



Historic Landmark Commission Meeting Agenda

COUNCIL CHAMBERS - 1209 FIORELLA STREET

Tuesday, October 21, 2025

6:30 PM

The Historic Landmark Commission of the City of Castroville will meet in the Regular Called Meeting beginning at 6:30 p.m. in the Council Chambers at City Hall on the following items listed on the agenda.

I. Call to Order

II. Roll Call

III. Citizen Comments

The Board will hear comments from any citizen or visitor. Speakers must address their comments to the presiding officer rather than individual board members or staff; stand at the podium, speak clearly into the microphone and state your name residential address before speaking. Speakers will be allowed a maximum of 3 minutes for testimony. In accordance with the State Open Meetings Act, the Board is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

IV. Approval of Minutes

[a.](#) Minutes from August 19, 2025.

V. Discussion and Action Items

[a.](#) Discussion and action on a Certificate of Appropriateness for 616 Lafayette.

[b.](#) Discussion and action on a Certificate of Appropriateness for 1715 Amelia.

c. Update and discussion on current code compliance and enforcement issues.

d. Discussion and action on a Certificate of Appropriateness request for 1302 Fiorella.

e. Update and discussion on historic properties for sale.

f. Update and discussion on the Texas Historic Commission First Street Initiative.

VI. Discussion on Future Agenda Items

VII. Adjourn

Accessibility Statement

The City Hall is wheelchair accessible. The exit and parking ramps are located at the rear of the building.

Non-Discrimination Statement

The City of Castroville does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, Castroville, Texas on October 14, 2025 before 10:00 p.m.

/s/ Debra Howe

City Secretary

HISTORIC LANDMARK COMMISSION

Meeting Minutes for August 19, 2025

- 1 Called to Order at 6:30 P.M.
- 2 . Roll Call: Present: Priscilla Garrett, Lori Marchman, Ky ;e
McVay, Doug DiMino. Dan Maloney, Jeff Gardner, Mary King,
HPO Selena Angel & liaison Phil King.
- 3 Citizen's Comments - None.
- 4 Approval of Minutes for July 15, 2025, passed
- 5 **A. 312 Petersburg - Discussion and action for a certificate
of appropriateness for the placement of windows not to
be facing Fiorella or Petersburg. The door to be solid
simple design with painting the structure to match main
structure. Motion to approve made by Laurie -2nd Mary,
Passed**
**B. 1303 Lorenzo -Discussion and Appropriate action on a
request for a Certificate of Appropriateness for the
downscaling of the sign on the front of the building also
toning down the color tone. Motion to approved -passed.
By a vote of 6 to 1.**
**C, 509 Hwy 90W - Discussion and Appropriate action on
a Certificate of Appropriateness for the repair and replacement**

Repelacing3exteriordoors,replacing4exteriowindows(48x60)P
aint exterior/interior, hardipanel to replace stucco exterior,
replace awnings above doors ,install gutters on 4 sides, repair
metal roof, plus interior renovations. Board pleased with all
renovations. Motion to approve-Jeff -2nd by Doug Motion passed

D, September Square Memorial – Discussion and Action
on Certificate of Appropriateness for September Sq. Memorial
.Presentation made by Cindy Guzman and 3 students working
on their 4H project. Discussion included types of materials to
be used, placement of benches, & placement of bricks. A final
design , cost, and American Legion's approval will be included
at a later date. No Action Taken

Adjourned at 7:45

Submitted by: Kyle McVay Secretary

Reviewed and approved by HLC Chair _____Priscilla Garrett

01 OCTOBER 2025 / LETTER OF RECOMMENDATION

Certificate of Appropriateness
616 Lafayette Street, Castroville, TX 78009

October 01, 2025

Greg Bowman
PO Box 1343
Helotes, TX 78023
210.965.0105
gregbo@satx.rr.com

RE: 616 Lafayette Street – Alteration

The above-referenced report and plans were reviewed by the City of Castroville’s Historic Preservation Officer for compliance with the City Ordinance No. 2017-004, Ordinance No. 2017-005, Exhibit A, Article IV, Section 2, Subsection A “Special Historic District and Landmark Regulations” and the Castroville Zoning Ordinance Article IV, Section 2B, Overlay Design Guidelines for Historic Properties. We are providing the following comments based on a cursory review of the submittal; additional comments may be generated upon the re-submittal:

DESIGNATIONS		OTHER IMPORTANT INFORMATION	
Historic Zoning (HE/CG)	No, CH-C	Build Date	ca. 1855
THC 1969 Survey	x	Architectural Style	
THC 2022 Resource	x	Alsation/Victorian with multiple additions	
Other Historical Designation			

Please provide a comment response letter with subsequent submittals.

COA APPLICATION

Per Castroville City Ordinance No. 2017-005 Exhibit, A(VII)(3), the applicant HAS met all COA application requirements. Please submit the following items:



123 Parland Place, Suite 100
San Antonio, Texas 78209
210.549.2588
workShop.com

ALTERATIONS

Per Castroville City Ordinance No. 2017-005 Exhibit, A(II)(1), alteration means any construction or change to the exterior of a building site, or structure. Alterations shall include, but not be limited to, the changing to a different type, style, or size of roofing or siding materials; changing, eliminating or adding doors, door frames, windows, window frames,

October 1, 2025
Letter of Recommendation
 Certificate of Appropriateness
 616 Lafayette Street

shutters, fences, railings, porches, columns, balconies, walls, steps, signs, or other ornamentation; the changing of paint color; regarding; dismantling, removing or moving of any exterior features or demolition. Alteration does not include routine maintenance.

Therefore, per Castroville City Ordinance No. 2017-005 Exhibit A(II)(22)(b), reconstruction, alteration, addition, stabilization, restoration or rehabilitation of a site or structure designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission. Also, per Castroville City Ordinance No. 2017-005 Exhibit A(VII)(4), material changes in any doors, roofs, windows, stonework, woodwork, light fixtures, signs, sidewalks, fences, steps, paving and/or other exterior elements visible from a public right-of-way which affect the appearance and compatibility of any structure or property designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission.

Alterations Comments

WINDOWS AND SHUTTERS

1. Per the Castroville Design Guidelines, Section II, Windows and Shutters (pg. 15), new windows should be in character with the historic building, especially on the primary or front facades. In an email, the applicant has confirmed that the proposed window will match the style of the front windows.
2. Per the Castroville Design Guidelines, Section II, Windows and Shutters (pg. 16), for repairs, avoid the use of aluminum frames.
3. Per the Castroville Design Guidelines, Section II, Windows and Shutters (pg. 17), retain the wood trim that frames the window openings.

SIDING AND WALL SURFACES

4. The 1969 Texas Historical Commission (THC) photos confirm that the original material of the addition, where the proposed work is located, is horizontal wood siding, matching the adjacent Victorian portion of the home. Asbestos cement siding was added on, at an unknown time. Per the Castroville Design Guidelines, Section II, Siding and Wall Surfaces (pg. 22), remove any non-original siding material and repair the underlying original siding, if present. Reinstall trim of matching profile and dimensions if missing or damaged.

All submittals should be submitted to the City of Castroville. A comment response letter shall be provided. Please contact Breana Soto at breana.soto@castrovilletx.gov if you have any further questions.

Regards,



Selina Angel | City of Castroville Historic Preservation Officer | Work5hop



CITY OF CASTROVILLE

Little Alsace of Texas

Permit Number: 2025259

Submittal Date: 9/22/2025

office use only

Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090

permits@castrovilletx.gov

Certificate of Appropriateness Application

Property Information			
Project Address: 616 LAFAYETTE ST CASTROVILLE		Zoning: Commercial	
Legal Description: Lot	Block	Range	Subdivision
CASTROVILLE RANGES		4	BLOCK 5 LOT 5
Landmark Name: CASTROVILLE RANGEL SUBDIVISION CA0104			
CASTROVILLE HISTORIC HOMES			
Owner Information			
Owner Name: GREG Bowman			
Mailing Address: PO BOX 1343 HELOTES TX 78023			
Phone: 210.965.0105	Fax:	Email: gregbo@satx.rr.com	

Project Description
REPLACE ROTTEN SIDING, DECAYED STRUCTURE AND SUPPORTS
TO MATCH OTHER SECTIONS OF HOUSE
* WINDOW WILL MATCH ATTACHED PICTURE
* SIDING WILL MATCH ATTACHED PICTURE
**Applicant wanted to mention this will be on the back of the house.

Any application that is missing information will be considered incomplete and will not be processed. Please see the list of application requirements on the following page.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of project will be complied with whether specified or not. I certify that I have read Article IV, Section 2 (entitled "Special Historic District and Landmark Regulations") of the Comprehensive Zoning Ordinance of the City of Castroville and will comply with all regulations found therein. The granting of a Certificate of Appropriateness does not take the place of any required building permit and does not presume to give authority to violate or cancel the provisions of any other state or local law.

Signature of Applicant:

Date:

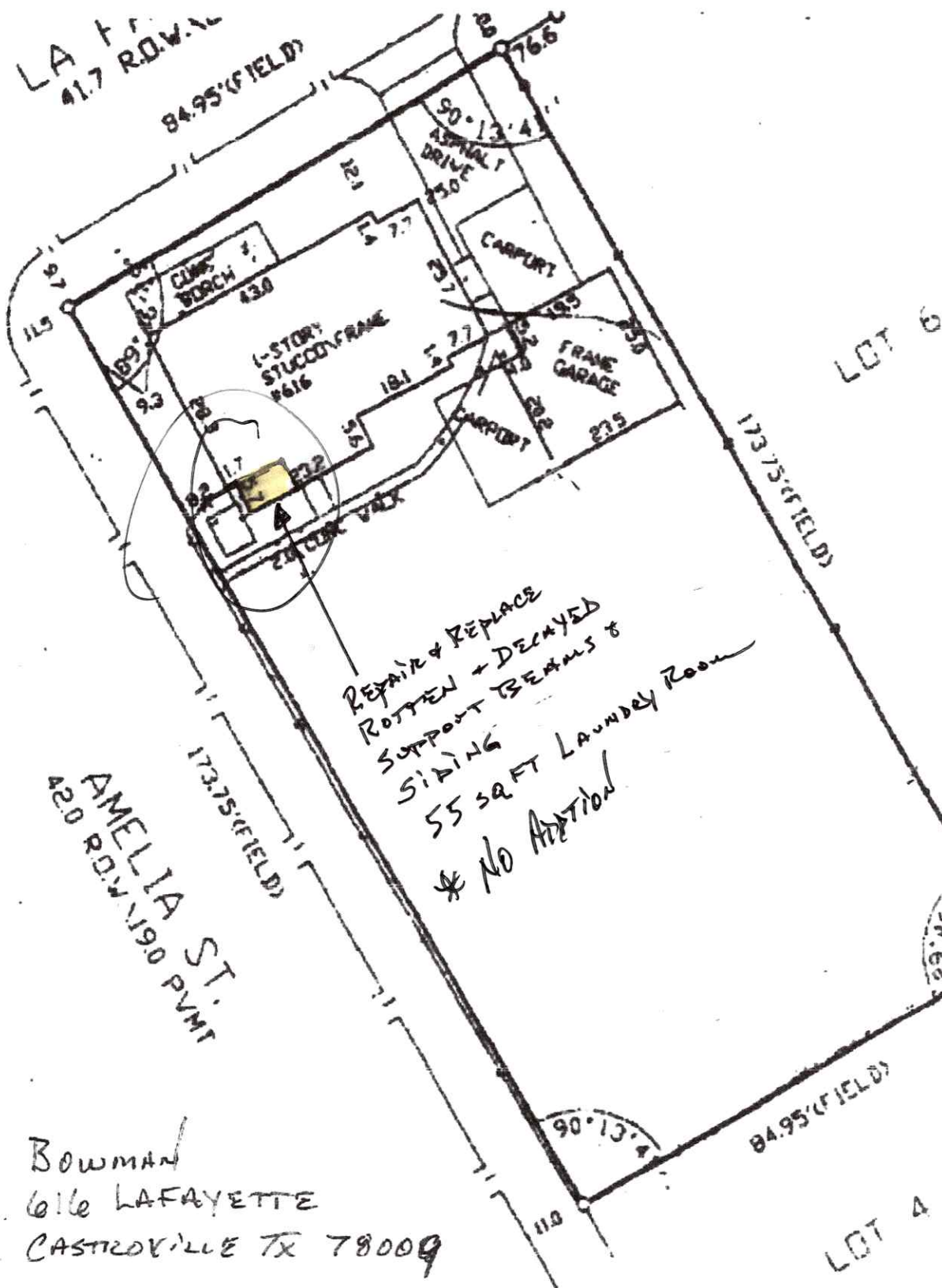
9/22/2025

Old



New Look











Section V, Item a.



10 SEPTEMBER 2025 / LETTER OF RECOMMENDATION

Certificate of Appropriateness
1715 Amelia Street, Castroville, TX 78009

September 10, 2025

OWNER:

Maurine Grooms
3903 Vista Wood Circle
Carrollton, TX 75007-2425
972.762.8603
mogo1964@hotmail.com

APPLICANT:

Mickey Conrad
-
-
210.639.1339
mickeyconrad@yahoo.com

RE: 1715 Amelia Street – Alteration Review

The above-referenced report and plans were reviewed by the City of Castroville’s Historic Preservation Officer for compliance with the City Ordinance No. 2017-004, Ordinance No. 2017-005, Exhibit A, Article IV, Section 2, Subsection A “Special Historic District and Landmark Regulations” and the Castroville Zoning Ordinance Article IV, Section 2B, Overlay Design Guidelines for Historic Properties. We are providing the following comments based on a cursory review of the submittal; additional comments may be generated upon the re-submittal:

DESIGNATIONS	
Historic Zoning (HE/CG)	x
THC 1969 Survey	
THC 2002 Resource	x
Other Historical Designation	

Please provide a comment response letter with subsequent submittals.

COA APPLICATION

Per Castroville City Ordinance No. 2017-005 Exhibit, A(VII)(3), the applicant HAS met all COA application requirements.

ALTERATIONS

Per Castroville City Ordinance No. 2017-005 Exhibit, A(II)(1), alteration means any construction or change to the exterior of a building site, or structure. Alterations shall include, but not be limited to, the changing to a different type, style, or size of roofing or siding



10 September 2025 /
Letter of Recommendation
Certificate of Appropriateness
1715 Amelia Street,

materials; changing, eliminating or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, columns, balconies, walls, steps, signs, or other ornamentation; the changing of paint color; regarding; dismantling, removing or moving of any exterior features or demolition. Alteration does not include routine maintenance.

Therefore, per Castroville City Ordinance No. 2017-005 Exhibit A(II)(22)(b), reconstruction, alteration, addition, stabilization, restoration or rehabilitation of a site or structure designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission. Also, per Castroville City Ordinance No. 2017-005 Exhibit A(VII)(4), material changes in any doors, roofs, windows, stonework, woodwork, light fixtures, signs, sidewalks, fences, steps, paving and/or other exterior elements visible from a public right-of-way which affect the appearance and compatibility of any structure or property designated or pending designation as a historic landmark or district shall be reviewed by the Historic Landmark Commission.

Alteration Comments

- 1. Per the Castroville Design Guidelines, Section II, Garages and Accessory Buildings (pg. 14), carports should be set back from the street and constructed of wood, if possible. However, the guidelines do not prohibit steel as a material for carports.
- 2. Per the Castroville Design Guidelines, Section II, Garages and Accessory Buildings (pg. 14), locate the garage or carport to front onto a secondary street, if possible, not onto the street the house faces.
- 3. Per the Castroville Design Guidelines, Section II, Siding and Wall Surfaces (pg. 21), for repairs to stone and stucco wall surfaces, replace mortar to match original in composition, color, and profile. Avoid Portland cement plaster as mortar to stucco material. Because it's harder than the softer stone, it will cause the stone to crumble.
- 4. Per the Castroville Design Guidelines, Section II, Fences and Walls (pg. 38), many landmark properties have large old trees that should be conserved where possible. In particular, live oaks and pecan trees should be protected and preserved.

All submittals should be submitted to the City of Castroville. A comment response letter shall be provided. Please contact Breana Soto at breana.soto@castrovilletx.gov if you have any further questions.

Regards,



Selina Angel | City of Castroville Historic Preservation Officer | Work5hop



CITY OF CASTROVILLE

Little Alsace of Texas

Section V, Item b.

Permit Number:	2025242
Submittal Date:	9/6/2025
office use only	

Community Development Department

703 Paris St. Castroville, Tx 78009

(830) 931-4090

permits@castrovilletx.gov

Certificate of Appropriateness Application

Property Information	
Project Address: 1715 AMELIA	Zoning: HE
Legal Description: Lot 5 & 6 Block 4 Range 11	Subdivision
Landmark Name:	

Owner Information	
Owner Name: MAURINE GROOMS	
Mailing Address: 3903 VISTA WOOD CIRCLE, CARROLTON, TX 75007-2425	
Phone: 972-762-8603	Fax: Email: MOGO1964@HOTMAIL.COM

Project Description	
Renovation / restoration of the original 1870's structure and selective demolition of the subsequent additions (circa 1950s and later). New addition to the original structure and detached accessory structures.	
This request is to amend the original HLC CoA dated July 16, 2025.	

Any application that is missing information will be considered incomplete and will not be processed. Please see the list of application requirements on the following page.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of project will be complied with whether specified or not. I certify that I have read Article IV, Section 2 (entitled "Special Historic District and Landmark Regulations") of the Comprehensive Zoning Ordinance of the City of Castroville and will comply with all regulations found therein. The granting of a Certificate of Appropriateness does not take the place of any required building permit and does not presume to give authority to violate or cancel the provisions of any other state or local law.

Signature of Applicant: _____ Date: _____

INFORMATION SECTION

Please read the following information regarding Certificate of Appropriateness prior to submitting an application.

Any application that is missing information will be considered incomplete and will not be processed.

APPLICATION DUE DATE/DATE OF HEARING:

All applications are due by the date on the chart attached. There will not be a waiver of date, so please plan accordingly. Applications will be reviewed for completeness by Community Development staff.

REQUIRED FEES:

Application Fee \$50.00

APPLICATION REQUIREMENTS

To apply for a Certificate of Appropriateness please submit the following regarding your project:

- 1. Site plan showing the location of the structure of property on its lot;
- 2. Photographs of all elevations of the structure or property and details pertaining to the proposed work;
- 3. Detailed description of the proposed work;
- 4. Elevation drawings of the proposed changes, if applicable;
- 5. Samples of, or appropriate information concerning materials to be used;
- 6. Rationale for why the proposed change is compatible with designation as a historic landmark or property within a historic district;
- 7. Any other information which the Historic Landmark Commission or staff deems reasonably necessary to visualize and evaluate the proposed work;

LETTER OF AUTHORIZATION:

If the applicant is not the property owner, a letter signed by the owner authorizing the applicant to act on their behalf must accompany this application.

LEGAL DESCRIPTION:

If the property is not platted (example of platted property: Lot A, Block 4, ABC Subdivision), a survey and/or metes and bounds description of the property with an exhibit illustrating property boundaries must accompany the application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS PROCESS/PROCEDURE:

- 1. Applicant completes the application for Certificate of Appropriateness and submits said application with required attachment(s) and filing fees
- 2. The city will call a Historical Landmark Commission meeting, based on the schedule provided on the following page, and review for completeness after receipt of payment.
- 3. A meeting is held before the Historical Landmark Commission at which time the commission approves or denies the Certificate of Appropriateness. The Historical Landmark Commission has the final say and the Certificate of Appropriateness does not need to go to City Council for approval.

Maurine Grooms
3903 Vista Woods Circle
Carrollton, Tx 75007-2425

7/8/2025

City of Castroville
Community Development Department
703 Paris St.
Castroville, Tx 78009
Attn: Breana Soto
Community Development Director

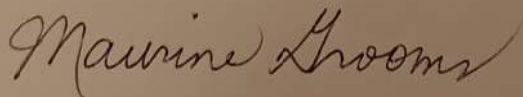
RE: 1715 Amelia

To Whom It May Concern,

Mickey Conrad is performing due diligence prior to purchasing the property I currently own at 1715 Amelia (Lots 5 & 6, Block 4, Range 11). He is requesting a meeting with the Historic Landmark Commission to review plans for improvements to the property to make sure they would be approved by the Historic Landmark Commission before committing to purchase my property. This letter is to allow Mickey Conrad to be the "applicant" and meet with the Historic Landmark Commission.

I have no responsibility for and will not be obligated to make any of the improvements proposed by Mr. Conrad. Any and all improvements will be made by Mr. Conrad after the sale of the property to Mr. Conrad.

Sincerely,



Maurine Grooms

1715 AMELIA

Mickey and Cyndee Conrad are conducting due diligence prior to purchasing the property at 1715 Amelia. The property has a circa 1870s Alsatian Sunday House that was added on to in the 1950s and later.

The HLC application is being amended due to information on the site survey that indicates the original historic house is set back from the property lines more than what was indicated in the original application. Fortunately, it doesn't impact the design of the addition to the historic house, but it does impact the configuration of the accessory structure. Attached is a revised site plan and elevations with the changes. Changes to this narrative are italicized.

Scope of the Project

1. Selective demolition of the non-contributing additions to the original Sunday House and other accessory structures
2. Restoration of the Sunday House
3. Addition of dwelling space to the Sunday House
4. Constructing an accessory structure
5. Landscape including paving, planting, fences and hardscape

Original 1870s Sunday House

- Remove 1950s non-contributing and later additions to highlight the historic structure
- Remove front porch
- Restore roof edge and overhang details

- Remove and replace aluminum windows and front door with appropriate windows and door. Restore former window opening on the southeast side.
- Repair plaster as needed
- Reconstruct portion of northwest addition wall

Addition

- Designed to highlight and complement the historic building through its material, form, and detailing.
- Aligned near the back of the existing house stepping back and away to give the original building prominence, and is compatible in terms of form, scale, massing, and materials.
- Height of the additions are *lower* than the original house.
- *Pitch on additions' roofs are slightly less* than the original house and shed pitches are similar.
- Covered entry connector will distinguish the original house from the new addition.

Accessory Structure

- New Accessory Structure includes craft studio and tool storage *with a detached carport.*
- Located to recede back from the original house and addition
- Placed closer to the back edges of the lot, as was the typical historic pattern
- Mass-scale and massing so it does not compete with the main house, but the form is complementary and compatible, recognizing hierarchy
- *The accessory structure is reconfigured to align with the 5' setback. An open carport is proposed with access from Amelia St which will be the side street when the address is changed to Berlin. To mitigate the visual impact of the carport, a low*

profile structure constructed in either wood or steel is proposed with vine covered roof edges so it compliments and not competes with the pitched roof structures. See example photos.

Roof

- Standing seam galvalume
- *Primary roofs are 7/12 pitch. Historic house pitch is 7.5/12.*
- Shed roof pitches vary from 2.75/12 to 3.75/12.

Walls

- Walls on addition: Painted plaster to match the original house texture *and smooth Hardie fiber cement panels with 1x2 battens at 12" o.c. on the kitchen wing.*
- Walls on accessory structure: Painted smooth Hardie fiber cement panels with 1x2 battens at 12" o.c. distinguish the accessory structure from the main house

Windows

- Large: Single-hung clad wood with 6/6 divided lites (SDLS)
- Small: Fixed clad wood with 4 divided lites (SDLS)

Exterior Doors

- Front: 4 panel painted wood with side-lites
- Others: 4-panel with 2 glass lites

Trim

- Head and Jamb: 1x4 wood fiber cement painted
- Sills: 2x wood fiber cement

Color & Finishes

- Roof and gutters: Natural finish galvalume
- Roof Fascia and Soffit: Same as window/door trim
- Plaster Walls: Paint SW 7100 Arcade White
- Board and Batten Walls: Same as window trim
- Windows: Pella Portobello or Fossil or Marvin Clay
- Window and Door Trim: Same as windows
- Doors: Accent compatible with trim

Landscape

Fence

- 4' coyote on Berlin St.
- 6' non-climb wire NE and SE.
- No fence on Amelia St.
- 18" high dry stack stone walls leading to door on Amelia St

Planting

- *Existing trees: Two pecan trees that have been butchered, one dead and the other in the building footprint, will be removed. See photos. The other pecans and oaks will be preserved.*
- Native perennial shrubs
- Trees added to shade from west sun
- Drought tolerant turf

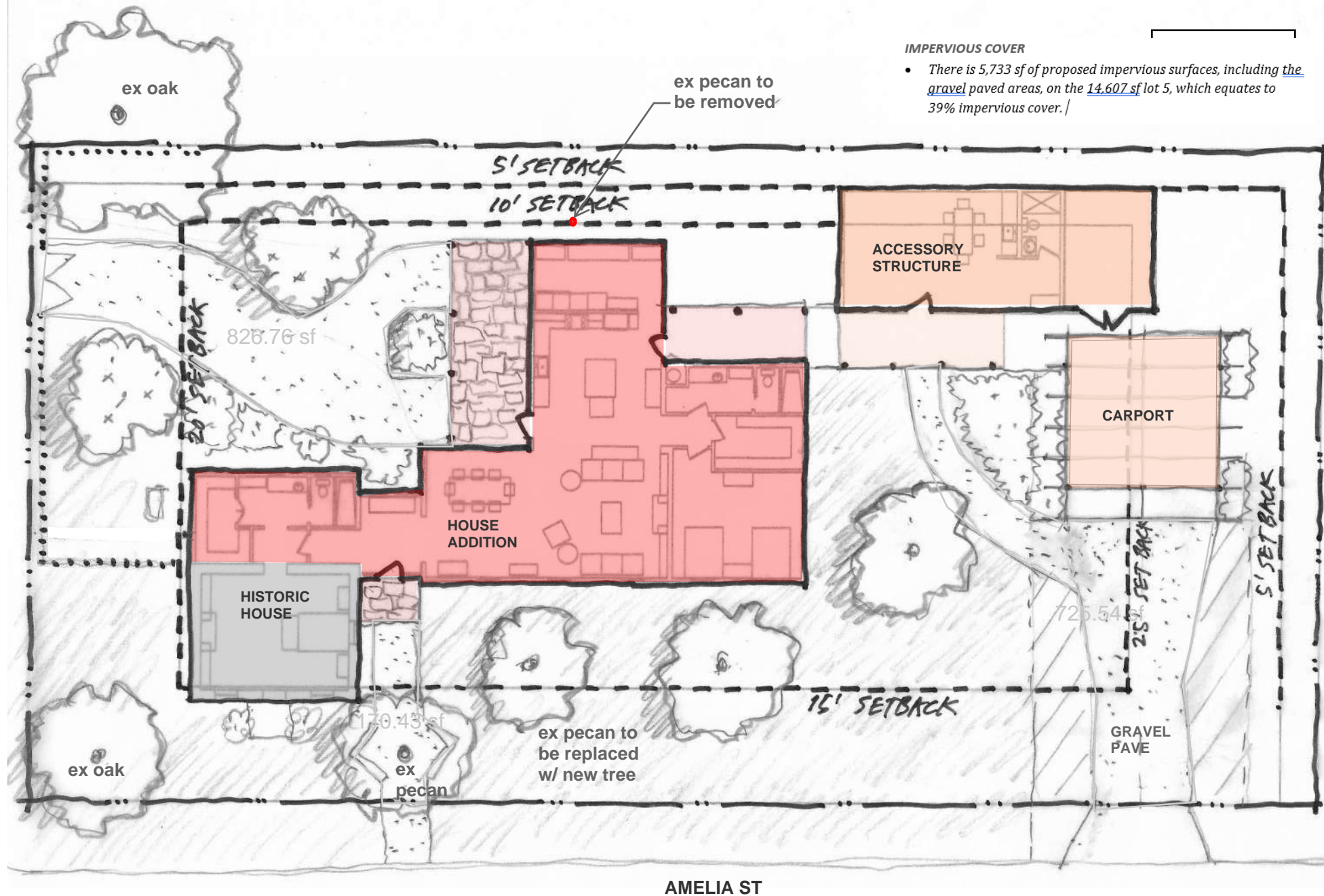
Paving

- Gravel pave drive
- Grass pave guest parking
- Crushed stone walk up to flagstone door stoops

BERLIN ST

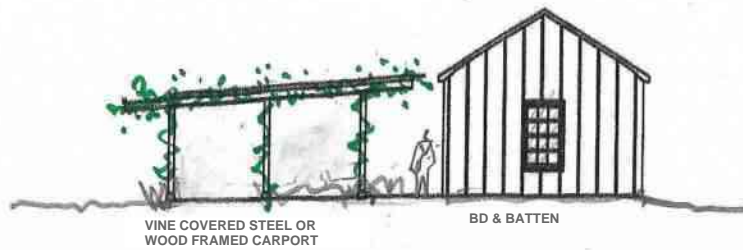
IMPERVIOUS COVER

- There is 5,733 sf of proposed impervious surfaces, including the gravel paved areas, on the 14,607 sf lot 5, which equates to 39% impervious cover. |

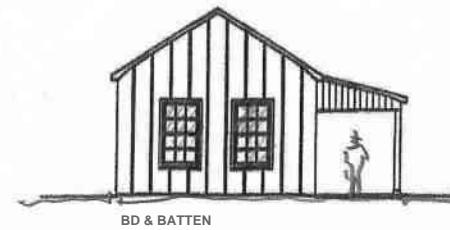


SITE PLAN - 1715 AMELIA

1715 AMELIA ADDRESS WILL BE CHANGED TO BERLIN STREET



Accessory Structure - Carport / Storage



Accessory Structure Craft Studio

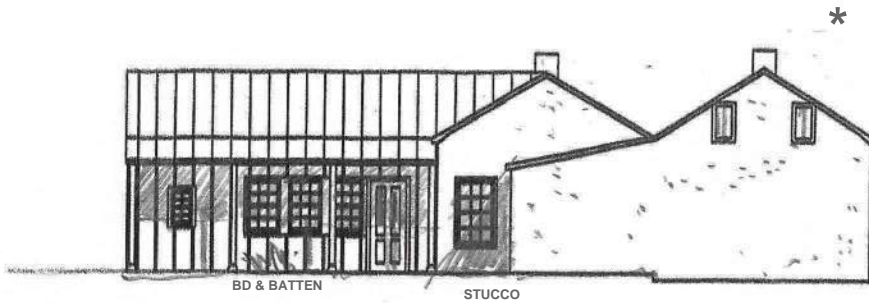


AMELIA ST ELEVATION

ELEVATIONS

* RIDGE HEIGHT OF NEW ADDITION IS 5" LOWER THAN THE RIDGE OF THE HISTORIC HOUSE.

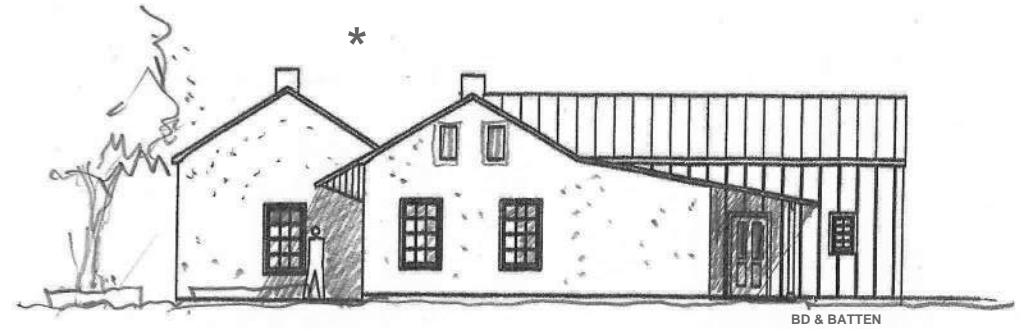
* RIDGE HEIGHT OF NEW
ADDITION IS 5" LOWER THAN
THE RIDGE OF THE HISTORIC
HOUSE.



House Addition

Historic House

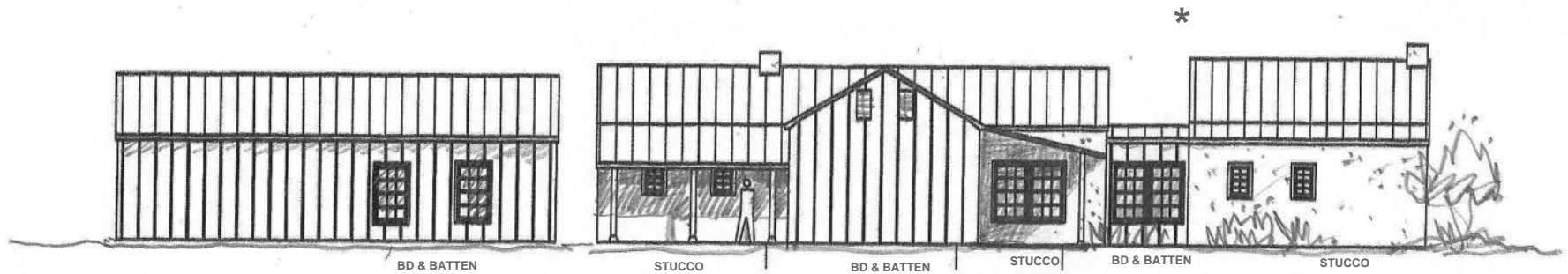
BERLIN ST. ELEVATION



Historic House

House Addition

SOUTHEAST ELEVATION



Accessory Structure

House Addition

NORTHEAST ELEVATION

ELEVATIONS



1715 AMELIA
CASTROVILLE
MCMRAD '25



THIS DEAD TREE TO BE REMOVED

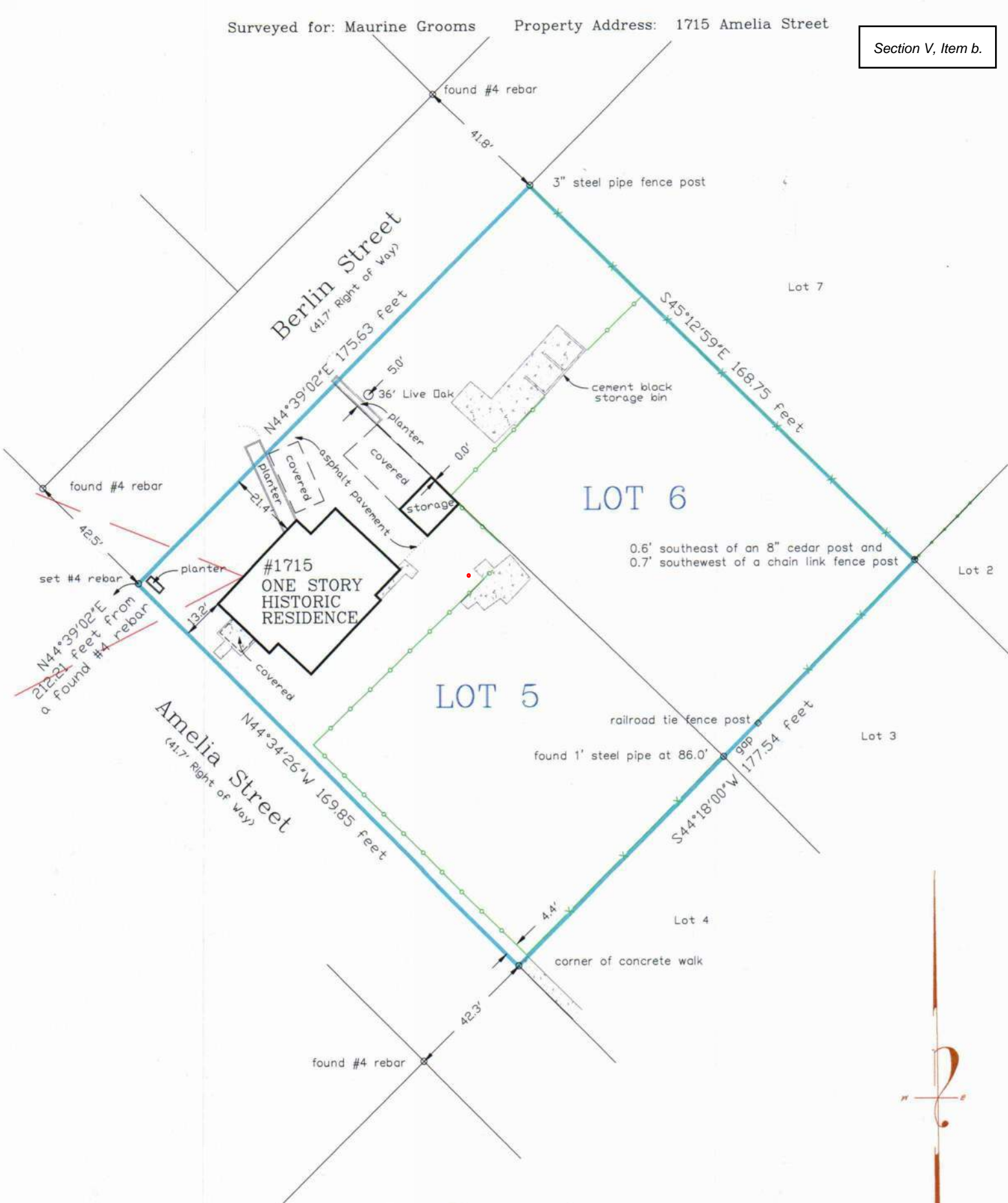
THIS TREE IS WITHIN THE BUILDING FOOT PRINT AND WILL BE REMOVED



YELLOW BUTTERFLY VINE IS EVERGREEN AND PROPOSED FOR THE CARPORT TRELLIS

MINIMAL STEEL OR WOOD STRUCTURE PROPOSED FOR THE CARPORT TRELLIS ON 3 SIDES AND COVERED OVER PARKING.

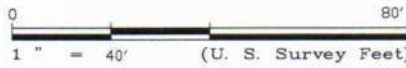




Land Boundary Survey of

Lot 5 and Lot 6, Block 4, Range 11, Castroville, Texas
 as recorded in Volume 1 on page 124 of the plat
 Records of Medina County, Texas.

- Legend
- concrete
 - wood fence
 - chain link fence
 - wire fence
 - steel fence
 - overhead electric



Record Courses, shown in RED, refer to Volume 1, page 124.

All "SET" corners are marked with a red plastic cap stamped "CAREY 4454."

Bearings are based on Grid North according to the Texas Coordinate System, South Central Zone, North American Datum, 1983.

Professional and Ethical Standards governed by Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35 Austin, Texas 78741—Ph: 512.440.7723

Surveyed: August 5, 2025

Released: August 6, 2025

Requested by: Mickey Conrad

Company: LPA, Inc.

Deliver to: Mickey Conrad

Reference #: no TC data provided

Revised:

Updated:

Drawn by: ptc

File Number: 12619

THIS PLAT IS THE PROPERTY OF MEDINA VALLEY SURVEYS, INC. AND SHALL NOT BE ALTERED, DUPLICATED, OR ELECTRONICALLY REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF MEDINA VALLEY SURVEYS, INC.

UNLESS DIGITALLY SIGNED, THIS PLAT, AS PREPARED, HAS MY SIGNATURE, IN RED, AND IS EMBOSSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT DISPLAY THESE TWO ITEMS IT IS A COPY AND IT MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR INFORMATION CONVEYED ON SUCH COPIES.

MEDINA VALLEY SURVEYS, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS PLAT FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON.

ALL RIGHTS RESERVED. COPYRIGHT 2025, MEDINA VALLEY SURVEYS, INC. ©

WARNING: ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

MEDINA VALLEY SURVEYS

Surveying Texas Since 1985

709 Washington St., Castroville, TX 78009

830.538.6427 MVSurveys.com

TBPELS firm# 100002-00

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS ORIGINAL PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

Paul T. Carey

Paul T. Carey, Registered Professional Land Surveyor
Licensed State Land Surveyor, Texas Registration Number 4454

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