

Rounsoull
VOL 3048 PG 0568
59.95
S
Sub to
Section
City of
New Berlin
Richard

V & R Knoch
11-018114

ORDINANCE No. 2011-0013 ~~0013~~ *0013*

Return to:
THE CITY OF NEW BERLIN
NEW BERLIN, TEXAS
275 FM 2538
SEGUIN, TX 78155

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.

WHEREAS, the City of New Berlin, Texas has agreed to annex property being more particularly described in Appendix A attached hereto; and

WHEREAS, the City Council of the City of New Berlin, Texas, believing that the above-described property is annexed pursuant to Texas Local Government Code section 43.028, and

WHEREAS, on the Feb. 9, 2011 the City Council of the City of New Berlin, Texas received petition from the land owner to annex the land situated outside of, but immediately adjacent to, the current corporate limits of the City of New Berlin, Texas;

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.

SECTION 2. This ordinance shall be effective from and after March 21, 2011

PASSED AND APPROVED this, the 21st day of March 2011

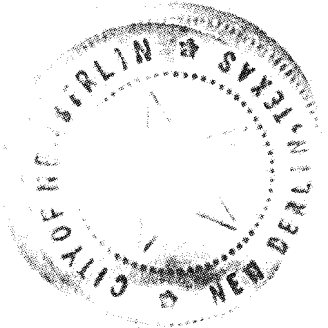
Edith M. White

MAYOR
CITY OF NEW BERLIN, TEXAS

ATTEST:

Jane Wallace
CITY SECRETARY
CITY OF NEW BERLIN, TEXAS

FILED FOR RECORD
11 JUN 28 PM 1:32
TERESA KIEL
COUNTY CLERK BUDADELUFE COUNTY
Teresa Kiel



PETITION REQUESTING ANNEXATION:
TERRITORY THAT IS VACANT AND WITHOUT
RESIDENTS OR ON WHICH FEWER THAN THREE
QUALIFIED VOTERS RESIDE

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

The undersigned owner(s) of the hereinafter described tract of land which is vacant and without residents, or on which less than three (3) qualified voters reside, hereby petition your honorable body to extend the present municipal limits so as to include and annex as a part of the City of New Berlin, Texas, the property described by metes and bounds. See Attached Exhibit "A."

I (we) certify that the above-described tract of land is contiguous and adjacent to the City of New Berlin, Texas, is not more than one-half (1/2) mile in width, and that this petition is signed and duly acknowledged by each and every person or corporation having an interest in said land.

Signature

Date

(Signature)

Mark A Rounsavill

9 Feb 2011

(Printed Name)

MARK A ROUNSAVILL

(Signature)

Rebecca Rounsavill

9 Feb 2011

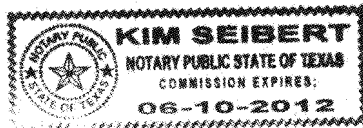
(Printed Name)

Rebecca ROUNSAVILL

(Signature) _____

(Printed Name) _____

State of Texas County of Guadalupe
Sworn to and subscribed before me this 9th
day of February, 2011
Kim Seibert Notary Public



FRID 47 DUIT ~ ~ ~
#25.00
Account No. KP

VOL 1778 PG 0160
After Recording Return to:

21144

VOL 3048 PG 0570

RANDOLPH-BROOKS FEDERAL CREDIT UNION
Attn: Mortgage Lending Dept.
P.O. Box 2097, Universal City, TX 78148

[Space Above This Line For Recording Date]

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on November 26, 2002.

The grantor is **MARK ALAN ROUNSAVILL and wife, REBECCA JANE ROUNSAVILL** ("Borrower").

The trustee is **MORTON W. BAIRD II** ("Trustee").
and whose address is **242 W. Sunset, Suite 201, San Antonio, TX 78209**

The beneficiary is **RANDOLPH-BROOKS FEDERAL CREDIT UNION**, which is organized and existing under the laws of State of Texas. ("Lender").
and whose address is **P.O. Box 2097, Universal City, TX 78148**

Borrower owes Lender the principal sum of **One Hundred Fifty Eight Thousand Fifty and no/100 Dollars (U.S. \$158,050.00)**. This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on **December 3, 2012**. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in **Guadalupe County, Texas**:

Being a 59.95 ACRE TRACT situated in the Guadalupe Torres Survey, A-313, Guadalupe County, Texas. Said 59.95 ACRE TRACT is the residue of the tract called 60.04 acres in conveyance from Olga Fritz to Edgar C. Schneider recorded in volume 192 at page 101 of the Deed Records of said county and being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

which has the address of **4080 Linne Rd.
Seguin, Texas 78155**
("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

EXHIBIT A59.95 ACRE TRACT

Being a 59.95 ACRE TRACT situated in the Guadalupe Torres Survey, A-313, Guadalupe County, Texas. Said 59.95 ACRE TRACT is the residue of that tract called 60.04 acres in conveyance from Olga Fritz to Edgar C. Schneider recorded in volume 192 at page 101 of the Deed Records of said county and being described by metes and bounds, as follows:

BEGINNING at a $\frac{1}{2}$ inch diameter iron stake set marking the east corner of the tract herein described, same being the intersection of the southeast line of said 60.04 acre tract and the southwest line of County Road No. 415 (Linne Road) and marking the approximate location of the east corner of the Guadalupe Torres Survey, A-313, the north corner of the Juan Jose Guerrera Survey, A-140 and lying in the southwest line of the James Jack Survey, A-196;

THENCE with the southeast line of the tract herein described, same being a segment of the southeast line of said 60.04 acre tract and along the approximate location of the Guadalupe Torres Survey, A-313 and the Juan Jose Guerrera Survey, A-140, S $61^{\circ}35'44''$ W 2305.53 feet to a 60d nail set at a three-way fence corner marking the south corner of the tract herein described, same being the south corner of said 60.04 acre tract, same being the east corner of a tract called 83.68 acres in conveyance from John M. Seitz, et ux, to Fredrich Klein recorded in volume 759 at page 791;

THENCE with the southwest line of the tract herein described, same being the common line of said 60.04 acre tract with that of said 83.68 acre tract, a tract called 15.999 acres in conveyance from Adolph J. Scheel, et ux, to James M. Shodrok, et ux, recorded in volume 823 at page 132 and a tract called 12.166 acres in conveyance from Clarence A. Scheel, et ux, to James F. Keller, et ux, recorded in volume 821 at page 640, N $28^{\circ}49'44''$ W 1131.58 feet to a $\frac{1}{2}$ inch diameter iron stake found at a three-way trace of fence corner marking the west corner of the tract herein described, same being the west corner of said 60.04 acre tract, the north corner of said 12.166 acre tract and lying in the southeast line of a tract called 116 acres in conveyance from Fredrich Hoese, et al, to Lina Hoese and Rosina Hoffmann in volume 153 at page 471;

THENCE with the northwest line of the tract herein described, same being the common line of said 60.04 acre tract with that of said 116 acre tract and a tract called 20 acres in conveyance from Herman Hoese to Hulda Hoese recorded in volume 144 at page 497, as follows:

N 61°36'23" E 809.94 feet to a 1/4 inch diameter iron stake found inside of a 3/4 inch diameter iron pipe found marking the east corner of said 116 acre tract and the south corner of said 20 acre tract; and
N 61°41'13" E 1503.91 feet to a 1/4 inch diameter iron stake set marking the north corner of the tract herein described, same being the intersection of the northwest line of said 60.04 acre tract and the southwest line of County Road No. 415 and being the east corner of said 20 acre tract and lying in the approximate location of the common line of the Guadalupe Torres Survey, A-313 and the James Jacks Survey, A-196;

THENCE with the northeast line of the tract herein described, same being a segment of the southwest line of said County road No. 415 and along said common survey line, S 28°24'29" E 1129.00 feet to the PLACE OF BEGINNING and containing 59.95 ACRES OF LAND.

FILED FOR RECORD

2002 DEC -3 PM 1: 14

LUZZIE M. LUTZ
COUNTY CLERK GUADALUPE CO. TEX.

BY

Anna Benes

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.



Luzie M. Lutze
County Clerk
Guadalupe County Texas

FILED FOR RECORD

11 OCT 13 PM 3: 14

TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY

BY

Mary Kelso

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