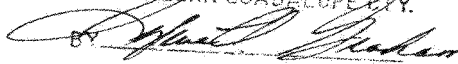
THENCE with fence along said line, as follows:

N 29° 24' W 623.4 feet to an iron stake set for the West corner of the tract herein described;

THENCE across the parent tract, N 60° 07' E 1,046.8 feet to the place of beginning and containing 15.0 acres of land, more or less.

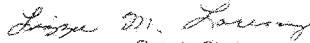
FILED FOR RECORD

95 OCT 27 AM 8:18

LIZZIE M. LORENZ
COUNTY CLERK GUADALUPE CO. TX.BY 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. Lorenz
County Clerk,
Guadalupe County Texas

WALTER A. ZWICKE-----to-----ELMER G. ZWICKE

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only.
To select the proper form, fill in blank spaces, strike out yorm provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

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WARRANTY DEED
(LONG FORM)

+269 760386

THE STATE OF TEXAS
COUNTY OF GUADALUPE

} KNOW ALL MEN BY THESE PRESENTS:

That I, WALTER A.ZWICKE, individually and as Independent Executor of the estate of Lucina S. Zwicke, deceased,

of the County of Guadalupe and State of Texas for and in consideration of the sum of-----ONE and NO/100----- (\$1.00)-----DOLLARS -----AND LOVE AND AFFECTION----- 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 GRANT, SELL AND CONVEY unto
ELMER G. ZWICKE

of the County of Guadalupe and State of Texas, all of the following described real property in Guadalupe County, Texas, to-wit:

All that certain 19.05 acres of land situated in the William C. Baxter Survey, Abst. 66, Guadalupe County, Texas. Said 19.05 acre tract is part of First Tract (hereinafter called the parent tract) of conveyance to Walter Zwicke recorded in Vol. 232 at page 446 of the Deed Records of said county and is described by metes and bounds as follows:
BEGINNING at an iron stake found marking the west corner of the parent tract;
THENCE with the southeast line of a county road, same being the approximate location of a common line of the William C. Baxter and Juan Jose Guerrera Surveys, N 62° 27' E 30.0 feet to the west corner of a 10.0 acre tract previously conveyed out of the parent tract to Elmer G. Zwicke;

THENCE with the boundaries of said 10 acre tract as follows:
 S 29° 33' E 428 feet;
 thence N 60° 07' E 1,018 feet to the northeast line of the parent tract;
 THENCE with said line, S 29° 33' E 781.1 feet to the east corner of the tract herein described;
 THENCE across the parent tract, S 60° 07' W 1046.8 feet;
 THENCE with fence along the southwest line of the parent tract as follows: N 29° 24' W 655.9 feet; thence S 60° W 2.6 feet to a concrete monument found; thence N 29° 34' W 554.4 feet to the place of beginning, all corners of the tract herein described being marked with iron stakes, and containing 19.05 acres of land.

This tract subject to an easement 30 feet wide situated within the tract herein described, contiguous to and along the entire length of its southwest line and described as follows:

ACCESS EASEMENT:

A strip of land 30 feet wide situated within the parent tract, contiguous to and along the entire length of its southwest line.

FILED FOR RECORD
14 SEP -3 PM 2:48
 TERESA KIEL
 COUNTY CLERK GUADALUPE COUNTY
 BY *C. Hernandez*

STATE OF TEXAS
 COUNTY OF GUADALUPE
 I certify this instrument was FILED on the date and at the time stamped thereon and was duly recorded in the Official Public Records of Guadalupe County, Texas.



Teresa Kiel
 TERESA KIEL
 Guadalupe County Clerk