**City of La Vernia**

# PLANNING & ZONING COMMISSION MEETING

**102 E. Chihuahua St., La Vernia, Texas 78121**
**November 12, 2025**
**6:30 PM**

## AGENDA

**1. Call to Order**

**2. Invocation, Pledge of Allegiance and Texas Pledge**

**3. Citizens to Be Heard**
*(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section no commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission may extend this time at their discretion.)*

**4. Consent Agenda**
*(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a commission member requests an item be removed and considered separately.)*

**A.** Minutes from the 10/07/2025 Planning and Zoning meeting

**5. Public Hearing**

**A.** The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council on Ordinance No. 111325-01, a re-zone application for the property described as **376 DRY HOLLOW RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 163A, ACRES 4.34,** requesting to change from the current zoning R-A Residential Agriculture to R-2 General Residence District.

A.1 Open Public Hearing

A.2 Requestor Presentation

A.3 Staff Presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 11325-01, a re-zone application for the property described

as **376 DRY HOLLOW RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 163A, ACRES 4.34,** requesting to change from the current zoning R-A Residential Agriculture to R-2 General Residence District.

**B.** Public Hearing to receive public comments regarding the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development

A.1 Open Public Hearing

A.2 Requester Presentation

A.3 Staff Presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider a recomendation to the City Council on the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development

**6. Discussion Only**

**A.** Update on Boondockers

**B.** Update on home occupation Ordinance

**7. Items Specific to Future Line Items on the Agenda**

**8. Adjourn**

**DECORUM REQUIRED**

*Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.*

*The Planning & Zoning Commission for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other previsions under Texas law that permits a governmental body to discuss a matter in closed executive session.*

*The City of La Vernia Planning & Zoning Commission meetings are available to all persons regardless of disability. The facility is wheelchair accessible and parking spaces are available. Request for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email mfarrow@lavernia-tx.gov.*

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Planning and Zoning Commission is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **November 07, 2025 at 5:30 PM** and remained so posted continuously for at least3 business days preceding the scheduled time of said meeting.

_____

Madison Farrow, City Secretary

City of La Vernia

# PLANNING & ZONING COMMISSION MEETING

**102 E. Chihuahua St., La Vernia, Texas 78121**
**October 07, 2025**
**6:30 PM**

## MINUTES

**1. Call to Order**

Chris Jacobs called the meeting to order at 6:30 PM.

Chris Jacobs, Wayne Robbins, and Kevin Hyland were present, Marlin Tanneberger, and Kyle Real were absent.

**2. Invocation, Pledge of Allegiance and Texas Pledge**

Chris Jacobs lead the prayer and Pledge

**3. Citizens to Be Heard**
*(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section no commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission may extend this time at their discretion.)*

There were no citizens to be heard

**4. Consent Agenda**
*(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a commission member requests an item be removed and considered separately.)*

A. Minutes from the 8/12/2025 Planning and Zoning meeting
Kevin Hyland made a motion to accept the consent agenda as listed, seconded by Wayne Robbins. All in favor.

**5. Public Hearing**

A. Public hearing regarding AMENDING LA VERNIA CODE OF ORDINANCES CHAPTER 38 ZONING

**A.1** Open Public Hearing
**A.2** Requestor presentation
**A.3** Staff presentation
**A.4** Receive Public Comments
**A.5** Close Public Hearing
**A.6** Discuss and consider a recommendation to the City Council regarding Ordinance No. 100925-01 AMENDING LA VERNIA CODE OF ORDINANCES CHAPTER 38 ZONING

**A.1** Open Public Hearing
The Public Hearing was opened @ 6:32PM

**A.2** Requestor presentation
There was no requester presentation as this was not being requested by anyone.

**A.3** Staff presentation
There was no staff presentation.

**A.4** Receive Public Comments
There were no public comments.

**A.5** Close Public Hearing
The Public Hearing was closed @6:32PM

**A.6** Discuss and consider a recommendation to the City Council regarding Ordinance No. 100925-01 AMENDING LA VERNIA CODE OF ORDINANCES CHAPTER 38 ZONING
Chris Jacobs: Concerns about what control the City will have over signage and traffic. How will this impact neighboring properties. Who determines the measurement for substantial increase? What limitations will be placed on signage? There is a lot of gray areas that need to be clarified. There is not enough information to move forward with a motion. The conflicting information between State and City regulations needs to be clarified. Also needing clarification are the effects on City zoning, increase of traffic, and how will the city manage the changes. The current ordinance is written as on large block of information and would have to be approved or denied as such. Per the verbiage, a permit is not required for None Impact Home Occupations, however farther down it reads that permits need to be renewed every 2 years.
Kevin Hyland: Clarification is needed on the signage and controls need to be put in place. Signs are currently not allowed in certain zoning, however it's redlined in the proposed document. Request for better wording and balance on the red lined areas; but a definition of substantial is needed.
Wayne Robbins: Currently on street parking is not allowed, but there are no limitations on what driveways can hold or on property parking.
Assistant City Administrator Xavier Millan states residents would continue following local ordinances. Substantial impact can be determined by citizen complaints. No impact home business is a gray area for the City of La Vernia.
Kevin Hyland made a motion to table the topic until the next meeting and more clarification, seconded byChris Jacobs, all in favor.

**6. Discussion & Action**

A. Boondockers
Wayne Robbins offered to table or present, Chris Jacobs moved forward with discussion.
Chris Jacobs states to review the zoning, a specific permit could be utilized or a discussion to change the zoning regulations to allow Recreational Vehicles (RVs) in /

on Industrial Zoning. Suggestion of controlling those parking on the property to the same standard RV parks would.
Recommendation from, Chris Jacobs: Either submit the Specific Use Permit (SUP) or request a change to the Ordinance Permitted Use Chart to allow RV parking on Industrial zoning

**7. Items Specific to Future Line Items on the Agenda**

Possible Circle K at the corner of FM 775 and Woodbridge Drive.

**8. Adjourn**

Kevin Hyland motioned to adjourn the meeting at 7:00PM, seconded by Chris Jacobs. All in favor

**DECORUM REQUIRED**

*Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.*

*The Planning & Zoning Commission for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other previsions under Texas law that permits a governmental body to discuss a matter in closed executive session.*

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I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Planning and Zoning Commission is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **October 02, 2025 at 5:30 PM** and remained so posted continuously for at least 3 days preceding the scheduled time of said meeting.

_____

Madison Farrow, City Secretary

# ORDINANCE NO. 111325-01

**AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING ZONING CODE CHAPTER 38 AND THE CITY'S OFFICIAL ZONING MAP PROVIDING FOR THE CHANGE OF ZONING DISTRICT CLASSIFICATION FROM PRESENT CLASSIFICATION OF SINGLE RESIDENTIAL AGRICULTURE (R-A) TO (R-2) GENERAL RESIDENCE DISTRICT FOR THE PROPERTY DESCRIBED AS CITY OF LA VERNIA, LOT 163A, 376 DRY HOLLOW RD LA VERNIA, TX 78121, ACRES 4.34; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** Chapter 211 of the Vernon's Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement, and amendment; and

**WHEREAS,** the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

**WHEREAS,** Chapter 38 of the City of La Vernia Code of Ordinances which constitutes the City's zoning code requires property to be zoned in accordance with proper designations as defined by this ordinance; and

**WHEREAS,** an application has been filed with the City of La Vernia Planning and Zoning Commission to re-zone properties as more particularly described herein ("Property"); and

**WHEREAS,** the Property has been zoned as Residential Agriculture (R-A); and

**WHEREAS,** the Planning and Zoning Commission of the City of La Vernia provided adequate notice and held a public hearing in accordance with Chapter 38 Zoning and has considered the re-zoning of properties specified herein; and

**WHEREAS,** the Planning and Zoning Commission of the City of La Vernia has recommended approval for the re-zoning of the designated property to General Residence District (R-2) and has confirmed that the re-zoning is uniform and conforms to the plan and design of the City of La Vernia's Zoning code; and

**WHEREAS,** the City Council of the City of La Vernia has also held a public hearing regarding the re-zoning of the affected property and has issued adequate notice to all the affected parties; and

**WHEREAS,** the City Council of the City of La Vernia believes the re-zoning of the affected property will not adversely affect the character of the area of the neighborhood in which it is proposed to be located; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning code; will comply with applicable standards of the district in which located; and will not adversely affect traffic, public health, public

utilities, public safety and the general welfare of the residents of the City of La Vernia;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:**

**SECTION 1.** Chapter 38 and the City's Zoning Map of the City of La Vernia, Texas are hereby amended as follows:

Change of Zoning District Classification from the present classification of Residential Agriculture (R-A) to General Residence District (R-2) for the following property:

**CITY OF LA VERNIA, LOT 163A, ACRES 4.34, located at 376 DRY HOLLOW RD LA VERNIA, TX 78121, AS DISPLAYED IN ATTACMENT A**

**SECTION 2.** The caption of this ordinance shall be published one (1) time in a newspaper having general circulation in the City of La Vernia, Texas.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, ON THIS 13TH DAY OF NOVEMBER, 2025.**

_____
Martin Poore, Mayor
City of La Vernia

**ATTEST:**

_____
Madison Farrow, City Secretary
City of La Vernia

**APPROVED AS TO FORM:**

_____
City Attorney's Office

# ATTACMENT A

# Legal Public Notice



## NOTICE OF PUBLIC HEARINGS

PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION
LA VERNIA PLANNING AND ZONING
& CITY COUNCIL

The La Vernia Planning and Zoning Commission will hold a public hearing on Wednesday, November 12th, 2025, at 6:30 p.m & La Vernia City Council on Thursday, November 13th, 2025, at 6:30 p.m in the City Council Chambers located at 102 E. Chihuahua Street, La Vernia, Texas 78121 to receive public comment and testimony on the application to rezone 376 DRY HOLLOW RD LA VERNIA, TX 78121 LOT 163A, ACRES 4.34

All property subject to the rezoning is located in Wilson County, Texas.

From present classification of R-A Residential Agriculture to R-2 General Residence District

All interested persons are invited to attend and be heard. Draft materials, if available, may be reviewed at City Hall during regular business hours or by request to Madison Farrow, 830-779-4541x5, Mfarrow@lavernia-tx.gov

If you require auxiliary aids or services to participate, please contact City Hall at least 48 hours in advance.

Date Received _____

Permit/Receipt No._____

Fee Paid_____

**City of La Vernia**
**Zoning Change Application**
102 E. Chihuahua Street
P.O. Box 225, La Vernia, TX 78121
(830) 779-4541 ▪ Metro/Fax (830) 253-1198

**Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.**

Name Dominion Holdings Management Group | Michael Gobart

Mailing Address P.O. Box 1208

Telephone 210 382-4924 Fax _____ Mobile 210 382-4924 Email questions@dominionhmg.com

Property Address/Location 376 Dry Hollow, La Vernia, 78121

Legal Description
Name of Subdivision CITY OF LA VERNIA, LOT 163A, ACRES 4.34

Lot(s) 163A Block(s) _____ Acreage 4.34

Existing Use of Property Raw Land

Proposed Use of Property (attach additional or supporting information if necessary) Multi Family Housing

Zoning Change Request: Current Zoning R - A Residential Proposed Zoning R-2 General Residence District

If "PDD Planned Development District", check if: Concept Plan _____ *or* Detail Plan _____

Reason for request (please explain in detail and attach additional pages if needed) _____
Current zoning does not permit multi-family housing. We are seeking to develop and building housing for growing workforce needs in the La Vernia area.

**Attachments:**

x Accurate metes and bounds description of the subject property (or other suitable legal description)

x Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.

x Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

***A denied application is ineligible for reconsideration for one year.***

**The undersigned hereby requests rezoning of the above described property as indicated:**

_____ 10/14/2025
**Signature of Owner(s)/Agent** **Date**

**For Office Use Only**

Date of Publication _____ Date of P&Z Public Hearing_____

Date of 200 Ft Notices_____ Date of Council Public Hearing_____

Ordinance No._____ Approved_____ Denied_____

Docusign Envelope ID: 48D37570-6D59-4A5C-8419-77EF59D5B37F



# T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 9 JUN 2025 GF No._____
Name of Affiant(s): Keith Johnson (TRACT 2)
Address of Affiant: _____
Description of Property: 4.34 ACRES +/- 376 DRY HOLLOW RD, LAVERNIA TX 78121
County WILSON, Texas
Date of Survey: JUNE 2004

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TX, personally appeared Affiant(s) who after by me being duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since Date of the Survey, there have been no:
   a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
   b. changes in the location of boundary fences or boundary walls;
   c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
   d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

   EXCEPT for the following (If None, Insert "None" Below):

   -NONE-

5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

Docusign Envelope ID: 48D37570-6D59-4A5C-8419-77EF59D5B37F



6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

| | |
|---|---|
| I declare under penalty of perjury that theforegoing is true and correct.<br><br>Signed:<br><br>Keith Johnson<br>Affiant | I declare under penalty of perjury that theforegoing is true and correct.<br><br>Signed:<br><br>_____<br>Affiant |

SWORN AND SUBSCRIBED this 9th day of June, 2025.

BRIANA ELLEN DOMINGUEZ
My Notary ID # 125457272
Expires October 10, 2025

Briana Ellen Dominguez
Notary Public

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:**
**YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

# GENERAL WARRANTY DEED

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILSON §

THAT, **ISABELLA GRACE BRIETZKE, a single woman,** hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash and other good and valuable consideration in hand paid by **KEITH JOHANSON, whose address is P. O. Box 460, LaVernia, Texas 78121,** hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property situated in Wilson County, Texas, to-wit:

> Being **4.34 acres of land, more or less**, in Wilson County, Texas, as a part of the **Juan Delgado Grant, Survey No. 8. (A-8)**, and being the land described in deed wherein an undivided interest in said land is conveyed dated August 20, 2004 from Marjorie A. Rusch to Janice Fay Brietzke, of record in **Volume 1238, Page 185**, Official Public Records of Wilson County, Texas.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Wilson County, Texas.

Taxes for the current year have been prorated and are thereafter assumed by Grantee.

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 Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.

DATED this the 22 day of **March, 2024.**

Isabella Grace Brietzke

**ISABELLA GRACE BRIETZKE, a single woman**

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on this the 22 day of **March, 2024,** by **ISABELLA GRACE BRIETZKE, a single woman.**

PEGGIE L HAYNES
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 03/24/26
NOTARY ID 681891-9

Peggie Haynes

Notary Public, State of Texas

982.Deeds2
Seguin Title (PH)
GF#035450STC

**Wilson County**
**Genevieve**
**Martinez**
**Wilson County Clerk**

---

**Instrument Number:** 141069

eRecording - Real Property

GENERAL W/D

Recorded On: March 25, 2024 08:29 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: $29.00

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********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

| | |
|---|---|
| Document Number: | 141069 |
| Receipt Number: | 20240322000041 |
| Recorded Date/Time: | March 25, 2024 08:29 AM |
| User: | Loretta R |
| Station: | CC-2210 |

**Record and Return To:**

Corporation Service Company

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**STATE OF TEXAS**
**COUNTY OF WILSON**

**I hereby certify that this Instrument was** FILED **In the File Number sequence on the date/time printed hereon, and was duly** RECORDED **in the Official Records of Wilson County, Texas.**

Genevieve Martinez

Genevieve Martinez
Wilson County Clerk
Floresville, TX

Keith Johanson

PO Box 460

La Vernia, TX 78121

(830) 779-7171

September 2, 2025

**To:** City of La Vernia — Planning & Zoning Department
**Subject:** Owner Authorization for Zoning Change Application (Agent Authorization Letter)

I/We, **Keith Johanson,** the owner(s) of the real property described below, hereby authorize **[Michael Gobart]** to act as my/our agent for the limited purpose of preparing, signing, filing, and pursuing a **Zoning Change Application** with the City of La Vernia, including:

1. Completing and submitting application forms, site information, and supporting materials.
2. Paying fees and responding to staff comments and requests for information.
3. Receiving notices, appearing at meetings/hearings, and speaking on my/our behalf.
4. Taking any other reasonable actions necessary to process the Zoning Change Application for the property identified below.

**Property Information**

- Property Address: **376 Dry Hollow, La Vernia, TX 78121**
- Property ID: Lot 163A, City of La Vernia, 4.34 ACRES

This authorization is **limited** to the zoning change request for the above property and shall remain in effect through the conclusion of the City's consideration of the application, including the hearing anticipated for **November [Year]** (second Tuesday), unless earlier revoked by me/us in writing and delivered to the City. A copy of the recorded deed is attached and incorporated by reference.

**Owner(s) Signature(s):** Keith Johanson

Keith Johanson

Owner

PO Box 460, La Vernia, TX 78121

(830) 779-7171

johansonrentals@gmail.com

September 2, 2025

**Texas Notary Acknowledgment**

**State of Texas**
**County of Wilson**

This instrument was acknowledged before me on **September 2, 2025** by **Keith Johanson, Owner.**

Keith Johanson

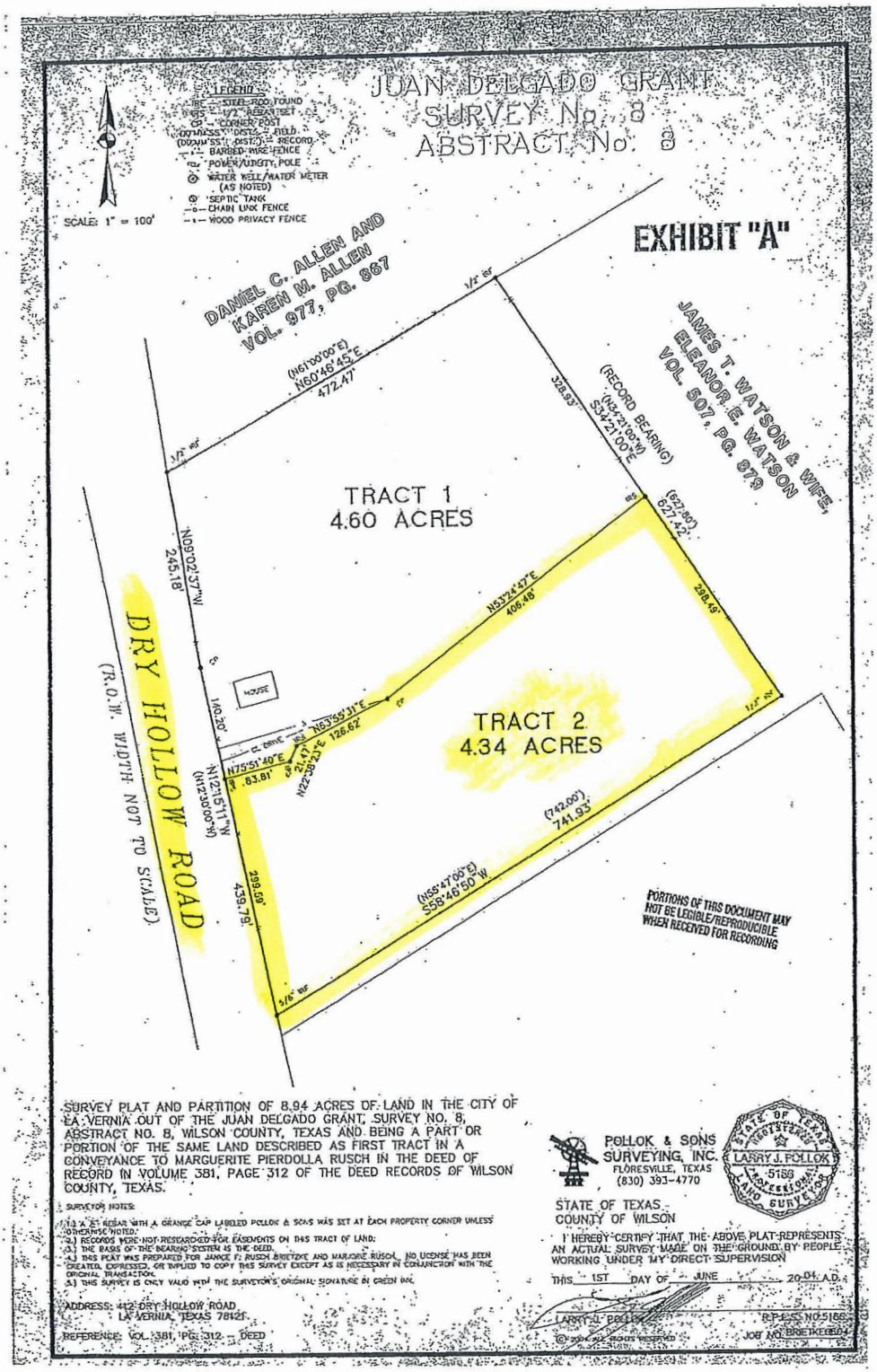
Notary Public, State of Texas
Printed Name: Briana Ellen Dominguez
My Commission Expires: 10-10-25
Notary ID: 125457272

Briana Ellen Dominguez

(Seal)

BRIANA ELLEN DOMINGUEZ
My Notary ID # 125457272
Expires October 10, 2025

Doc 00017424 Bk OP Vol 1238 Pg 187




SURVEY PLAT AND PARTITION OF 8.94 ACRES OF LAND IN THE CITY OF LA VERNIA OUT OF THE JUAN DELGADO GRANT, SURVEY NO. 8, ABSTRACT NO. 8, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE SAME LAND DESCRIBED AS FIRST TRACT IN A CONVEYANCE TO MARGUERITE PIERDOLLA RUSCH IN THE DEED OF RECORD IN VOLUME 381, PAGE 312 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS.

SURVEYOR NOTES:

1.) A 1/2" REBAR WITH A ORANGE CAP LABELED POLLOK & SONS WAS SET AT EACH PROPERTY CORNER UNLESS OTHERWISE NOTED.
2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
3.) THE BASIS OF THE BEARING SYSTEM IS THE DEED.
4.) THIS PLAT WAS PREPARED FOR JANICE F. RUSCH BRIETZKE AND MARJORIE RUSCH. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK.

ADDRESS: 412 DRY HOLLOW ROAD
LA VERNIA, TEXAS 78121

REFERENCE: VOL. 381, PG. 312 - DEED

POLLOK & SONS SURVEYING, INC.
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
LARRY J. POLLOK
5166
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF WILSON

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 1ST DAY OF JUNE 2004 A.D.

LARRY J. POLLOK R.P.L.S. NO. 5166

© 2004 ALL RIGHTS RESERVED

JOB NO. BRIETKE004

27390
20139356
Dry Hollow Rd
Dry Hollow Rd
Dry Hollow R
Kyle
7356
WOODED AREA
16
UNITS
68'
180'
20' DRIVE
MAINTENANCE
FITNESS OFFICE
64' DRIVE
20' GRASS
22' DRIVE
8
UNITS
16
UNITS
180'
68'
24' DRIVE
42' DRIVE

## MG Legacy Custom Homes

**From:** Lindsey Wheeler <lboyd@lavernia-tx.gov>
**Sent:** Monday, June 9, 2025 3:47 PM
**To:** michael mglegacycustomhomes.com
**Subject:** Re: (163A) - 376 Dry Hallow: Water & Sewer

Hi! I chatted with our engineer about these questions.

We discussed that neither water nor sewer should be an issue. The slope is the correct direction for the sewer as well. This will likely put the 6” gravity line close to capacity, however there is limited land that remains for development outside of the floodplain.
Their biggest concern in this area is drainage and ensuring you do not create additional flooding issues for the residents. Are you planning to build on more than just the 4 acres shown as 376 Dry Hollow Rd?

Lindsey Wheeler, MPA
City Administrator
City of La Vernia
O: 830-779-4541
C: 830-391-1206
lboyd@lavernia-tx.gov
Book time to meet with me

---

**From:** michael mglegacycustomhomes.com
**Sent:** Monday, June 9, 2025 2:12 PM
**To:** Lindsey Wheeler
**Subject:** (163A) - 376 Dry Hallow: Water & Sewer
Lindsey, thank you for speaking with me earlier this afternoon.
Current infrastructure shows an existing 6” water main and an existing 6” sanitary sewer gravity main.
Would you let me know what the city’s perspective is on servicing (48) 2 Bed | 2 Bath units with existing infrastructure?

**JUNE 20**
**REVISED OCTOBER 2011**

- EXISTING 1" WATER MAIN
- EXISTING 1 1/2" WATER MAIN
- EXISTING 2" WATER MAIN
- EXISTING 3" WATER MAIN
- EXISTING 4" WATER MAIN
- EXISTING 6" WATER MAIN
- EXISTING 8" WATER MAIN
- EXISTING 10" WATER MAIN
- EXISTING 12" WATER MAIN
- EXISTING FLUSH VALVE
- EXISTING FIRE HYDRANT
- APPROXIMATE CCN
- ETJ
- CITY LIMITS

**EXHIBIT 6-EXISTING SANITARY SEWER SYSTEM**
**LA VERNIA, WILSON COUNTY, TEXAS**

**JUNE 2009**
**REVISED OCTOBER 2011**

- EX. 4" SANITARY SEWER FORCE MAIN
- EX. 6" SANITARY SEWER FORCE MAIN
- EX. 6" SANITARY SEWER GRAVITY MAIN
- EX. 8" SANITARY SEWER GRAVITY MAIN
- EX. 10" SANITARY SEWER GRAVITY MAIN
- EX. 12" SANITARY SEWER GRAVITY MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT

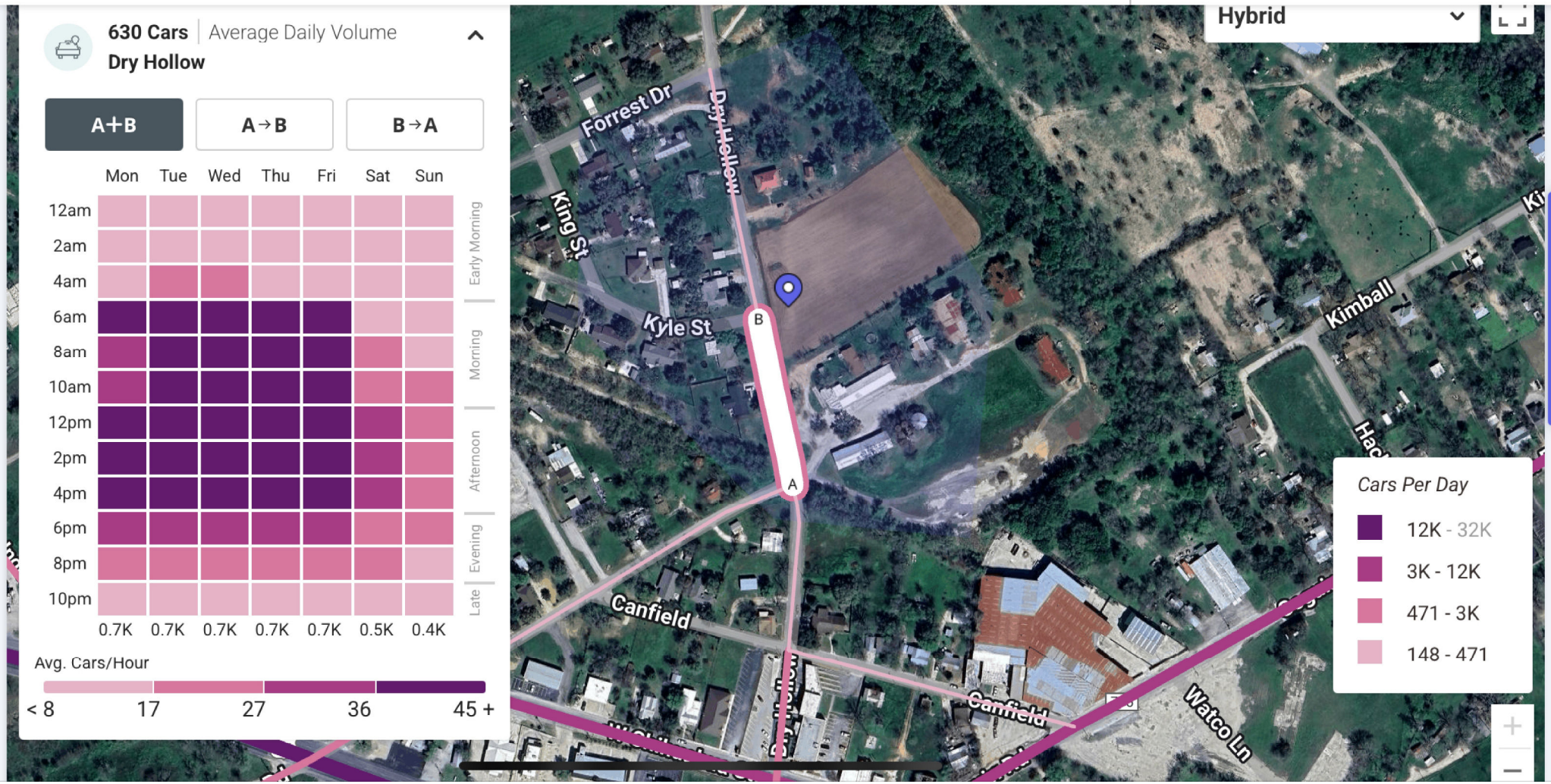
I appreciate your help.

Michael Gobart
Builder | Manager
MG Legacy Custom Homes, LLC
michael@mglegacycustomhomes.com
www.mglegacycustomhomes.com

# Dry hollow

302 Dry Hollow, La Vernia, TX 78121

Last full 12 months



DOMINION HOLDINGS
MANAGEMENT GROUP

# 376
## Dry Hollow
## Lot 163A
La Vernia, 78121

DOMINION HOLDINGS
MANAGEMENT GROUP

# 376 Dry Hollow
# Lot 163A, La Vernia, 78121

DOMINION HOLDINGS
MANAGEMENT GROUP

# 376 Dry Hollow
# Lot 163A, La Vernia, 78121

# NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission & City Council will hold a public hearing at the request of: **MICHAEL GOBART Dominion Holdings Management Group** who is representing **JOHANSON, KEITH** the landowner.

Property: Current Legal Description: **376 DRY HOLLOW RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 163A, ACRES 4.34** proposed as a General Residence District.

Request: to change from current zoning R-A Residential Agriculture to R-2 General Residence District.

Because your property is located within 200 feet of the request, State Law requires that we notify you of the public hearing. ***However, the zoning of your property will not be affected.*** The public hearing process lets you provide your written opinion of the request. This will aid the Planning & Zoning Commission in making a recommendation to the City Council.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Wednesday, November 12th, 2025, at 6:30 pm & City Council on Thursday, November 13th, 2025, at 6:30 pm. The meeting will be held in the City Hall Council Chambers, 102 E. Chihuahua St., open to the public. To submit written comments, please complete the information below, including your signature, and return (before the meeting) to:

Mail: City of La Vernia
Madison Farrow
P.O. Box 225
La Vernia, Texas 78121 Email: MFarrow@lavernia-tx.gov

**If you have questions, please call Madison Farrow at (830) 779-4541 ext. 5**

_____
Madison Farrow, City Secretary

---

**YOUR OPINION MATTERS – DETACH AND RETURN**

**Circle one**

I am **(in favor) (opposed to)** the proposed re-zone for the property- Current Legal Description: Current Legal Description: **376 DRY HOLLOW RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 163A, ACRES 4.34** proposed to be General Residence District.

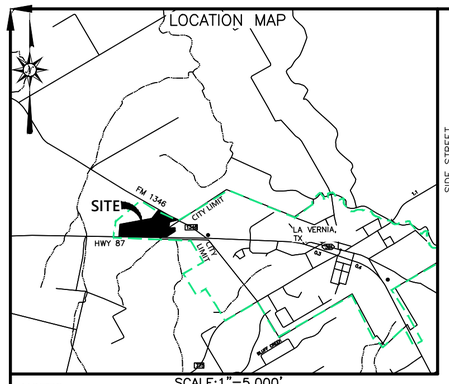
Name:_____

Address:_____

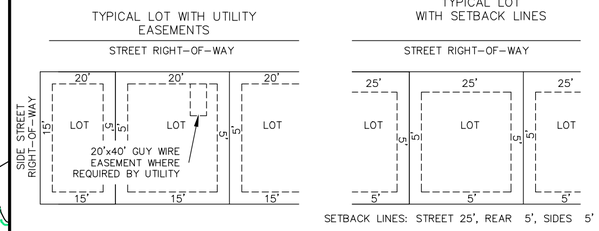
Signature:_____ Date: _____

Comments: _____

***By State Law – Unsigned submission cannot be counted as an official comment.***




SCALE:1"=5,000'




## NOTES:

1. ELECTRIC SERVICE IS TO BE PROVIDED BY: GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
2. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
3. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
4. ANY EASEMENT DESIGNED AS A GVEC 20'X20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
5. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
6. WATER SERVICES IS TO BE PROVIDED BY: CITY OF LA VERNIA.
7. SEWER SERVICES IS TO BE PROVIDED BY: CITY OF LA VERNIA.NO STRUCTURE MAY BE OCCUPIED, UNLESS CONNECTED TO A PUBLIC SEWAGE SYSTEM,
8. NO BUILDINGS, OR OTHER OBSTRUCTIONS OR WELL OF ANY KIND SHALL BE PLACED ON ANY ELECTRIC EASEMENTS, NOR SHALL ANY TREES BE PLANTED THEREON.
9. THERE ARE A TOTAL OF ONE HUNDRED TWENTY-SIX (126) RESIDENTIAL, ONE (1) COMMERCIAL, NINE (9) OPEN SPACE AND/OR DRAINAGE LOTS.
10. THIS SUBDIVISION IS ENTIRELY WITHIN THE LA VERNIA INDEPENDENT SCHOOL DISTRICT BOUNDARY.
11. A PORTION OF THIS SUBDIVISION HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE "A" OR "AE" AS DELINEATED ON COMMUNITY-PANEL NO. 48493C0150D, DATED JULY 19, 2023, AS PUBLISHED BY FEMA.
12. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A COMBINATION OF SAN ANTONIO RIVER AUTHORITY (SARA) LIDAR AND AN ON THE GROUND SURVEY PERFORMED BY INTREPID SURVEYING & ENGINEERING JUNE 2023. CONTOUR INTERVALS ARE 2 FEET FOR THIS PLAT.
13. DRAINAGE STUDY: A DRAINAGE STUDY HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE CITY OF LA VERNIA CITY HALL. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN DRAINAGE EASEMENTS.
14. DRAINAGE EASEMENT: CITY OF LA VERNIA IS A BENEFICIARY OF EACH DRAINAGE EASEMENT, AND HAS THE RIGHT, BUT NOT THE DUTY, TO ENFORCE DRAINAGE EASEMENTS. NO DRAINAGE EASEMENT MAY BE UTILIZED FOR ANY PURPOSE DETRIMENTAL TO ITS INTENDED USE (I.E. NO FENCES, SHRUBBERY, STRUCTURES, OR ON-SITE SEWAGE FACILITIES). CITY OF LA VERNIA RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS.
15. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO AN ASSESSMENT (FEE PAYABLE BY THE LOT OWNER) BY AN HOA (HOME OWNERS ASSOCIATION). THE HOME OWNERS ASSOCIATION MAY USE ASSESSMENTS TO ENFORCE THE RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. NO STATE OR LOCAL GOVERNMENT ENFORCES THE RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. THE DUTY TO ENFORCE THE RESTRICTIVE COVENANTS IS THE RESPONSIBILITY OF THE HOA.
16. THE DETENTION POND LOCATED IN LOT 900 IS TO BE DEDICATED TO THE HOA AND COVERS A TOTAL AREA OF 69931.89 SF (1.605 ACRES).THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS OR COMMON AREAS.
17. ALL OF THIS SUBDIVISION LIES WITHIN WILSON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND IS SUBJECT TO TAXATION AND REGULATION BY THE EMERGENCY SERVICES DISTRICT.
18. LOTS 900, 901, 902, 903, 950, 951, 952, 953, AND 954 ARE INTENDED AS OPEN SPACE AND/OR DRAINAGE LOTS THAT WILL BE OWNED AND MAINTAINED BY THE HOA OR ITS SUCCESSORS AND/OR ASSIGNS, AND ARE NOT INTENDED FOR DEVELOPMENT.
19. LOTS 950, 951, 952, 953, AND 954 CONTAIN EASEMENTS FOR THE USE OF GVEC.
20. ACCESS TO LOT 950 IS PROVIDED FROM MELODY STREET, LOT 901 AND LOT 952.
21. THE COMMERCIAL LOTS IN THIS SUBDIVISION CONSIST OF LOTS: 127 CONSISTING OF A TOTAL OF 3.425 ACRES.
22. THE 60' GVEC EASEMENT RECORDED IN VOLUME 2014 PAGE 290 OF THE WILSON COUNTY OFFICIAL PUBLIC RECORDS WILL BE RELEASED BY SEPARATE INSTRUMENT AFTER THE RELOCATION OF GVEC'S TRANSMISSION LINE FACILITIES ARE COMPLETE.
22. THE 60' TXDOT CHANNEL EASEMENT IS TO BE RELEASED UPON COMPLETION OF THE GRADING IMPROVEMENTS SHOWN ON THE GRADING PLAN.

## SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"

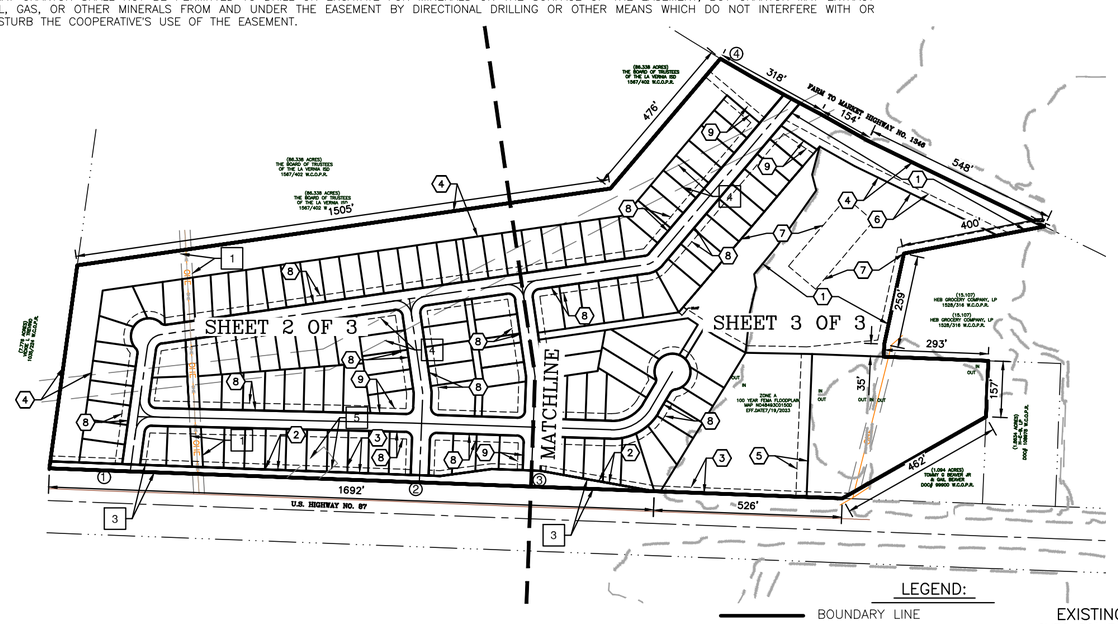
## TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF **FOUR (4)** ACCESS POINTS: **THREE (3)** ACCESS POINTS TO US87 AND **ONE (1)** ACCESS POINT TO FM1346. BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY **3240.92 FEET**. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER

## GVEC UTILITY EASEMENT NOTES:

1. GRANTOR SHALL NOT PLACE OR CONSTRUCT ANY STRUCTURE OR IMPROVEMENT, NOR RETAIN OR IMPOUND ANY WATER, NOR PLANT ANY TREES OR SHRUBS, NOR PLACE ANY TEMPORARY OR PERMANENT IMPROVEMENT, EQUIPMENT OR APPURTENANCES INCLUDING ANY MAST-TYPE EQUIPMENT WITHIN THE EASEMENT NOR MAY GRANTOR DO ANYTHING WITHIN THE EASEMENT THAT CONFLICTS WITH THE NATIONAL ELECTRICAL SAFETY CODE OR ANY APPLICABLE LAW, AS EITHER OF THE SAME NOW EXISTS OR MAY BE AMENDED IN THE FUTURE, AND THIS SHALL BE A COVENANT RUNNING WITH THE LAND. SUCH PROHIBITED CONSTRUCTION AND ACTIVITIES WITHIN THE EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, NEW CONSTRUCTION OR MAJOR MODIFICATION TO A PREEXISTING HABITABLE STRUCTURE, AS WELL AS, STOCK TANKS, SWIMMING POOLS, SPAS, WATER WELLS OR OIL WELLS INCLUDING CONSTRUCTION BOTH ABOVE AND BELOW EXISTING GRADE OR CONSTRUCTION OF ANY SORT THAT CAUSES A CHANGE IN GRADE WITHIN THE EASEMENT.

2. THE RIGHT IS RESERVED BY GRANTOR TO USE THE LAND WITHIN THE EASEMENT FOR GENERAL AGRICULTURAL AND GRAZING PURPOSES, STREETS, DRIVEWAYS, AND PARKING AREAS PROVIDED SUCH USES SHALL NOT VIOLATE ANY PROVISION OF THIS EASEMENT AND RIGHT-OF-WAY AGREEMENT, INCLUDING THE GROWING OF TREES THEREON, OR MAKE ANY OTHER USE WHICH MIGHT INTERFERE WITH THE EXERCISE OF THE RIGHTS HEREIN GRANTED. GRANTOR EXPRESSLY RESERVES ALL OIL, GAS, AND OTHER MINERALS OWNED BY GRANTOR IN, ON, AND UNDER THE EASEMENT, PROVIDED THAT GRANTOR SHALL NOT BE PERMITTED TO DRILL OR EXCAVATE FOR MINERALS ON THE SURFACE OF THE EASEMENT, BUT GRANTOR MAY EXTRACT OIL, GAS, OR OTHER MINERALS FROM AND UNDER THE EASEMENT BY DIRECTIONAL DRILLING OR OTHER MEANS WHICH DO NOT INTERFERE WITH OR DISTURB THE COOPERATIVE'S USE OF THE EASEMENT.




## LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE-EXISTING
- EASEMENT LINE-PROPOSED
- SURVEY LINE
- 2' CONTOUR EXISTING
- 10' CONTOUR EXISTING
- (BRG.-DIST.) RECORD CALL
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET

### EXISTING

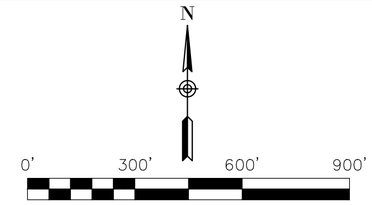
1. GVEC 30' EASEMENT) (2014/290) W.C.O.P.R.
2. GVEC 30' EASEMENT) (2014/290) W.C.O.P.R.
3. TXDOT ROW DEED(0.9147 ACRES PARCEL 54/P00064387.001
4. GVEC 60' EASEMENT) (2014/290) W.C.O.P.R.
5. 60' TXDOT CHANNEL EASEMENT PER TXDOT ROW MAP

### PROPOSED

1. VARIABLE WIDTH DRAINAGE EASEMENT
2. 1' NON-VEHICULAR ACCESS
3. 15' UTILITY EASEMENT
4. 80' GVEC EASEMENT
5. 30' UTILITY EASEMENT
6. 20' INGRESS/EGRESS EASEMENT
7. 150' WW BUFFER ZONE EASEMENT
8. 20' FRONT UTILITY EASEMENT
9. 15' SIDE UTILITY EASEMENT
10. 20' UTILITY EASEMENT
11. VARIABLE WIDTH UTILITY EASEMENT

(1) TXDOT ACCESS POINT

W.C.P.R. WILSON COUNTY PLAT RECORDS
W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS
W.C.D.R. WILSON COUNTY DEED RECORDS




SCALE: 1" = 300'
PLAT DATE: 8/10/2023
REVISED PLAT DATE: 4/16/2025
CURRENT DEED: DOCUMENT #134040

ALL NOTES, SIGNATURE BLOCK AND DETAILS ON THIS PAGE APPLY TO EVERY PAGE OF THIS PLAT

## THIS PLAT CONTAINS A TOTAL OF:

RESIDENTIAL: 126 LOTS CONSISTING OF A TOTAL OF 20.86 ACRES
COMMERCIAL: 1 LOT CONSISTING OF A TOTAL OF 3.425 ACRES
OPEN SPACE: 1 LOTS CONSISTING OF A TOTAL OF 7.377 ACRES
DRAINAGE AND EASEMENT: 8 LOTS CONSISTING OF A TOTAL OF 8.328 ACRES
STREETS: 5.73 ACRES AND 5057.60 LINEAR FOOTAGE

SUBDIVISION PLAT ESTABLISHING

# THE HEIGHTS AT LA VERNIA

## WILSON COUNTY, TEXAS

PLAT OF 45.75 ACRES OF LAND OUT OF THE FRANCISCO HERRERA SURVEY NO.6, ABSTRACT NO 15, IN WILSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE RESIDUAL OF THAT CERTAIN 52.404 ACRE TRACT DESCRIBED IN VOLUME 985, PAGE 738 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY; THE SAME TRACT CONVEYED TO N.P.HOMES. BY DEED RECORDED IN DOCUMENT #134040 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ON THE GROUND SURVEY AND DEDICATES TO THE PUBLIC ALL STREETS, ALLEYS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

_____.
N.P. HOMES, LLC
21911 RANIER LANE
SAN ANTONIO, TEXAS 78260

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20___.

_____.
NOTARY PUBLIC

THIS PLAT OF THE HEIGHTS AT LA VERNIA, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

_____.
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC

## CERTICATION BY CITY OF LA VERNIA

THIS PLAT OF THE HEIGHTS AT LA VERNIA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNIA AND IS HEREBY APPROVED THIS THE____ DAY OF _____, 2024.

BY: _____.
COMMISSIONER

BY: _____.
SECRETARY

THIS PLAT OF THE HEIGHTS AT LA VERNIA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA AND IS HEREBY APPROVED THIS THE____ DAY OF _____, 2024.

BY: _____.
MAYOR

BY: _____.
SECRETARY

I,_____, COUNTY CLERK OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE_____, DAY OF_____,_____ A.D. AT _____ O'CLOCK, __M AND DULY RECORDED IN DOCUMENT #_____, PLAT RECORDS OF WILSON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____, DAY OF _____, _____, A.D.

_____.
COUNTY CLERK, WILSON COUNTY, TEXAS

INTREPID
SURVEYING & ENGINEERING
P.O. Box 1209 109 DILWORTH PLAZA
POTH, TX 78147
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER SURFACE WATER FEATURES OR ANY SENSITIVE FEATURES IN ACCORDANCE WITH THE TERMS OF THE WILSON COUNTY SUBDIVISION & DEVELOPMENT RULES & REGULATIONS AND THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY.

THIS PLAN IS RELEASED FOR INTERIM REVIEW ONLY AND IS NOT TO BE USED AS THE FINAL DOCUMENT UNTIL ALL REVIEWS HAVE BEEN COMPLETED.

SHERMAN L. POSEY, RPLS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF LA VERNIA SUBDIVISION & DEVELOPMENT RULES & REGULATIONS.

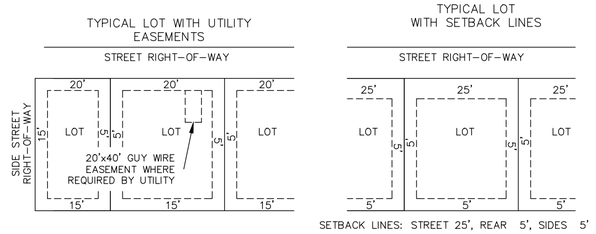
THIS PLAN IS RELEASED FOR INTERIM REVIEW ONLY AND IS NOT TO BE USED AS THE FINAL DOCUMENT UNTIL ALL REVIEWS HAVE BEEN COMPLETED.

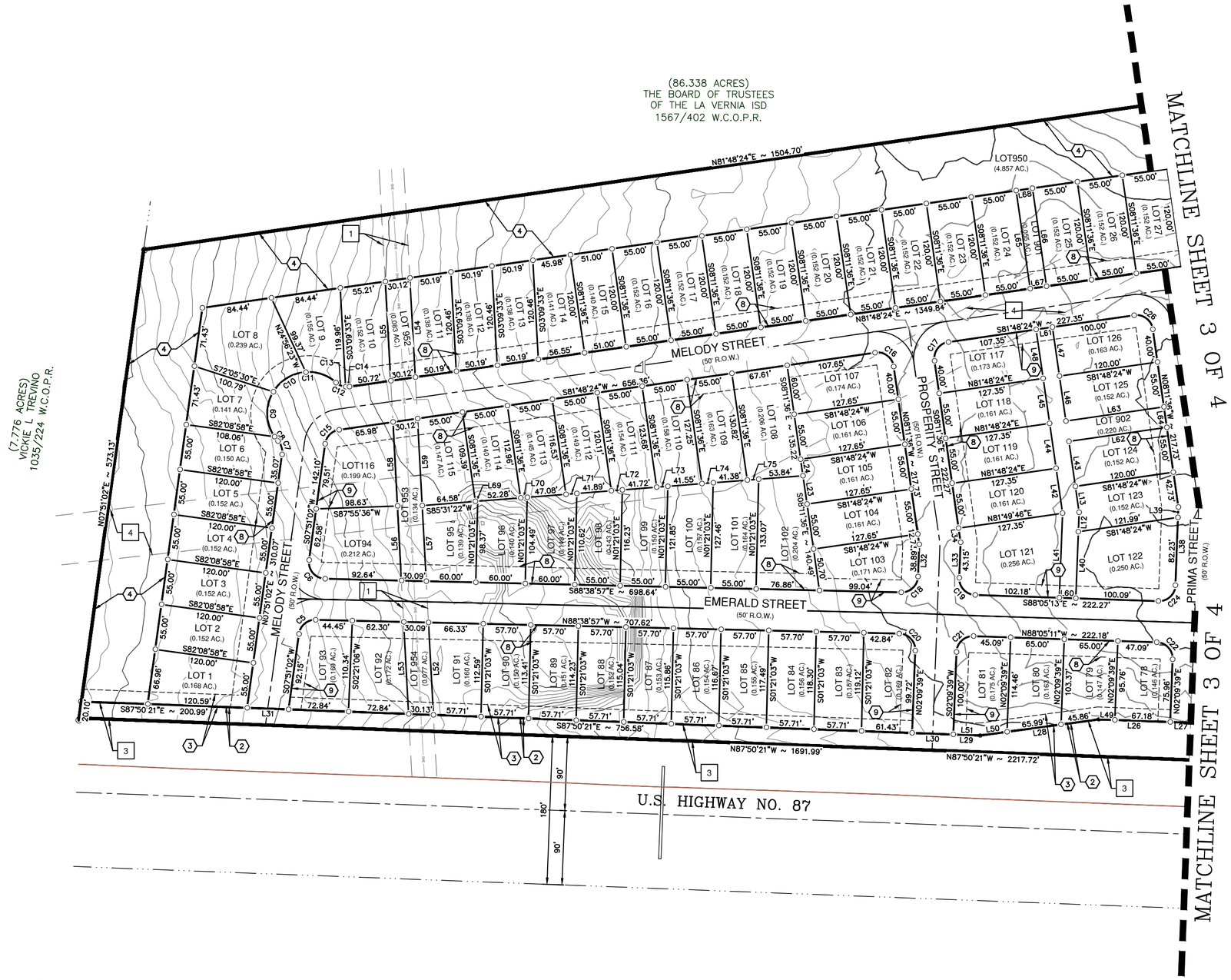
RUSSELL J. JASKINIA, PE, CFM DATE
LICENSED PROFESSIONAL ENGINEER



FILE: 2023\ENGINEERING\WILSON\23-0138 15010 HWY 87-NADER LV

SUBDIVISION PLAT ESTABLISHING
# THE HEIGHTS AT LA VERNIA
WILSON COUNTY, TEXAS




INTREPID
SURVEYING & ENGINEERING
P.O. Box 519 · 1004 C Street
Floresville, TX 78114
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

## LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE–EXISTING
- EASEMENT LINE–PROPOSED
- SURVEY LINE
- 2' CONTOUR EXISTING
- 10' CONTOUR EXISTING
- ◉ 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD SET
- W.C.P.R. WILSON COUNTY PLAT RECORDS
- W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS
- W.C.D.R. WILSON COUNTY DEED RECORDS

## KEY NOTES:

### EXISTING

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2. GVEC 30' EASEMENT) (2014/290) W.C.O.P.R.
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7. 150' WW BUFFER ZONE EASEMENT
8. 20' FRONT UTILITY EASEMENT
9. 15' SIDE UTILITY EASEMENT
10. 20' UTILITY EASEMENT
11. VARIABLE WIDTH UTILITY EASEMENT

◎ TXDOT TYPE II MONUMENT FOUND

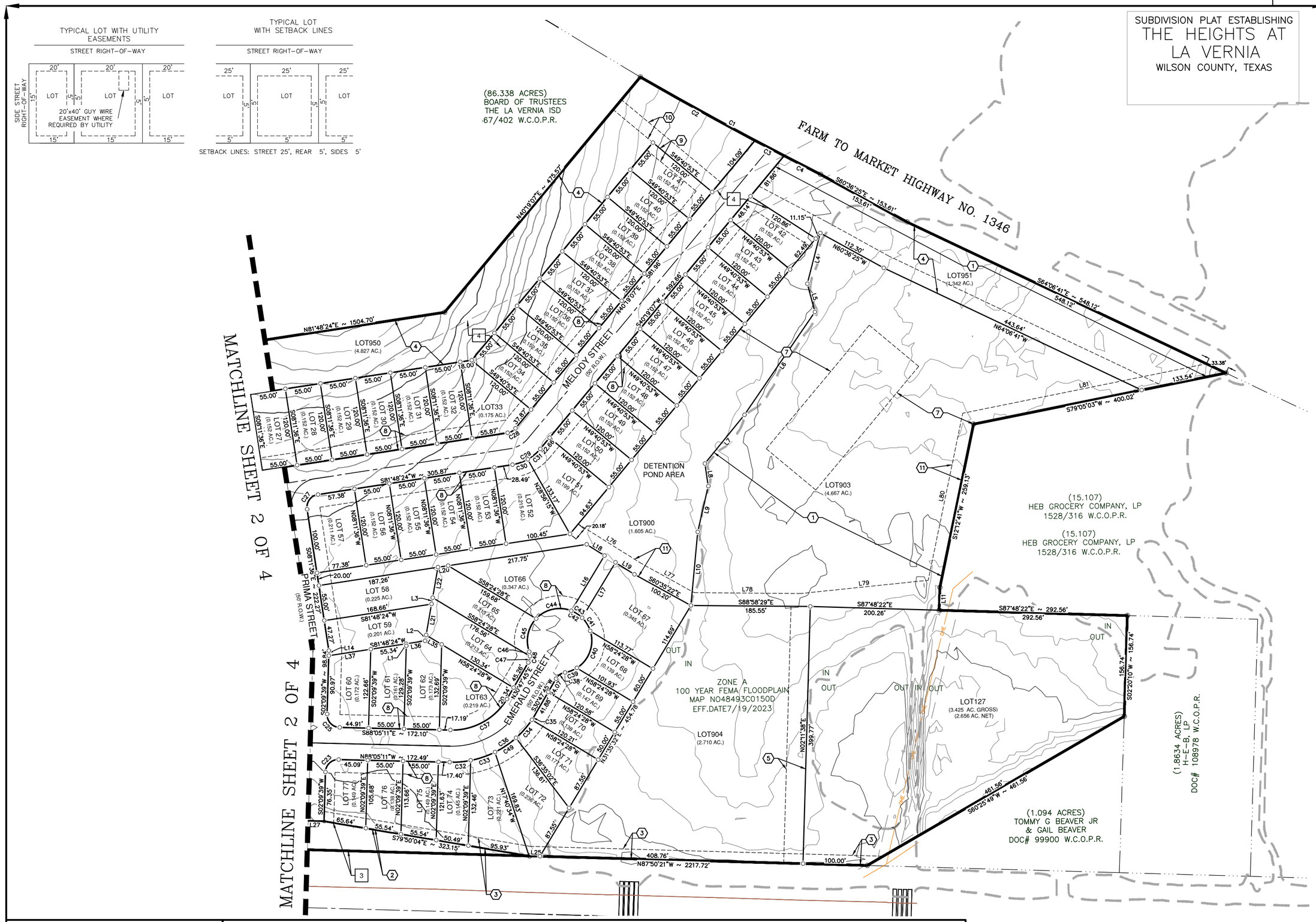
0' 100' 200' 300'
SCALE: 1" = 100'

SHEET 2 OF 4

FILE: 2023\ENGINEERING\WILSON\23-0138 15010 HWY 87-NADER LV

# SUBDIVISION PLAT ESTABLISHING THE HEIGHTS AT LA VERNIA

WILSON COUNTY, TEXAS

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## LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE–EXISTING
- EASEMENT LINE–PROPOSED
- SURVEY LINE
- 2' CONTOUR EXISTING
- 10' CONTOUR EXISTING
- 100 YEAR FEMA FLOODPLAIN
- ⊙ 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD SET
- W.C.P.R. WILSON COUNTY PLAT RECORDS
- W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS
- W.C.D.R. WILSON COUNTY DEED RECORDS

## KEY NOTES:

### EXISTING

1. GVEC 30' EASEMENT) (2014/290) W.C.O.P.R.
2. GVEC 30' EASEMENT) (2014/290) W.C.O.P.R.
3. TXDOT ROW DEED(0.9147 ACRES PARCEL 54/P00064387.001
4. GVEC 60' EASEMENT) (2014/290) W.C.O.P.R.
5. 60' TXDOT CHANNEL EASEMENT PER TXDOT ROW MAP

### PROPOSED

1. VARIABLE WIDTH DRAINAGE EASEMENT
2. 1' NON–VEHICULAR ACCESS
3. 15' UTILITY EASEMENT
4. 80' GVEC EASEMENT
5. 30' UTILITY EASEMENT
6. 20' INGRESS/EGRESS EASEMENT
7. 150' WW BUFFER ZONE EASEMENT
8. 20' FRONT UTILITY EASEMENT
9. 15' SIDE UTILITY EASEMENT
10. 20' UTILITY EASEMENT
11. VARIABLE WIDTH UTILITY EASEMENT

N

0' 100' 200' 300'

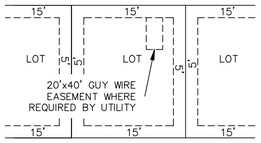
SCALE: 1" = 100'

SHEET 3 OF 4

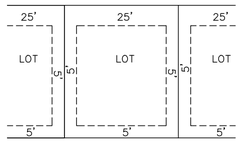
FILE: 2023\ENGINEERING\WILSON\23-0138 15010 HWY 87-NADER LV

SUBDIVISION PLAT ESTABLISHING
# THE HEIGHTS AT LA VERNIA
WILSON COUNTY, TEXAS

TYPICAL LOT WITH UTILITY EASEMENTS




TYPICAL LOT WITH SETBACK LINES




SETBACK LINES: STREET 25', REAR 5', SIDES 5'

## CURVE TABLE

| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|---|---|---|---|---|---|
| C1 | 5764.70' | 003°09'45" | S61°04'09"E | 318.14' | 318.18' |
| C2 | 5764.70' | 002°01'26" | S60°30'00"E | 203.62' | 203.63' |
| C3 | 5764.70' | 000°30'30" | S61°45'57"E | 51.13' | 51.13' |
| C4 | 5764.70' | 000°37'49" | S62°20'07"E | 63.41' | 63.41' |
| C5 | 20.00' | 083°30'01" | N49°36'03"E | 26.64' | 29.15' |
| C6 | 20.00' | 096°29'59" | N40°23'57"W | 29.84' | 33.68' |
| C7 | 20.00' | 049°59'41" | S17°08'49"E | 16.90' | 17.45' |
| C8 | 50.00' | 007°37'52" | S38°19'43"E | 6.65' | 6.66' |
| C9 | 50.00' | 066°07'10" | S01°27'12"E | 54.55' | 57.70' |
| C10 | 50.00' | 173°56'45" | N44°49'43"E | 99.86' | 151.80' |
| C11 | 50.00' | 045°31'57" | N70°57'53"W | 38.70' | 39.73' |
| C12 | 20.00' | 049°59'41" | S73°11'45"E | 16.90' | 17.45' |
| C13 | 20.00' | 037°08'36" | N66°46'13"W | 12.74' | 12.97' |
| C14 | 20.00' | 012°51'05" | S88°13'56"W | 4.48' | 4.49' |
| C15 | 20.00' | 073°57'22" | S44°49'43"W | 24.06' | 25.82' |
| C16 | 20.00' | 090°00'00" | S53°11'36"E | 28.28' | 31.42' |
| C17 | 20.00' | 090°00'00" | N36°48'24"E | 28.28' | 31.42' |
| C18 | 20.00' | 089°11'24" | S46°45'21"W | 28.08' | 31.13' |
| C19 | 20.00' | 090°00'00" | N42°50'21"W | 28.28' | 31.42' |
| C20 | 20.00' | 090°48'36" | S43°14'39"E | 28.48' | 31.70' |
| C21 | 20.00' | 089°45'10" | N47°02'14"E | 28.22' | 31.33' |
| C22 | 20.00' | 090°14'50" | N42°57'46"W | 28.35' | 31.50' |
| C23 | 20.00' | 089°45'10" | S47°02'14"W | 28.22' | 31.33' |
| C24 | 20.00' | 089°45'10" | N47°02'14"E | 28.22' | 31.33' |
| C25 | 20.00' | 090°14'50" | S42°57'46"E | 28.35' | 31.50' |
| C26 | 20.00' | 090°00'00" | N53°11'36"W | 28.28' | 31.42' |
| C27 | 20.00' | 090°00'00" | S36°48'24"W | 28.28' | 31.42' |
| C28 | 20.00' | 041°29'17" | S61°03'45"W | 14.17' | 14.48' |
| C29 | 70.00' | 041°29'17" | S61°03'45"W | 49.59' | 50.69' |
| C30 | 70.00' | 020°44'39" | N71°26'05"E | 25.21' | 25.34' |
| C31 | 70.00' | 020°44'39" | N50°41'26"E | 25.21' | 25.34' |
| C32 | 150.00' | 012°33'26" | N85°38'06"E | 32.81' | 32.87' |
| C33 | 150.00' | 015°16'44" | N71°43'01"E | 39.88' | 40.00' |
| C34 | 150.00' | 014°18'16" | N41°46'51"E | 37.35' | 37.45' |
| C35 | 150.00' | 003°06'21" | N33°04'33"E | 8.13' | 8.13' |
| C36 | 150.00' | 060°23'27" | S61°43'06"W | 150.89' | 158.10' |
| C37 | 100.00' | 060°13'38" | N61°48'00"E | 100.34' | 105.12' |
| C38 | 20.00' | 049°59'41" | S55°47'35"W | 16.90' | 17.45' |
| C39 | 50.00' | 022°39'47" | N69°27'32"E | 19.65' | 19.78' |
| C40 | 50.00' | 075°24'29" | N20°25'24"E | 61.16' | 65.81' |
| C41 | 50.00' | 027°38'30" | N31°06'05"W | 23.89' | 24.12' |
| C42 | 50.00' | 279°59'23" | S59°12'15"E | 64.29' | 244.34' |
| C43 | 50.00' | 023°05'14" | N56°27'57"W | 20.01' | 20.15' |
| C44 | 50.00' | 067°56'42" | S78°01'04"W | 55.88' | 59.29' |
| C45 | 50.00' | 063°14'39" | S12°25'23"W | 52.43' | 55.19' |
| C46 | 20.00' | 020°43'15" | S08°50'19"E | 7.19' | 7.23' |
| C47 | 20.00' | 029°16'27" | S16°09'32"W | 10.11' | 10.22' |
| C48 | 20.00' | 049°59'41" | N05°47'54"E | 16.90' | 17.45' |

## LINE TABLE

| LINE # | BEARING | LENGTH | LINE # | BEARING | LENGTH |
|---|---|---|---|---|---|
| L1 | S08°11'36"E | 3.14' | L42 | S08°11'36"E | 55.05' |
| L2 | S10°29'45"W | 9.18' | L43 | N08°11'36"W | 55.00' |
| L3 | S10°29'45"W | 10.07' | L44 | S08°11'36"E | 55.00' |
| L4 | S14°56'29"W | 81.30' | L45 | S08°11'36"E | 55.00' |
| L5 | S14°27'35"E | 45.37' | L46 | N08°11'36"W | 55.00' |
| L6 | S34°57'24"W | 193.73' | L47 | N08°11'36"W | 60.00' |
| L7 | S39°37'44"W | 97.62' | L48 | S08°11'36"E | 60.00' |
| L8 | S08°02'49"E | 35.53' | L49 | N87°50'21"W | 19.82' |
| L9 | S13°33'25"W | 72.98' | L50 | S82°14'40"W | 33.32' |
| L10 | S05°48'06"W | 114.78' | L51 | N87°50'21"W | 32.18' |
| L11 | S02°26'10"W | 35.24' | L52 | S03°03'51"E | 112.11' |
| L12 | N02°09'39"E | 23.52' | L53 | S03°03'51"E | 111.68' |
| L13 | N08°11'36"W | 31.86' | L54 | S03°09'33"E | 120.46' |
| L14 | N02°09'39"E | 7.86' | L55 | S03°09'33"E | 120.46' |
| L16 | S31°35'32"W | 100.23' | L56 | S03°03'51"E | 90.60' |
| L17 | N31°35'32"E | 100.55' | L57 | N03°03'51"W | 91.80' |
| L18 | S57°22'18"E | 32.84' | L58 | S03°03'51"E | 101.81' |
| L19 | S57°22'18"E | 34.88' | L59 | N03°03'51"W | 105.63' |
| L20 | N81°48'24"E | 15.97' | L60 | N88°05'13"W | 20.00' |
| L21 | S10°29'45"W | 48.88' | L61 | N81°48'24"E | 20.00' |
| L22 | S10°29'45"W | 47.99' | L62 | N81°48'24"E | 120.00' |
| L23 | S08°11'36"E | 34.78' | L63 | S81°48'24"W | 120.00' |
| L24 | S08°11'36"E | 20.22' | L64 | S08°11'36"E | 25.00' |
| L25 | N87°50'21"W | 16.97' | L65 | S08°11'36"E | 120.00' |
| L26 | S87°50'21"E | 87.00' | L66 | S08°11'36"E | 120.00' |
| L27 | N87°50'21"W | 50.00' | L67 | S81°48'24"W | 20.00' |
| L28 | N82°14'40"E | 145.17' | L68 | N81°48'24"E | 20.00' |
| L29 | S87°50'21"E | 32.18' | L69 | N85°31'22"E | 2.84' |
| L30 | N87°50'21"W | 50.00' | L70 | N85°31'22"E | 8.03' |
| L31 | N87°50'21"W | 50.25' | L71 | N85°31'22"E | 13.23' |
| L32 | N02°09'39"E | 38.89' | L72 | N85°31'22"E | 13.40' |
| L33 | S02°09'39"W | 43.15' | L73 | N85°31'22"E | 13.57' |
| L34 | N08°11'36"W | 17.27' | L74 | N85°31'22"E | 13.74' |
| L35 | N58°24'28"W | 28.33' | L75 | N85°31'22"E | 13.91' |
| L36 | S81°48'24"W | 30.05' | L76 | S57°22'18"E | 115.06' |
| L37 | S81°48'24"W | 66.08' | L77 | S60°35'22"E | 94.58' |
| L38 | N02°09'39"E | 94.70' | L78 | S88°58'29"E | 165.14' |
| L39 | S02°09'39"W | 12.47' | L79 | N84°37'59"E | 199.48' |
| L40 | N02°09'39"E | 80.73' | L80 | N12°12'41"E | 265.02' |
| L41 | S02°09'39"W | 102.53' | L81 | N79°05'03"E | 386.49' |

INTREPID
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TBPLS #10193936 • TBPE #16550

## LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE–EXISTING
- EASEMENT LINE–PROPOSED
- SURVEY LINE
- 2' CONTOUR EXISTING
- 10' CONTOUR EXISTING
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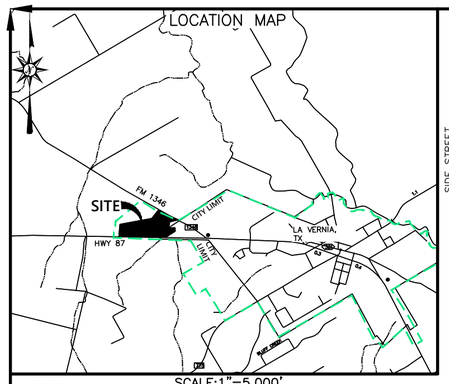
0' 100' 200' 300'
SCALE: 1" = 100'

SHEET 4 OF 4

FILE: 2023\ENGINEERING\WILSON\23-0138 15010 HWY 87-NADER LV



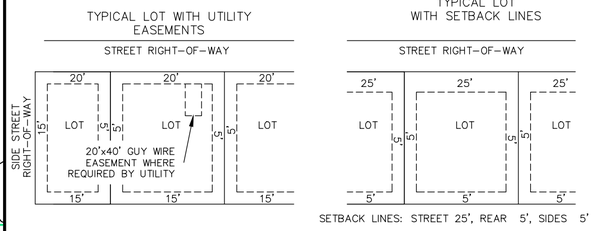

SCALE:1"=5,000'

NOTES:

1. ELECTRIC SERVICE IS TO BE PROVIDED BY: GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
2. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
3. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
4. ANY EASEMENT DESIGNED AS A GVEC 20'X20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
5. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
6. WATER SERVICES IS TO BE PROVIDED BY: CITY OF LA VERNIA.
7. SEWER SERVICES IS TO BE PROVIDED BY: CITY OF LA VERNIA.NO STRUCTURE MAY BE OCCUPIED, UNLESS CONNECTED TO A PUBLIC SEWAGE SYSTEM,
8. NO BUILDINGS, OR OTHER OBSTRUCTIONS OR WELL OF ANY KIND SHALL BE PLACED ON ANY ELECTRIC EASEMENTS, NOR SHALL ANY TREES BE PLANTED THEREON.
9. THERE ARE A TOTAL OF ONE HUNDRED TWENTY-SIX (126) RESIDENTIAL, ONE (1) COMMERCIAL, NINE (9) OPEN SPACE AND/OR DRAINAGE LOTS.
10. THIS SUBDIVISION IS ENTIRELY WITHIN THE LA VERNIA INDEPENDENT SCHOOL DISTRICT BOUNDARY.
11. A PORTION OF THIS SUBDIVISION HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE "A" OR "AE" AS DELINEATED ON COMMUNITY-PANEL NO. 48493C0150D, DATED JULY 19, 2023, AS PUBLISHED BY FEMA.
12. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A COMBINATION OF SAN ANTONIO RIVER AUTHORITY (SARA) LIDAR AND AN ON THE GROUND SURVEY PERFORMED BY INTREPID SURVEYING & ENGINEERING JUNE 2023. CONTOUR INTERVALS ARE 2 FEET FOR THIS PLAT.
13. DRAINAGE STUDY: A DRAINAGE STUDY HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE CITY OF LA VERNIA CITY HALL. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN DRAINAGE EASEMENTS.
14. DRAINAGE EASEMENT: CITY OF LA VERNIA IS A BENEFICIARY OF EACH DRAINAGE EASEMENT, AND HAS THE RIGHT, BUT NOT THE DUTY, TO ENFORCE DRAINAGE EASEMENTS. NO DRAINAGE EASEMENT MAY BE UTILIZED FOR ANY PURPOSE DETRIMENTAL TO ITS INTENDED USE (I.E. NO FENCES, SHRUBBERY, STRUCTURES, OR ON-SITE SEWAGE FACILITIES). CITY OF LA VERNIA RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS.
15. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO AN ASSESSMENT (FEE PAYABLE BY THE LOT OWNER) BY AN HOA (HOME OWNERS ASSOCIATION). THE HOME OWNERS ASSOCIATION MAY USE ASSESSMENTS TO ENFORCE THE RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. NO STATE OR LOCAL GOVERNMENT ENFORCES THE RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. THE DUTY TO ENFORCE THE RESTRICTIVE COVENANTS IS THE RESPONSIBILITY OF THE HOA.
16. THE DETENTION POND LOCATED IN LOT 900 IS TO BE DEDICATED TO THE HOA AND COVERS A TOTAL AREA OF 69931.89 SF (1.605 ACRES).THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS OR COMMON AREAS.
17. ALL OF THIS SUBDIVISION LIES WITHIN WILSON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND IS SUBJECT TO TAXATION AND REGULATION BY THE EMERGENCY SERVICES DISTRICT.
18. LOTS 900, 901, 902, 903, 950, 951, 952, 953, AND 954 ARE INTENDED AS OPEN SPACE AND/OR DRAINAGE LOTS THAT WILL BE OWNED AND MAINTAINED BY THE HOA OR ITS SUCCESSORS AND/OR ASSIGNS, AND ARE NOT INTENDED FOR DEVELOPMENT.
19. LOTS 950, 951, 952, 953, AND 954 CONTAIN EASEMENTS FOR THE USE OF GVEC.
20. ACCESS TO LOT 950 IS PROVIDED FROM MELODY STREET, LOT 901 AND LOT 952.
21. THE COMMERCIAL LOTS IN THIS SUBDIVISION CONSIST OF LOTS: 127 CONSISTING OF A TOTAL OF 3.425 ACRES.
22. THE 60' GVEC EASEMENT RECORDED IN VOLUME 2014 PAGE 290 OF THE WILSON COUNTY OFFICIAL PUBLIC RECORDS WILL BE RELEASED BY SEPARATE INSTRUMENT AFTER THE RELOCATION OF GVEC'S TRANSMISSION LINE FACILITIES ARE COMPLETE.
22. THE 60' TXDOT CHANNEL EASEMENT IS TO BE RELEASED UPON COMPLETION OF THE GRADING IMPROVEMENTS SHOWN ON THE GRADING PLAN.

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"



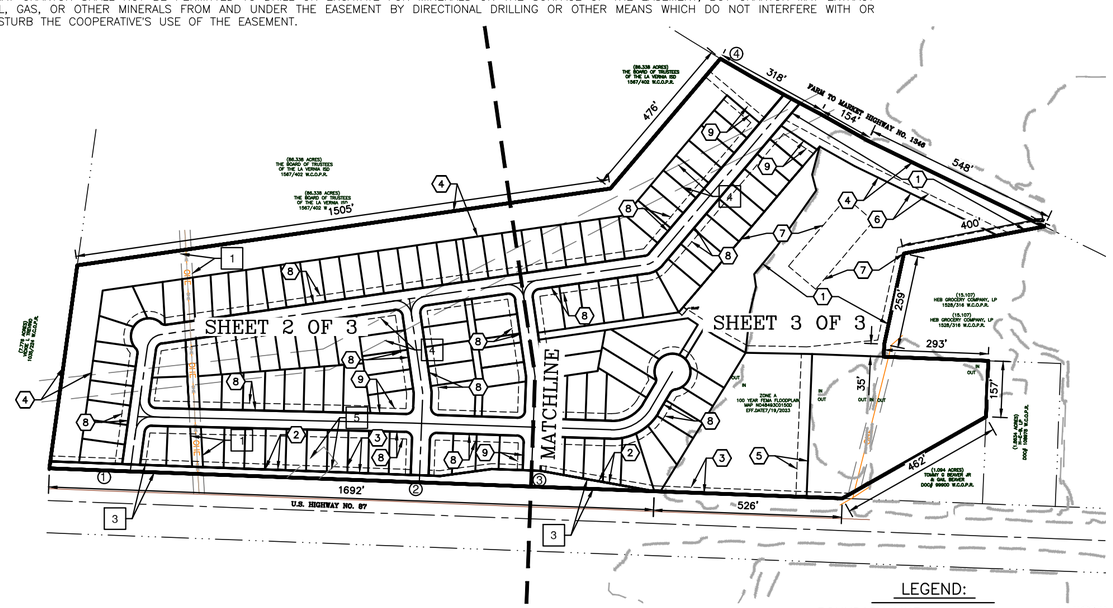

TXDOT NOTES:

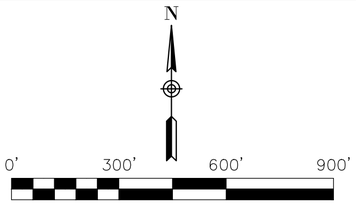
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF **FOUR (4)** ACCESS POINTS: **THREE (3)** ACCESS POINTS TO US87 AND **ONE (1)** ACCESS POINT TO FM1346. BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY **3240.92 FEET**. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER

GVEC UTILITY EASEMENT NOTES:

1. GRANTOR SHALL NOT PLACE OR CONSTRUCT ANY STRUCTURE OR IMPROVEMENT, NOR RETAIN OR IMPOUND ANY WATER, NOR PLANT ANY TREES OR SHRUBS, NOR PLACE ANY TEMPORARY OR PERMANENT IMPROVEMENT, EQUIPMENT OR APPURTENANCES INCLUDING ANY MAST-TYPE EQUIPMENT WITHIN THE EASEMENT NOR MAY GRANTOR DO ANYTHING WITHIN THE EASEMENT THAT CONFLICTS WITH THE NATIONAL ELECTRICAL SAFETY CODE OR ANY APPLICABLE LAW, AS EITHER OF THE SAME NOW EXISTS OR MAY BE AMENDED IN THE FUTURE, AND THIS SHALL BE A COVENANT RUNNING WITH THE LAND. SUCH PROHIBITED CONSTRUCTION AND ACTIVITIES WITHIN THE EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, NEW CONSTRUCTION OR MAJOR MODIFICATION TO A PREEXISTING HABITABLE STRUCTURE, AS WELL AS, STOCK TANKS, SWIMMING POOLS, SPAS, WATER WELLS OR OIL WELLS INCLUDING CONSTRUCTION BOTH ABOVE AND BELOW EXISTING GRADE OR CONSTRUCTION OF ANY SORT THAT CAUSES A CHANGE IN GRADE WITHIN THE EASEMENT.

2. THE RIGHT IS RESERVED BY GRANTOR TO USE THE LAND WITHIN THE EASEMENT FOR GENERAL AGRICULTURAL AND GRAZING PURPOSES, STREETS, DRIVEWAYS, AND PARKING AREAS PROVIDED SUCH USES SHALL NOT VIOLATE ANY PROVISION OF THIS EASEMENT AND RIGHT-OF-WAY AGREEMENT, INCLUDING THE GROWING OF TREES THEREON, OR MAKE ANY OTHER USE WHICH MIGHT INTERFERE WITH THE EXERCISE OF THE RIGHTS HEREIN GRANTED. GRANTOR EXPRESSLY RESERVES ALL OIL, GAS, AND OTHER MINERALS OWNED BY GRANTOR IN, ON, AND UNDER THE EASEMENT, PROVIDED THAT GRANTOR SHALL NOT BE PERMITTED TO DRILL OR EXCAVATE FOR MINERALS ON THE SURFACE OF THE EASEMENT, BUT GRANTOR MAY EXTRACT OIL, GAS, OR OTHER MINERALS FROM AND UNDER THE EASEMENT BY DIRECTIONAL DRILLING OR OTHER MEANS WHICH DO NOT INTERFERE WITH OR DISTURB THE COOPERATIVE'S USE OF THE EASEMENT.




SCALE: 1" = 300'
PLAT DATE: 8/10/2023
REVISED PLAT DATE: 4/16/2025
CURRENT DEED: DOCUMENT #134040

ALL NOTES, SIGNATURE BLOCK AND DETAILS ON THIS PAGE APPLY TO EVERY PAGE OF THIS PLAT

THIS PLAT CONTAINS A TOTAL OF:
RESIDENTIAL: 126 LOTS CONSISTING OF A TOTAL OF 20.86 ACRES
COMMERCIAL: 1 LOT CONSISTING OF A TOTAL OF 3.425 ACRES
OPEN SPACE: 1 LOTS CONSISTING OF A TOTAL OF 7.377 ACRES
DRAINAGE AND EASEMENT: 8 LOTS CONSISTING OF A TOTAL OF 8.328 ACRES
STREETS: 5.73 ACRES AND 5057.60 LINEAR FOOTAGE

SUBDIVISION PLAT ESTABLISHING

# THE HEIGHTS AT LA VERNIA

## WILSON COUNTY, TEXAS

PLAT OF 45.75 ACRES OF LAND OUT OF THE FRANCISCO HERRERA SURVEY NO.6, ABSTRACT NO 15, IN WILSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE RESIDUAL OF THAT CERTAIN 52.404 ACRE TRACT DESCRIBED IN VOLUME 985, PAGE 738 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY; THE SAME TRACT CONVEYED TO N.P.HOMES. BY DEED RECORDED IN DOCUMENT #134040 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ON THE GROUND SURVEY AND DEDICATES TO THE PUBLIC ALL STREETS, ALLEYS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

_____.
N.P. HOMES, LLC
21911 RANIER LANE
SAN ANTONIO, TEXAS 78260

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20___.

_____.
NOTARY PUBLIC

THIS PLAT OF THE HEIGHTS AT LA VERNIA, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

_____.
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC

CERTICATION BY CITY OF LA VERNIA

THIS PLAT OF THE HEIGHTS AT LA VERNIA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNIA AND IS HEREBY APPROVED THIS THE____ DAY OF _____, 2024.

BY: _____.
COMMISSIONER

BY: _____.
SECRETARY

THIS PLAT OF THE HEIGHTS AT LA VERNIA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA AND IS HEREBY APPROVED THIS THE____ DAY OF _____, 2024.

BY: _____.
MAYOR

BY: _____.
SECRETARY

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE-EXISTING
- EASEMENT LINE-PROPOSED
- SURVEY LINE
- 2' CONTOUR EXISTING
- 10' CONTOUR EXISTING
- (BRG.-DIST.) RECORD CALL
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET

EXISTING

1. GVEC 30' EASEMENT) (2014/290) W.C.O.P.R.
2. GVEC 30' EASEMENT) (2014/290) W.C.O.P.R.
3. TXDOT ROW DEED(0.9147 ACRES PARCEL 54/P00064387.001
4. GVEC 60' EASEMENT) (2014/290) W.C.O.P.R.
5. 60' TXDOT CHANNEL EASEMENT PER TXDOT ROW MAP

PROPOSED

1. VARIABLE WIDTH DRAINAGE EASEMENT
2. 1' NON-VEHICULAR ACCESS
3. 15' UTILITY EASEMENT
4. 80' GVEC EASEMENT
5. 30' UTILITY EASEMENT
6. 20' INGRESS/EGRESS EASEMENT
7. 150' WW BUFFER ZONE EASEMENT
8. 20' FRONT UTILITY EASEMENT
9. 15' SIDE UTILITY EASEMENT
10. 20' UTILITY EASEMENT
11. VARIABLE WIDTH UTILITY EASEMENT

(1) TXDOT ACCESS POINT

W.C.P.R. WILSON COUNTY PLAT RECORDS
W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS
W.C.D.R. WILSON COUNTY DEED RECORDS

INTREPID
SURVEYING & ENGINEERING
P.O. Box 1209 109 DILWORTH PLAZA
POTH, TX 78147
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER SURFACE WATER FEATURES OR ANY SENSITIVE FEATURES IN ACCORDANCE WITH THE TERMS OF THE WILSON COUNTY SUBDIVISION & DEVELOPMENT RULES & REGULATIONS AND THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY.

THIS PLAN IS RELEASED FOR INTERIM REVIEW ONLY AND IS NOT TO BE USED AS THE FINAL DOCUMENT UNTIL ALL REVIEWS HAVE BEEN COMPLETED.

SHERMAN L. POSEY, RPLS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF LA VERNIA SUBDIVISION & DEVELOPMENT RULES & REGULATIONS.

THIS PLAN IS RELEASED FOR INTERIM REVIEW ONLY AND IS NOT TO BE USED AS THE FINAL DOCUMENT UNTIL ALL REVIEWS HAVE BEEN COMPLETED.

RUSSELL J. JASKINIA, PE, CFM DATE
LICENSED PROFESSIONAL ENGINEER

I,_____, COUNTY CLERK OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE_____, DAY OF_____,_____ A.D. AT _____ O'CLOCK, __M AND DULY RECORDED IN DOCUMENT #__ _____, PLAT RECORDS OF WILSON COUNTY, TEXAS.

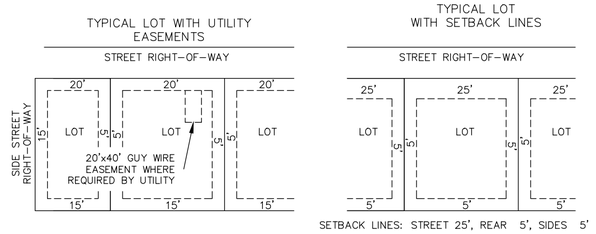
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____, DAY OF _____, _____, A.D.

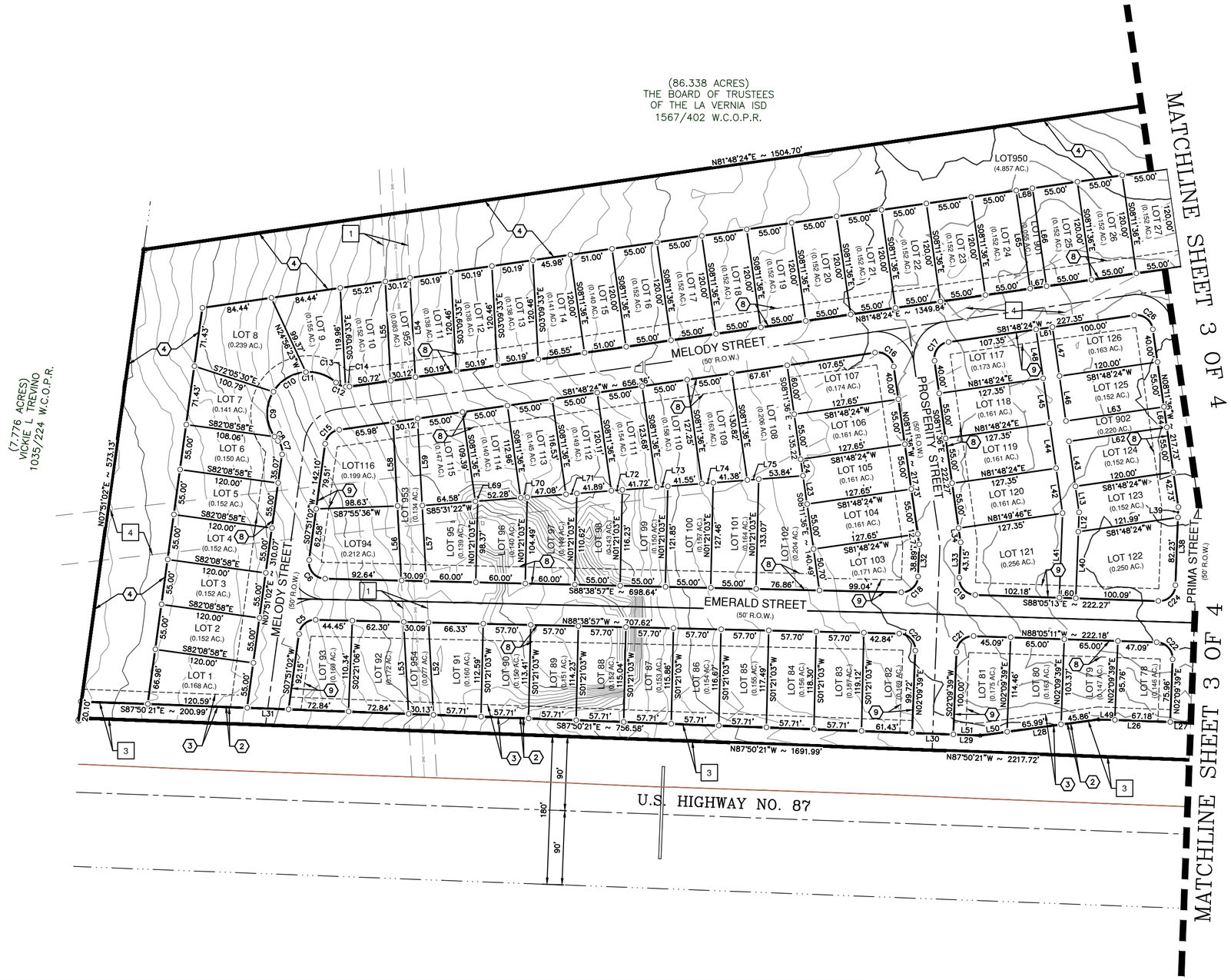
_____.
COUNTY CLERK, WILSON COUNTY, TEXAS

SHEET 1 OF 4

FILE: 2023\ENGINEERING\WILSON\23-0138 15010 HWY 87-NADER LV

SUBDIVISION PLAT ESTABLISHING
# THE HEIGHTS AT LA VERNIA
WILSON COUNTY, TEXAS

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Floresville, TX 78114
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WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

## LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE–EXISTING
- EASEMENT LINE–PROPOSED
- SURVEY LINE
- 2' CONTOUR EXISTING
- 10' CONTOUR EXISTING
- ◉ 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD SET
- W.C.P.R. WILSON COUNTY PLAT RECORDS
- W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS
- W.C.D.R. WILSON COUNTY DEED RECORDS

## KEY NOTES:

### EXISTING

1. GVEC 30' EASEMENT) (2014/290) W.C.O.P.R.
2. GVEC 30' EASEMENT) (2014/290) W.C.O.P.R.
3. TXDOT ROW DEED(0.9147 ACRES PARCEL 54/P00064387.001
4. GVEC 60' EASEMENT) (2014/290) W.C.O.P.R.
5. 60' TXDOT CHANNEL EASEMENT PER TXDOT ROW MAP

### PROPOSED

1. VARIABLE WIDTH DRAINAGE EASEMENT
2. 1' NON-VEHICULAR ACCESS
3. 15' UTILITY EASEMENT
4. 80' GVEC EASEMENT
5. 30' UTILITY EASEMENT
6. 20' INGRESS/EGRESS EASEMENT
7. 150' WW BUFFER ZONE EASEMENT
8. 20' FRONT UTILITY EASEMENT
9. 15' SIDE UTILITY EASEMENT
10. 20' UTILITY EASEMENT
11. VARIABLE WIDTH UTILITY EASEMENT

◎ TXDOT TYPE II MONUMENT FOUND

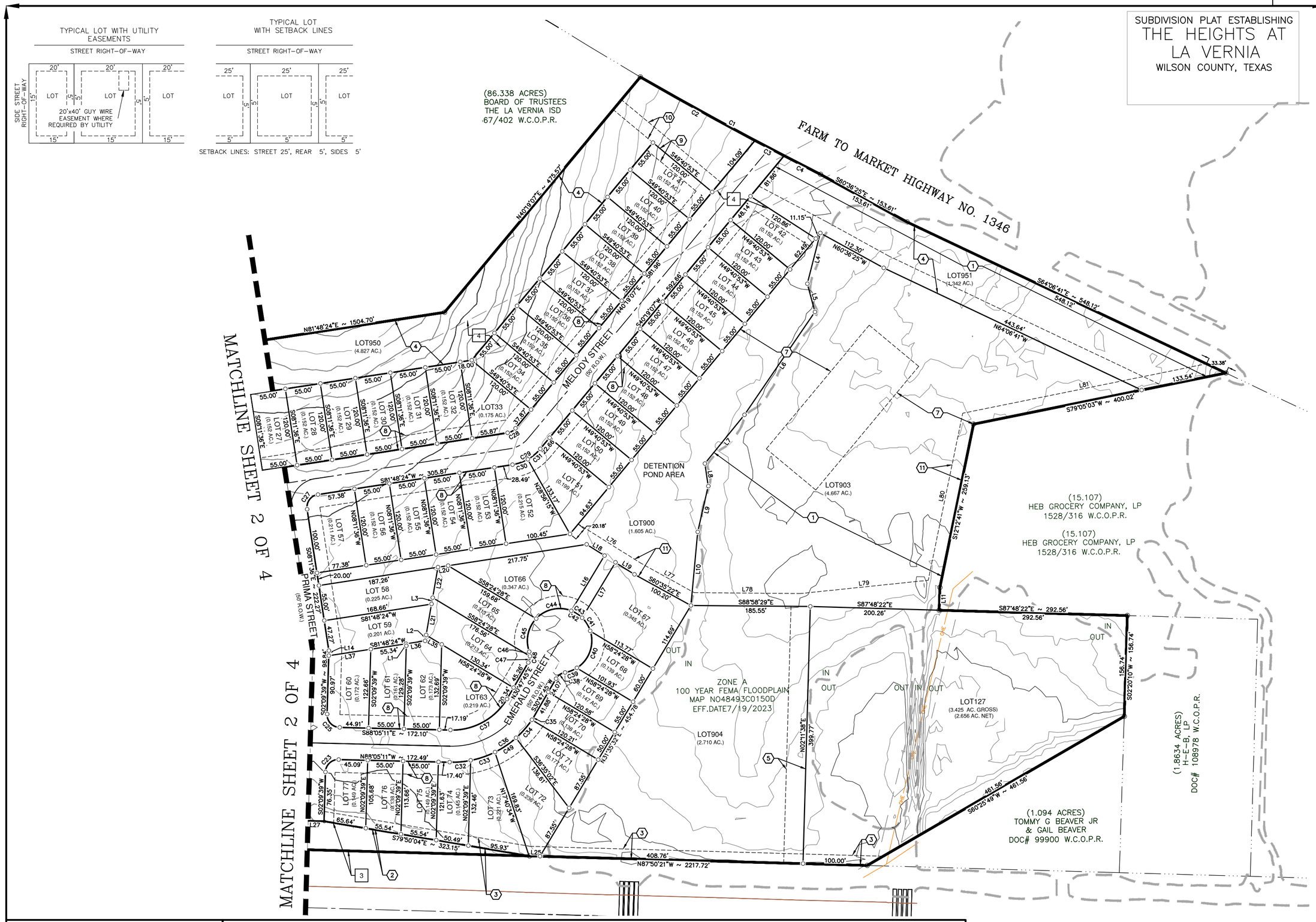
0' 100' 200' 300'
SCALE: 1" = 100'

SHEET 2 OF 4

FILE: 2023\ENGINEERING\WILSON\23-0138 15010 HWY 87-NADER LV

# SUBDIVISION PLAT ESTABLISHING THE HEIGHTS AT LA VERNIA

WILSON COUNTY, TEXAS

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TBPLS #10193936 • TBPE #16550

## LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE–EXISTING
- EASEMENT LINE–PROPOSED
- SURVEY LINE
- 2' CONTOUR EXISTING
- 10' CONTOUR EXISTING
- 100 YEAR FEMA FLOODPLAIN
- ⊙ 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD SET
- W.C.P.R. WILSON COUNTY PLAT RECORDS
- W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS
- W.C.D.R. WILSON COUNTY DEED RECORDS

## KEY NOTES:

### EXISTING

1. GVEC 30' EASEMENT) (2014/290) W.C.O.P.R.
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7. 150' WW BUFFER ZONE EASEMENT
8. 20' FRONT UTILITY EASEMENT
9. 15' SIDE UTILITY EASEMENT
10. 20' UTILITY EASEMENT
11. VARIABLE WIDTH UTILITY EASEMENT

N

0' 100' 200' 300'

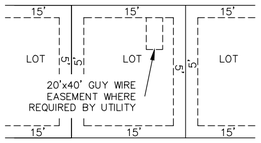
SCALE: 1" = 100'

SHEET 3 OF 4

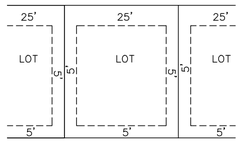
FILE: 2023\ENGINEERING\WILSON\23-0138 15010 HWY 87-NADER LV

SUBDIVISION PLAT ESTABLISHING
# THE HEIGHTS AT LA VERNIA
WILSON COUNTY, TEXAS

TYPICAL LOT WITH UTILITY EASEMENTS




TYPICAL LOT WITH SETBACK LINES




SETBACK LINES: STREET 25', REAR 5', SIDES 5'

## CURVE TABLE

| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|---|---|---|---|---|---|
| C1 | 5764.70' | 003°09'45" | S61°04'09"E | 318.14' | 318.18' |
| C2 | 5764.70' | 002°01'26" | S60°30'00"E | 203.62' | 203.63' |
| C3 | 5764.70' | 000°30'30" | S61°45'57"E | 51.13' | 51.13' |
| C4 | 5764.70' | 000°37'49" | S62°20'07"E | 63.41' | 63.41' |
| C5 | 20.00' | 083°30'01" | N49°36'03"E | 26.64' | 29.15' |
| C6 | 20.00' | 096°29'59" | N40°23'57"W | 29.84' | 33.68' |
| C7 | 20.00' | 049°59'41" | S17°08'49"E | 16.90' | 17.45' |
| C8 | 50.00' | 007°37'52" | S38°19'43"E | 6.65' | 6.66' |
| C9 | 50.00' | 066°07'10" | S01°27'12"E | 54.55' | 57.70' |
| C10 | 50.00' | 173°56'45" | N44°49'43"E | 99.86' | 151.80' |
| C11 | 50.00' | 045°31'57" | N70°57'53"W | 38.70' | 39.73' |
| C12 | 20.00' | 049°59'41" | S73°11'45"E | 16.90' | 17.45' |
| C13 | 20.00' | 037°08'36" | N66°46'13"W | 12.74' | 12.97' |
| C14 | 20.00' | 012°51'05" | S88°13'56"W | 4.48' | 4.49' |
| C15 | 20.00' | 073°57'22" | S44°49'43"W | 24.06' | 25.82' |
| C16 | 20.00' | 090°00'00" | S53°11'36"E | 28.28' | 31.42' |
| C17 | 20.00' | 090°00'00" | N36°48'24"E | 28.28' | 31.42' |
| C18 | 20.00' | 089°11'24" | S46°45'21"W | 28.08' | 31.13' |
| C19 | 20.00' | 090°00'00" | N42°50'21"W | 28.28' | 31.42' |
| C20 | 20.00' | 090°48'36" | S43°14'39"E | 28.48' | 31.70' |
| C21 | 20.00' | 089°45'10" | N47°02'14"E | 28.22' | 31.33' |
| C22 | 20.00' | 090°14'50" | N42°57'46"W | 28.35' | 31.50' |
| C23 | 20.00' | 089°45'10" | S47°02'14"W | 28.22' | 31.33' |
| C24 | 20.00' | 089°45'10" | N47°02'14"E | 28.22' | 31.33' |
| C25 | 20.00' | 090°14'50" | S42°57'46"E | 28.35' | 31.50' |
| C26 | 20.00' | 090°00'00" | N53°11'36"W | 28.28' | 31.42' |
| C27 | 20.00' | 090°00'00" | S36°48'24"W | 28.28' | 31.42' |
| C28 | 20.00' | 041°29'17" | S61°03'45"W | 14.17' | 14.48' |
| C29 | 70.00' | 041°29'17" | S61°03'45"W | 49.59' | 50.69' |
| C30 | 70.00' | 020°44'39" | N71°26'05"E | 25.21' | 25.34' |
| C31 | 70.00' | 020°44'39" | N50°41'26"E | 25.21' | 25.34' |
| C32 | 150.00' | 012°33'26" | N85°38'06"E | 32.81' | 32.87' |
| C33 | 150.00' | 015°16'44" | N71°43'01"E | 39.88' | 40.00' |
| C34 | 150.00' | 014°18'16" | N41°46'51"E | 37.35' | 37.45' |
| C35 | 150.00' | 003°06'21" | N33°04'33"E | 8.13' | 8.13' |
| C36 | 150.00' | 060°23'27" | S61°43'06"W | 150.89' | 158.10' |
| C37 | 100.00' | 060°13'38" | N61°48'00"E | 100.34' | 105.12' |
| C38 | 20.00' | 049°59'41" | S55°47'35"W | 16.90' | 17.45' |
| C39 | 50.00' | 022°39'47" | N69°27'32"E | 19.65' | 19.78' |
| C40 | 50.00' | 075°24'29" | N20°25'24"E | 61.16' | 65.81' |
| C41 | 50.00' | 027°38'30" | N31°06'05"W | 23.89' | 24.12' |
| C42 | 50.00' | 279°59'23" | S59°12'15"E | 64.29' | 244.34' |
| C43 | 50.00' | 023°05'14" | N56°27'57"W | 20.01' | 20.15' |
| C44 | 50.00' | 067°56'42" | S78°01'04"W | 55.88' | 59.29' |
| C45 | 50.00' | 063°14'39" | S12°25'23"W | 52.43' | 55.19' |
| C46 | 20.00' | 020°43'15" | S08°50'19"E | 7.19' | 7.23' |
| C47 | 20.00' | 029°16'27" | S16°09'32"W | 10.11' | 10.22' |
| C48 | 20.00' | 049°59'41" | N05°47'54"E | 16.90' | 17.45' |

## LINE TABLE

| LINE # | BEARING | LENGTH | LINE # | BEARING | LENGTH |
|---|---|---|---|---|---|
| L1 | S08°11'36"E | 3.14' | L42 | S08°11'36"E | 55.05' |
| L2 | S10°29'45"W | 9.18' | L43 | N08°11'36"W | 55.00' |
| L3 | S10°29'45"W | 10.07' | L44 | S08°11'36"E | 55.00' |
| L4 | S14°56'29"W | 81.30' | L45 | S08°11'36"E | 55.00' |
| L5 | S14°27'35"E | 45.37' | L46 | N08°11'36"W | 55.00' |
| L6 | S34°57'24"W | 193.73' | L47 | N08°11'36"W | 60.00' |
| L7 | S39°37'44"W | 97.62' | L48 | S08°11'36"E | 60.00' |
| L8 | S08°02'49"E | 35.53' | L49 | N87°50'21"W | 19.82' |
| L9 | S13°33'25"W | 72.98' | L50 | S82°14'40"W | 33.32' |
| L10 | S05°48'06"W | 114.78' | L51 | N87°50'21"W | 32.18' |
| L11 | S02°26'10"W | 35.24' | L52 | S03°03'51"E | 112.11' |
| L12 | N02°09'39"E | 23.52' | L53 | S03°03'51"E | 111.68' |
| L13 | N08°11'36"W | 31.86' | L54 | S03°09'33"E | 120.46' |
| L14 | N02°09'39"E | 7.86' | L55 | S03°09'33"E | 120.46' |
| L16 | S31°35'32"W | 100.23' | L56 | S03°03'51"E | 90.60' |
| L17 | N31°35'32"E | 100.55' | L57 | N03°03'51"W | 91.80' |
| L18 | S57°22'18"E | 32.84' | L58 | S03°03'51"E | 101.81' |
| L19 | S57°22'18"E | 34.88' | L59 | N03°03'51"W | 105.63' |
| L20 | N81°48'24"E | 15.97' | L60 | N88°05'13"W | 20.00' |
| L21 | S10°29'45"W | 48.88' | L61 | N81°48'24"E | 20.00' |
| L22 | S10°29'45"W | 47.99' | L62 | N81°48'24"E | 120.00' |
| L23 | S08°11'36"E | 34.78' | L63 | S81°48'24"W | 120.00' |
| L24 | S08°11'36"E | 20.22' | L64 | S08°11'36"E | 25.00' |
| L25 | N87°50'21"W | 16.97' | L65 | S08°11'36"E | 120.00' |
| L26 | S87°50'21"E | 87.00' | L66 | S08°11'36"E | 120.00' |
| L27 | N87°50'21"W | 50.00' | L67 | S81°48'24"W | 20.00' |
| L28 | N82°14'40"E | 145.17' | L68 | N81°48'24"E | 20.00' |
| L29 | S87°50'21"E | 32.18' | L69 | N85°31'22"E | 2.84' |
| L30 | N87°50'21"W | 50.00' | L70 | N85°31'22"E | 8.03' |
| L31 | N87°50'21"W | 50.25' | L71 | N85°31'22"E | 13.23' |
| L32 | N02°09'39"E | 38.89' | L72 | N85°31'22"E | 13.40' |
| L33 | S02°09'39"W | 43.15' | L73 | N85°31'22"E | 13.57' |
| L34 | N08°11'36"W | 17.27' | L74 | N85°31'22"E | 13.74' |
| L35 | N58°24'28"W | 28.33' | L75 | N85°31'22"E | 13.91' |
| L36 | S81°48'24"W | 30.05' | L76 | S57°22'18"E | 115.06' |
| L37 | S81°48'24"W | 66.08' | L77 | S60°35'22"E | 94.58' |
| L38 | N02°09'39"E | 94.70' | L78 | S88°58'29"E | 165.14' |
| L39 | S02°09'39"W | 12.47' | L79 | N84°37'59"E | 199.48' |
| L40 | N02°09'39"E | 80.73' | L80 | N12°12'41"E | 265.02' |
| L41 | S02°09'39"W | 102.53' | L81 | N79°05'03"E | 386.49' |

INTREPID
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Floresville, TX 78114
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

## LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE–EXISTING
- EASEMENT LINE–PROPOSED
- SURVEY LINE
- 2' CONTOUR EXISTING
- 10' CONTOUR EXISTING
- 100 YEAR FEMA FLOODPLAIN
- ⊙ 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD SET
- W.C.P.R. WILSON COUNTY PLAT RECORDS
- W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS
- W.C.D.R. WILSON COUNTY DEED RECORDS

## KEY NOTES:

### EXISTING

1. GVEC 30' EASEMENT) (2014/290) W.C.O.P.R.
2. GVEC 30' EASEMENT) (2014/290) W.C.O.P.R.
3. TXDOT ROW DEED(0.9147 ACRES PARCEL 54/P00064387.001
4. GVEC 60' EASEMENT) (2014/290) W.C.O.P.R.
5. 60' TXDOT CHANNEL EASEMENT PER TXDOT ROW MAP

### PROPOSED

1. VARIABLE WIDTH DRAINAGE EASEMENT
2. 1' NON–VEHICULAR ACCESS
3. 15' UTILITY EASEMENT
4. 80' GVEC EASEMENT
5. 30' UTILITY EASEMENT
6. 20' INGRESS/EGRESS EASEMENT
7. 150' WW BUFFER ZONE EASEMENT
8. 20' FRONT UTILITY EASEMENT
9. 15' SIDE UTILITY EASEMENT
10. 20' UTILITY EASEMENT
11. VARIABLE WIDTH UTILITY EASEMENT

0' 100' 200' 300'
SCALE: 1" = 100'

SHEET 4 OF 4

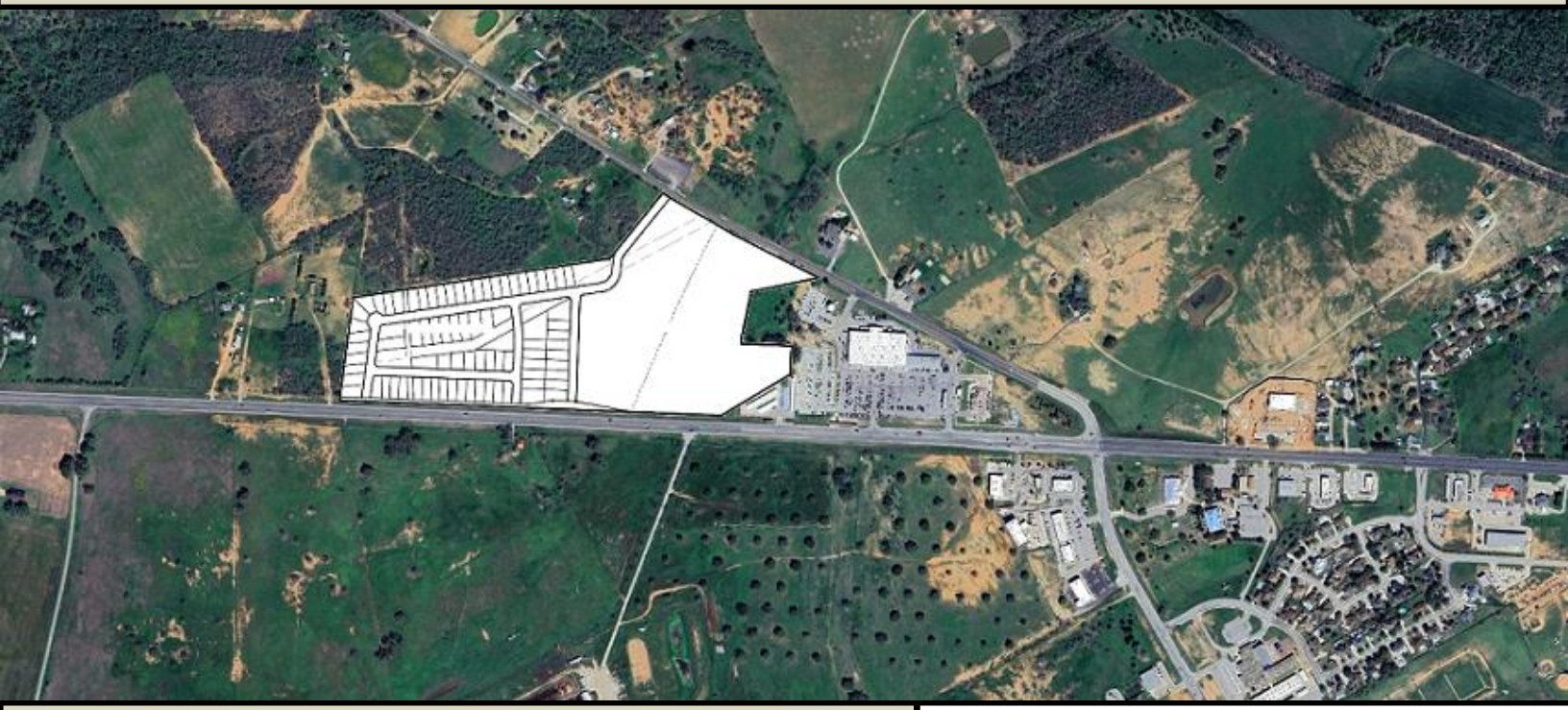
FILE: 2023\ENGINEERING\WILSON\23-0138 15010 HWY 87-NADER LV

# TRAFFIC IMPACT ANALYSIS

## NP Homes Subdivision

**US Highway 87**

**La Vernia, Texas**



**Prepared for:** Intrepid Surveying & Engineering
109 Dilworth Plaza
Poth, Texas 78147

**Prepared by:** AC Group, LLC
5828 Sebastian Place, Suite 108
Seguin, Texas 78249

STATE OF TEXAS
RENE ARREDONDO
91678
LICENSED
PROFESSIONAL ENGINEER

3/28/24

AC GROUP LLC
TRANSPORTATION AND TRAFFIC ENGINEERING

**Texas TBPE Firm No. F-11727**

**March 28, 2024**
**Project No. 2024000800**

# TRAFFIC IMPACT ANALYSIS

## NP Homes Subdivision
## La Vernia, Texas

**March 2024**
**Version 1**

**Prepared by:**

**AC Group, LLC**
**5828 Sebastian Place, Ste. 108**
**Seguin, Texas 78249**
**(210) 535-3558**
**TBPE Firm Registration No. F-11727**

## EXECUTIVE SUMMARY

***Project Description***

As required by the Texas Department of Transportation (TxDOT), a Traffic Impact Analysis (TIA) has been prepared on behalf of Intrepid Surveying & Engineering for the proposed NP Homes Subdivision to be located along US Highway 87 and FM 1346 in La Vernia, Texas. The proposed NP Homes Subdivision will include as many as 81 Single-Family Residential (ITE Code: 210) lots and as many as 220 Multi-family (ITE Code: 220) residential units. The proposed subdivision would generate 145 morning peak hour trips and 188 evening peak hour trips.

***Access Driveways***

Access to the proposed NP Homes Subdivision will include three proposed driveways along US Highway 87 and one proposed driveway along FM 1346. The three proposed driveways along US Highway 87 will be located approximately 4,115' (Driveway No. 1), 3,260' (Driveway No. 2), and 2,920' (Driveway No. 3) west of FM 1346. The one proposed driveway along FM 1346 will be located approximately 2,850' (Driveway No. 4) north of US Highway 87.

***Traffic Impact Analysis***

Based on trip generation and distribution projections for the proposed NP Homes Subdivision, it is not anticipated that trips entering or exiting the proposed subdivision would have a significant impact on the surrounding roadway system, specifically US Highway87 and FM 1346.

***Turn Lane Analysis***

Table 2-3 of the TxDOT *Access Management Manual* requires that a left or right-turn lane be installed when turn volumes exceed 50 vehicles per hour in a 45 mile per hour (or greater) speed zone and 60 vehicles per hour in speed zones less than 45 miles per hour. US Highway 87 and FM 1346 both have a posted speed limit of 45 miles per hour in the vicinity of the proposed development; therefore the 50 vehicle per hour threshold was used for the determination of turn lane requirements. Based on entering and exiting trip projects, none of the proposed access intersections are forecasted to exceed the 50 vehicle per hour threshold and would not be required turn lane installations.

# TRAFFIC IMPACT ANALYSIS
## NP Homes Subdivision
## La Vernia, Texas

## PROJECT SCOPE

As required by the Texas Department of Transportation (TxDOT), a Traffic Impact Analysis (TIA) has been prepared on behalf of Intrepid Surveying & Engineering for the proposed NP Homes Subdivision to be located along US Highway 87 and FM 1346 in La Vernia, Texas. The proposed NP Homes Subdivision will include as many as 81 Single-Family Residential (ITE Code: 210) lots and as many as 220 Multi-family (ITE Code: 220) residential units. The proposed subdivision would generate 145 morning peak hour trips and 188 evening peak hour trips. Figure 1 below shows a location map for the proposed NP Homes Subdivision at the intersection of US Highway 87 and FM 1346 in La Vernia, Texas.

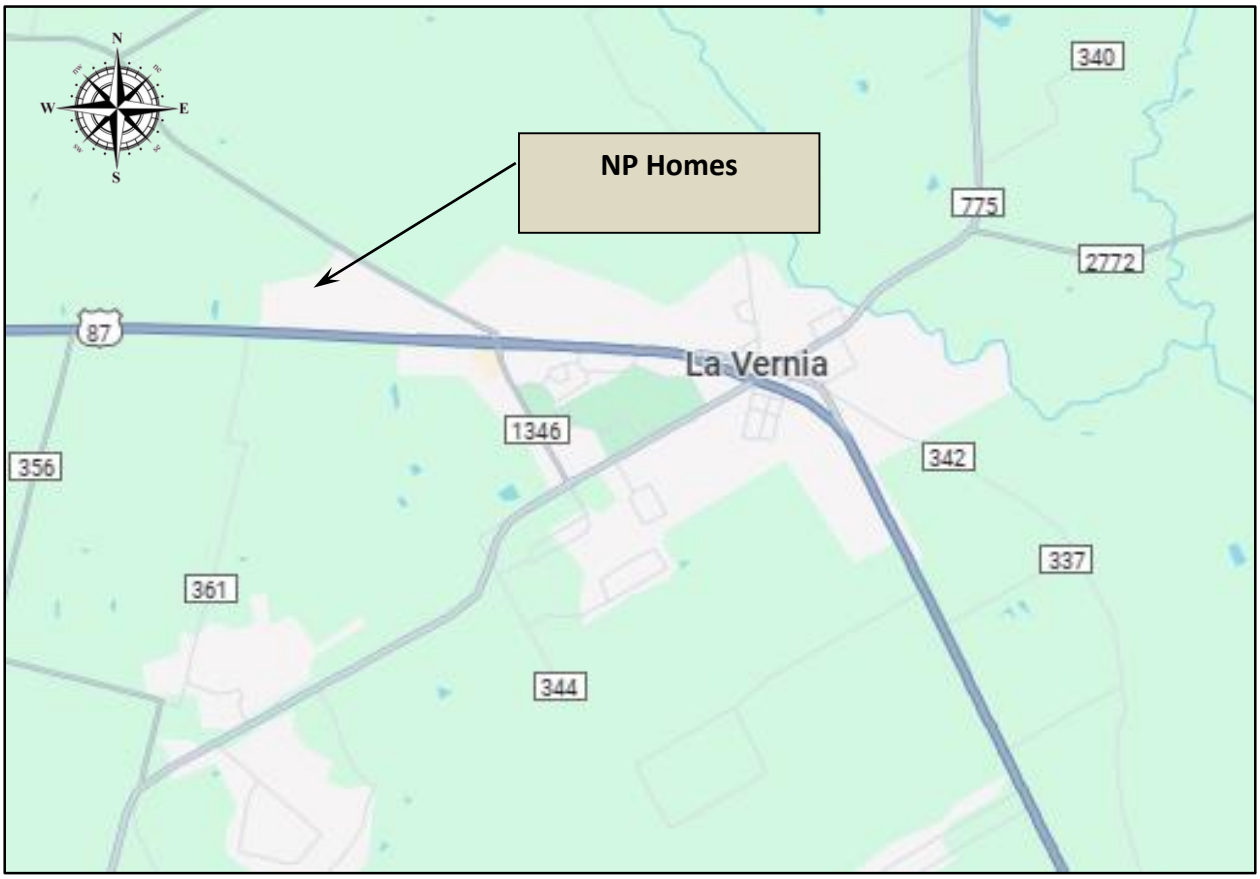



**Figure 1. Location Map for the Proposed NP Homes Subdivision**

Access to the proposed NP Homes Subdivision will include three proposed driveways along US Highway 87 and one proposed driveway along FM 1346. The three proposed driveways along US Highway 87 will be located approximately 4,115' (Driveway No. 1), 3,260' (Driveway No. 2), and 2,920' (Driveway No. 3) west of FM 1346. The one proposed driveway along FM 1346 will be located approximately 2,850' (Driveway No. 4) north of US Highway 87. Figure 2 below shows an aerial location map of the proposed NP Homes Subdivision at US Highway 87 and FM 1346. Figure 3 shows a site layout of the proposed NP Homes Subdivision.

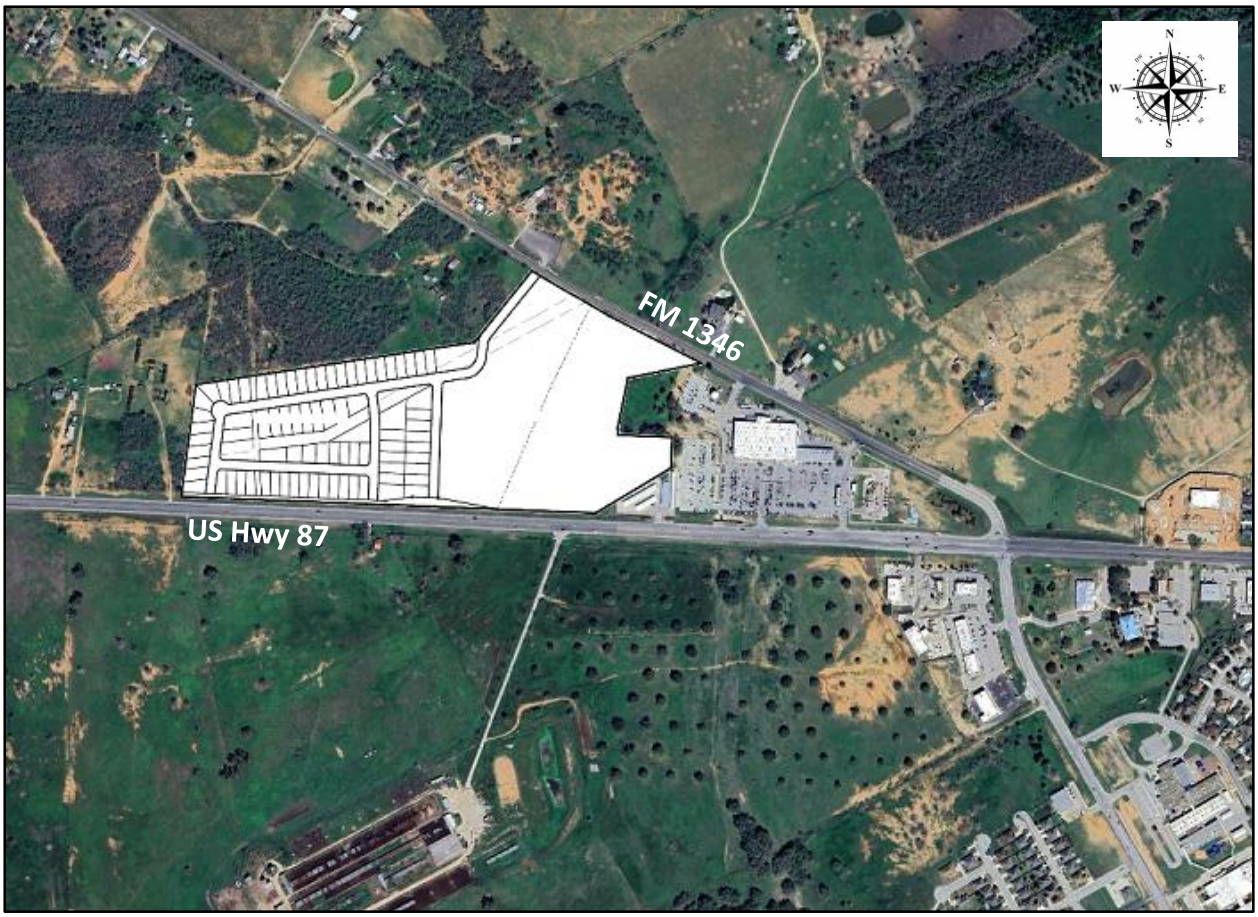



**Figure 2. Aerial Location Map for the Proposed NP Homes Subdivision**

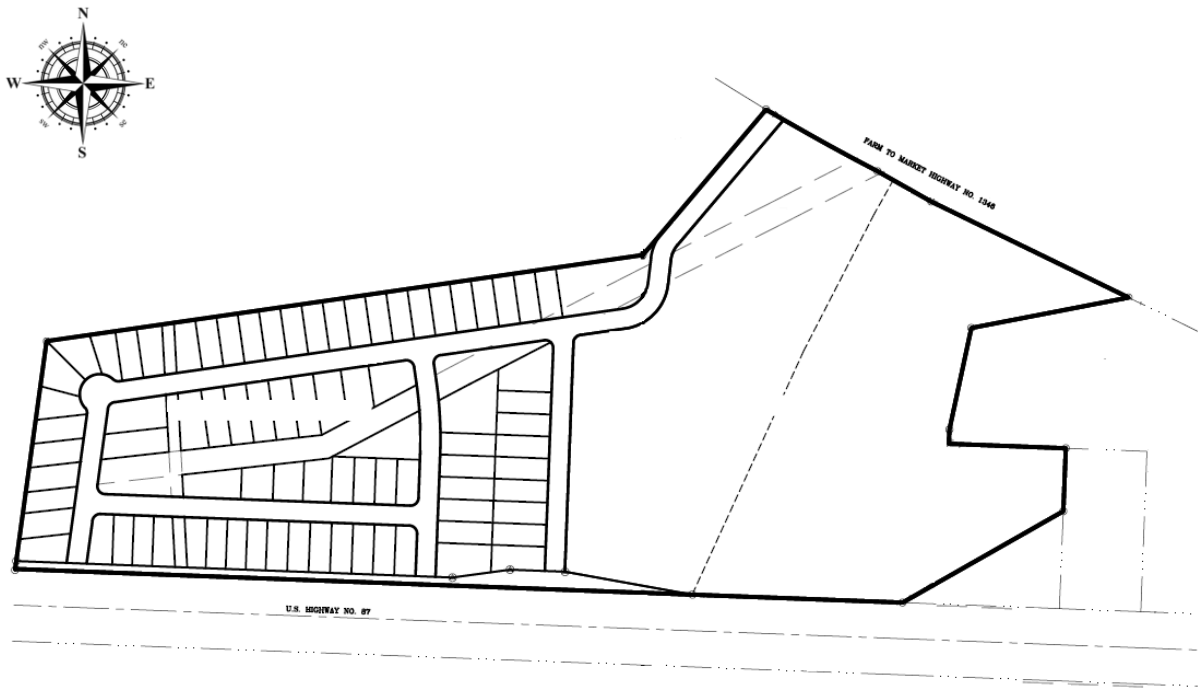



**Figure 3. Site Plan for Proposed NP Homes Subdivision with Proposed Driveways**

## STUDY AREA

The study area for this traffic impact analysis includes each of the proposed access driveways along US Highway 87 and FM 1346. The Texas Department of Transportation (TxDOT) does require a traffic impact analysis during the access permitting process and would include each of the proposed access driveways, as shown in Figure 4 below.

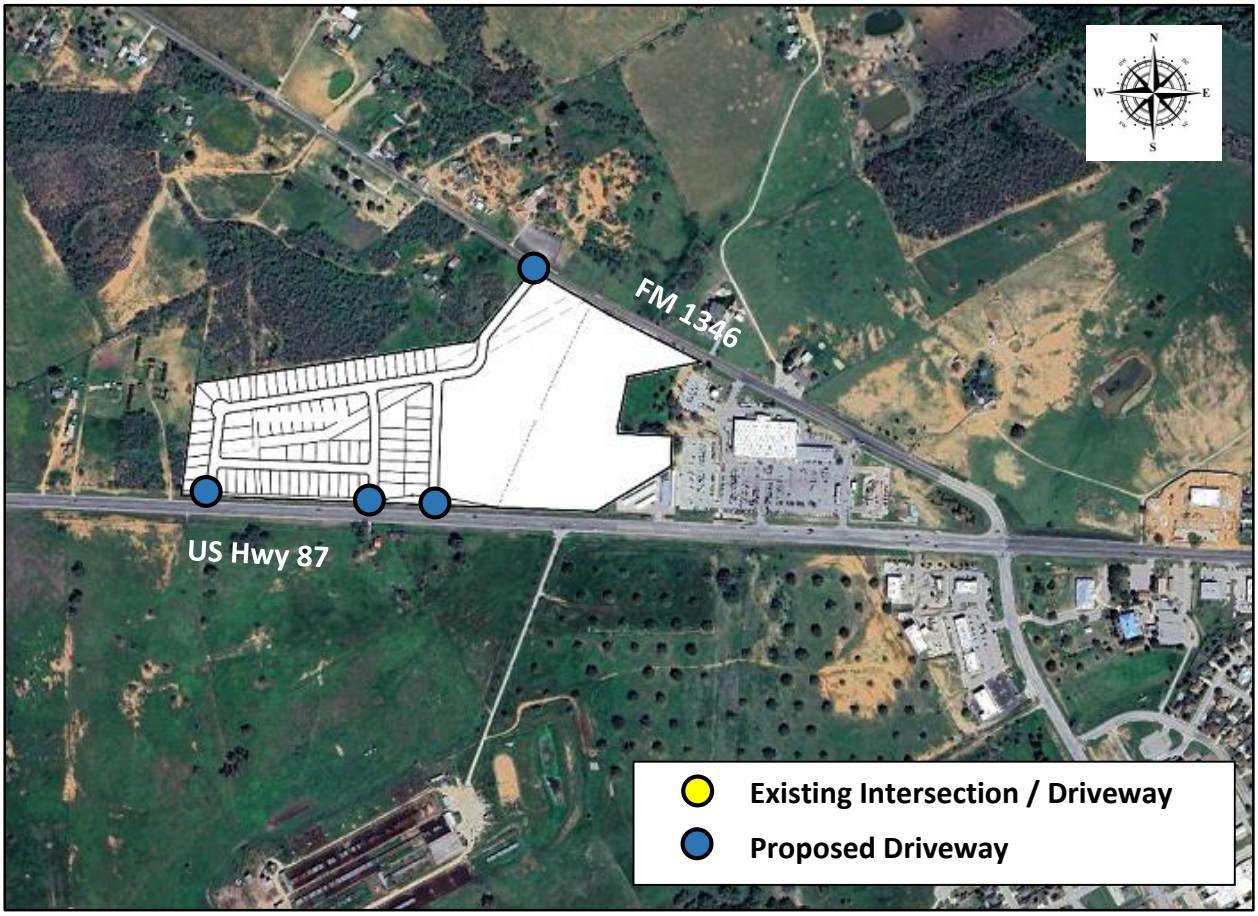



**Figure 4. Study Intersections for the Proposed NP Homes Subdivision Traffic Impact Analysis**

## LAND USE AND ZONING

The proposed NP Homes Subdivision Development is to be located on a site zoned as General Commercial (C-2) and has a legal description of CITY OF LA VERNIA, LOT 101B, ACRES 45.75. The surrounding zoning districts include other General Commercial (C-2) and Single Family Agriculture (R-A) along US Highway 87, as shown in Figure 5 below.

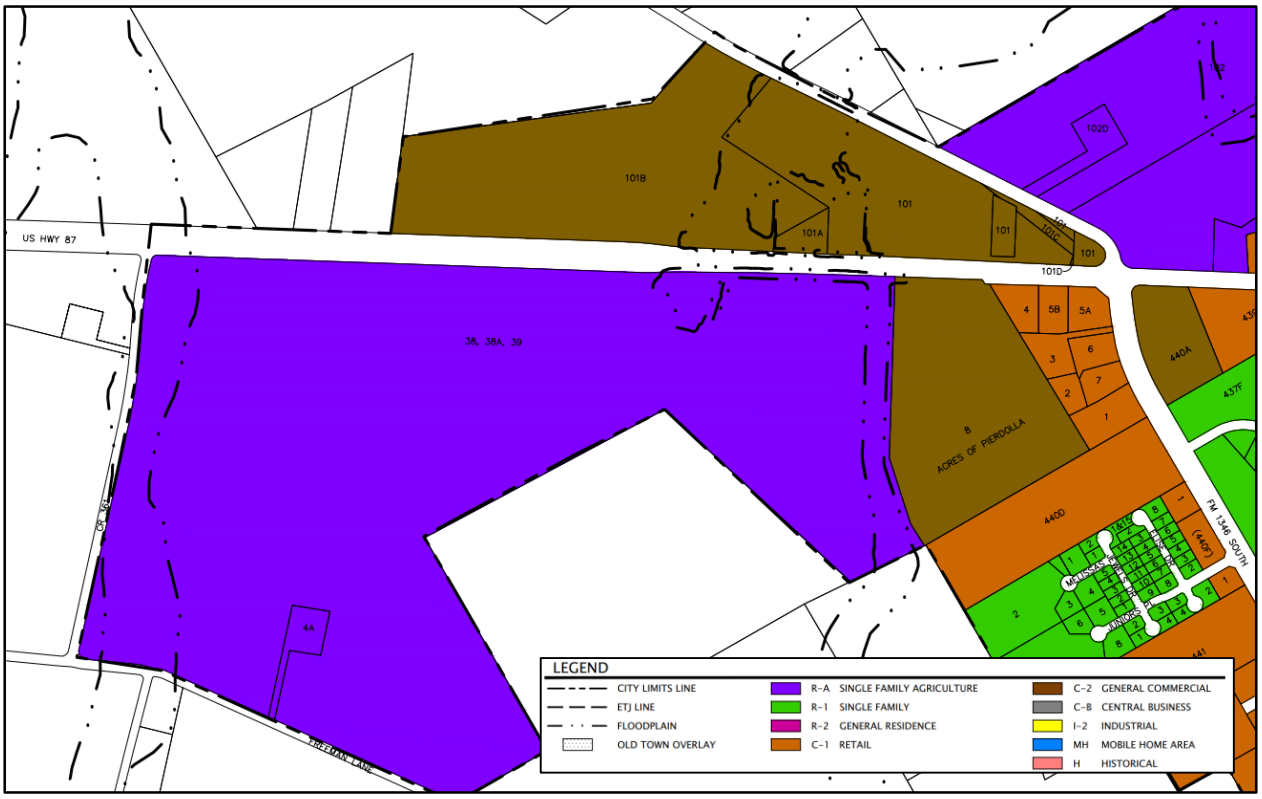



**Figure 5. City of La Vernia Zoning in the Vicinity of the Proposed NP Homes Subdivision**

## EXISTING ROADWAYS

***US Highway 87*** is an uncurbed 70' wide paved roadway with two 12' lanes in each direction of travel and 11' shoulders. US Highway 87 has no sidewalks and no bicycle lanes in the vicinity of the proposed development. US Highway 87 is classified as an Existing Arterial Street (100' ROW) on the City of La Vernia Master Thoroughfare Plan (October 2019) and has a posted speed limit of 45 miles per hour adjacent to the proposed development. US Highway 87 currently has fair pavement conditions with visible pavement markings. Figure 6 below shows US Highway 87 adjacent to the proposed development. Appendix G includes the City of La Vernia 2019 Master Thoroughfare Plan updated in October 2019.

**Figure 6. US Highway87 – Facing east towards FM 1346**

***FM 1346*** is an uncurbed 30' wide paved roadway with one 12' lane in each direction of travel and 3' shoulders. FM 1346 has no sidewalks and no bicycle lanes in the vicinity of the proposed development. FM 1346 is classified as an Existing Arterial Street (100' ROW) on the City of La Vernia Master Thoroughfare Plan (October 2019) and has a posted speed limit of 45 miles per hour adjacent to the proposed development. FM 1346 currently has fair pavement conditions with visible pavement markings. Figure 7 below shows FM 1346 north of US Highway 87 and adjacent to the proposed development.

**Figure 7. FM 1346 – Facing North from US Highway 87**

## ACCESS DRIVEWAYS

Access to the proposed NP Homes Subdivision will include three proposed driveways along US Highway 87 and one proposed driveway along FM 1346. The three proposed driveways along US Highway 87 will be located approximately 4,115' (Driveway No. 1), 3,260' (Driveway No. 2), and 2,920' (Driveway No. 3) west of FM 1346. The one proposed driveway along FM 1346 will be located approximately 2,850' (Driveway No. 4) north of US Highway 87. Figure 8 below shows the location of each of the proposed access driveways along US Highway87 and FM 1346.

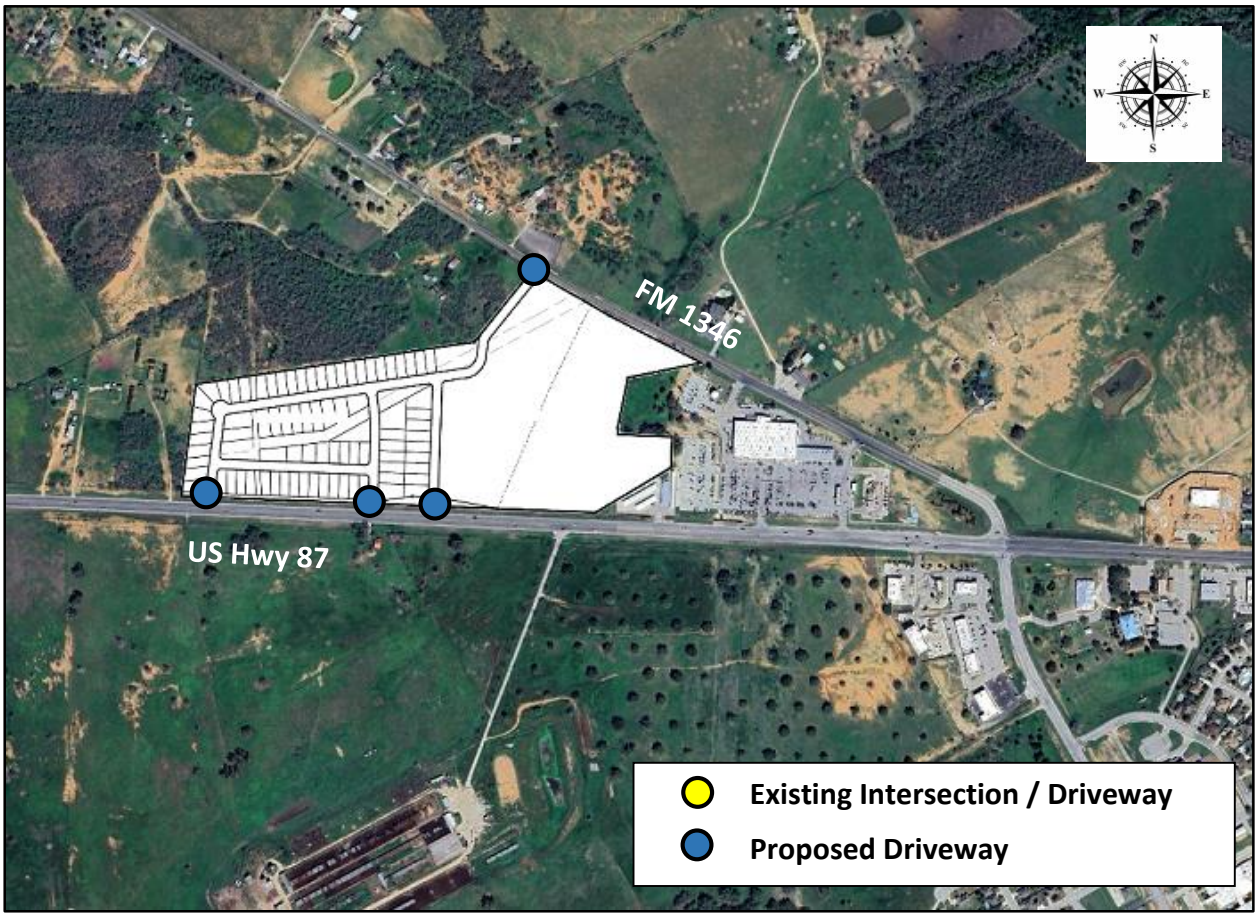



**Figure 8. Existing and Proposed Access Driveways for the NP Homes**

## EXISTING TRAFFIC DATA

The TxDOT Traffic Count Database System (TCDS) shows that US Highway 87 east of FM 1346 had an average daily traffic (ADT) volume of 14,427 vehicles per day in 2020 and 16,809 vehicles per day in 2022. Traffic data count sheets are included in Appendix D.

## BACKGROUND TRAFFIC GROWTH

An annual average growth rate (AAGR) was estimated at **8.00%** per year based on historical average daily traffic (ADT) counts available on the Texas Department of Transportation (TxDOT) Traffic Count Database System (TCDS) for 2020 and 2022. Historical average daily traffic data was available for US Highway 87 east of FM 1346. This rate represents the annual average growth rate (AAGR) for the area surrounding in the vicinity of the proposed development. The table below illustrates ADT data for US Highway 87 east of FM 1346.

**Table 1. Annual Average Growth Rate for US Highway 87, East of FM 1346**

| Location | Year | ADT | Rate of Growth | Proposed AAGR (%) |
|---|---|---|---|---|
| | 2020 | 14,427 | - | |
| **US Hwy 87** | 2022 | 16,809 | 0.07940 | 8 .00% |

## PROJECTED TRAFFIC DATA

Projected traffic volume data may be calculated for a 2025 project completion using a 8.00% annual average growth rate (AAGR), as determined in the previous section. The 2025 projected average daily traffic (ADT) volume for US Highway 87 east of FM 1346 and in the vicinity of the proposed development, was calculated as 21,174 vehicles per day.

## TRIP GENERATION

Using the Eleventh Edition of the ITE *TRIP GENERATION MANUAL* reference, the proposed NP Homes Subdivision is projected to generate trips based on the total number of Single-Family Detached Housing (ITE Code: 210) lots and multi-family Housing (ITE Code: 220) units. Table 2 shows projected trip generation trips for the proposed NP Homes Subdivision with 81 single-family residential lots and 220 multifamily housing units.

The ITE Trip Generation Manual describes Single-Family Detached Housing (ITE Code: 210) as a site that includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

The ITE Trip Generation Manual describes a Multifamily Housing (Low-Rise) (ITE Code: 220) as housing that includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

**Table 2. ITE Trip Generation for the Proposed NP Homes Subdivision**

| TRIP GENERATION | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **ITE Code** | **Weekday 24 Hour** | | **Weekday AM Peak** | | **Weekday PM Peak** | | **Saturday 24 Hour** | | **Saturday Peak** | |
| **210** | **Single-Family Detached Housing** | | | | | | | | | |
| **Rate / Lot** | 9.43 | | **0.70** | | 0.94 | | 9.48 | | 0.92 | |
| **Lots** | 81 | | **81** | | **81** | | 81 | | 81 | |
| **Trips** | 764 | | **57** | | **76** | | 768 | | 75 | |
| **% Enter/Exit** | 50% | 50% | **26%** | **74%** | 63% | 37% | 50% | 50% | 54% | 46% |
| **# Enter/Exit** | 382 | 382 | **15** | **42** | 48 | 28 | 384 | 384 | 41 | 34 |
| **220** | **Multifamily Housing (Low Rise)** | | | | | | | | | |
| **Rate / Unit** | 6.74 | | **0.40** | | 0.51 | | 4.55 | | 0.41 | |
| **Units** | 220 | | **220** | | 220 | | 220 | | 220 | |
| **Trips** | 1,483 | | **88** | | 112 | | 1,001 | | 90 | |
| **% Enter/Exit** | 50% | 50% | **24%** | **76%** | 63% | 37% | 50% | 50% | 50% | 50% |
| **# Enter/Exit** | 741 | 742 | **21** | **67** | 71 | 41 | 500 | 501 | 45 | 45 |
| **Total Trips** | 1,123 | 1,124 | **36** | **109** | 119 | 69 | 884 | 885 | 86 | 79 |
| | 2,247 | | **145** | | 188 | | 1,769 | | 165 | |

Source: *ITE Trip Generation Manual, Eleventh Edition*

## TRIP DISTRIBUTION

Trip distribution for the proposed NP Homes Subdivision was based on the surrounding roadway system and anticipated routes to and from the surrounding major highway system, specifically US Highway 87 and FM 1346. Trip distribution for the proposed NP Homes Subdivision was forecasted as 10% from areas west of the proposed development traveling along US Highway87, 40% from areas east of the proposed development traveling along US Highway 87, 10% from areas north of the proposed development traveling along FM 1346, and 40% from areas south of the proposed development traveling along FM 1346. Table 3 below shows projected trip distribution for trips to be generated by the proposed NP Homes Subdivision to be located on the north-west corner of the US Highway 87 and FM 1346 intersection (west of the HEB retail center) in La Vernia, Texas.

**Table 3. Trip Distribution for the Proposed NP Homes Subdivision**

| TRIP DISTRIBUTION | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | AM Peak | | | | PM Peak | | | |
| Enter | EB US 87 | WB US 87 | NB FM 1346 | SB FM 1346 | EB US 87 | WB US 87 | NB FM 1346 | SB FM 1346 |
| | 10% | 40% | 40% | 10% | 10% | 40% | 40% | 10% |
| | 4 | 14 | 14 | 4 | 12 | 47 | 48 | 12 |
| | 36 | | | | 119 | | | |
| Exit | EB US 87 | WB US 87 | NB FM 1346 | SB FM 1346 | EB US 87 | WB US 87 | NB FM 1346 | SB FM 1346 |
| | 40% | 10% | 10% | 40% | 40% | 10% | 10% | 40% |
| | 43 | 11 | 11 | 44 | 277 | 7 | 7 | 28 |
| | 109 | | | | 69 | | | |

## TURN LANE ANALYSIS

Table 2-3 of the TxDOT *Access Management Manual* requires that a left or right-turn lane be installed when turn volumes exceed 50 vehicles per hour in a 45 mile per hour (or greater) speed zone and 60 vehicles per hour in speed zones less than 45 miles per hour. US Highway 87 and FM 1346 both have a posted speed limit of 45 miles per hour in the vicinity of the proposed development; therefore the 50 vehicle per hour threshold was used for the determination of turn lane requirements.

Proposed Access No. 1 along US Highway 87 has a projected eastbound left-turn volume of 2 vehicles per hour during the morning peak hour and 6 vehicles per hour during the evening peak hour. Based on turning volume criteria, a left-turn lane would NOT be required for proposed Access No. 1 along eastbound US Highway 87.

Proposed Access No. 1 also has a projected westbound right-turn volume of 4 vehicles per hour during the morning peak hour and 12 vehicles per hour during the evening peak hour. Based on turning volume criteria, a right-turn lane would NOT be required for proposed Access No. 1 along westbound US Highway 87.

Proposed Access No. 2 along US Highway 87 has a projected eastbound left-turn volume of 0 vehicles per hour during the morning peak hour and 0 vehicles per hour during the evening peak hour. Based on turning volume criteria, a left-turn lane would NOT be required for proposed Access No. 2 along eastbound US Highway 87.

Proposed Access No. 2 also has a projected westbound right-turn volume of 4 vehicles per hour during the morning peak hour and 12 vehicles per hour during the evening peak hour. Based on turning volume criteria, a right-turn lane would NOT be required for proposed Access No. 2 along westbound US Highway 87.

Proposed Access No. 3 along US Highway 87 has a projected eastbound left-turn volume of 2 vehicles per hour during the morning peak hour and 6 vehicles per hour during the evening peak hour. Based on turning volume criteria, a left-turn lane would NOT be required for proposed Access No. 3 along eastbound US Highway 87.

Proposed Access No. 3 also has a projected westbound right-turn volume of 12 vehicles per hour during the morning peak hour and 47 vehicles per hour during the evening peak hour. Based on turning volume criteria, a right-turn lane would NOT be required for proposed Access No. 3 along westbound US Highway 87.

Proposed Access No. 4 along FM 1346 has a projected northbound left-turn volume of 8 vehicles per hour during the morning peak hour and 24 vehicles per hour during the evening peak hour. Based on turning volume criteria, a left-turn lane would NOT be required for proposed Access No. 4 along northbound FM 1346.

Proposed Access No. 4 also has a projected southbound right-turn volume of 4 vehicles per hour during the morning peak hour and 12 vehicles per hour during the evening peak hour. Based on turning volume criteria, a right-turn lane would NOT be required for proposed Access No. 4 along southbound FM 1346.

## CONCLUSION

Based on trip generation and distribution projections for the proposed NP Homes Subdivision, it is not anticipated that trips entering or exiting the proposed subdivision would have a significant impact on the surrounding roadway system, specifically US Highway 87 and FM 1346.

***Turn Lane Analysis***

Table 2-3 of the TxDOT *Access Management Manual* requires that a left or right-turn lane be installed when turn volumes exceed 50 vehicles per hour in a 45 mile per hour (or greater) speed zone and 60 vehicles per hour in speed zones less than 45 miles per hour. US Highway 87 and FM 1346 both have a posted speed limit of 45 miles per hour in the vicinity of the proposed development; therefore the 50 vehicle per hour threshold was used for the determination of turn lane requirements. Based on entering and exiting trip projects, none of the proposed access intersections are forecasted to exceed the 50 vehicle per hour threshold and would not be required turn lane installations.

**Prepared by:**

**Rene Arredondo, P.E., P.T.O.E.**

# APPENDIX INDEX

**Appendix A** **Site Layout - Exhibit A**

**Appendix B** **Aerial Photo – Exhibit B**

**Appendix C** **Trip Distribution Exhibits – Exhibits C and D**

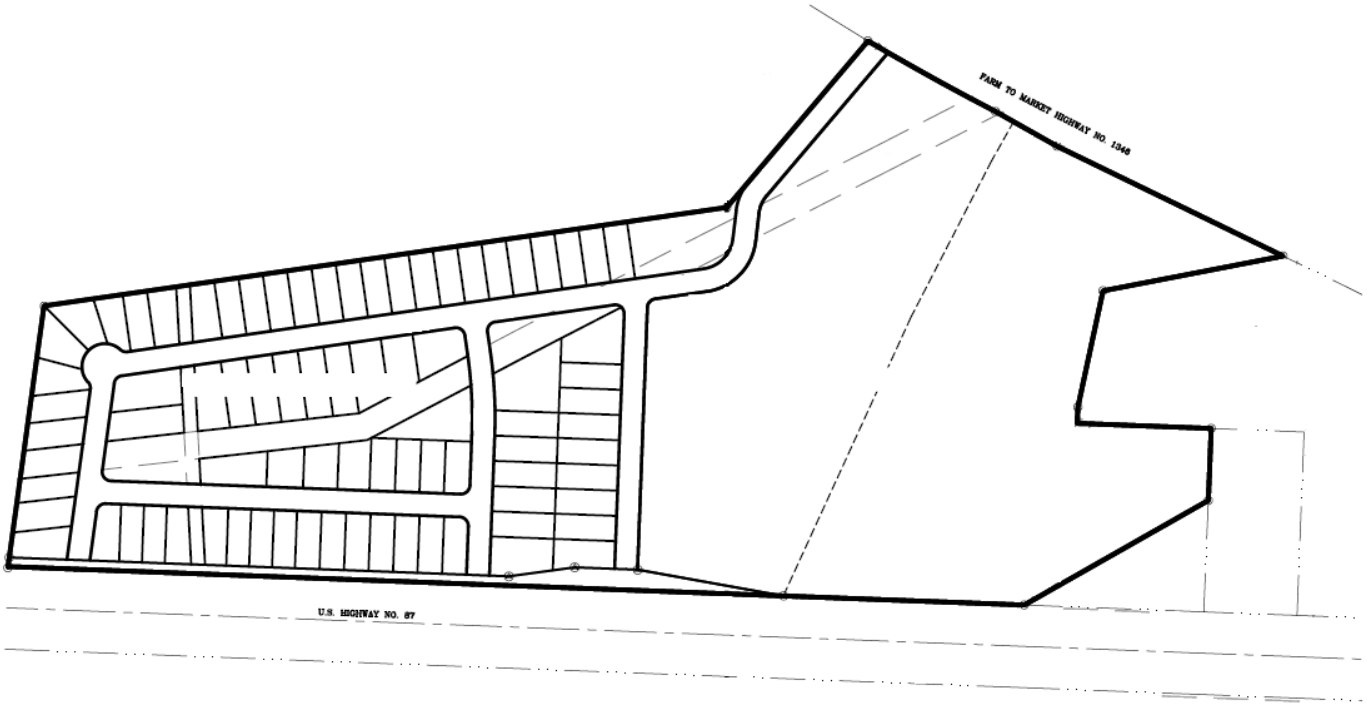
**Appendix D** **Traffic Data Sheets**

**Appendix E** **City of La Vernia Master Thoroughfare Plan (2019)**

SITE LAYOUT

EXHIBIT A

# APPENDIX A

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San Antonio, Texas 78250

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Fax: (210) 509-9680

# SITE LAYOUT

## NP HOMES SUBDIVISION

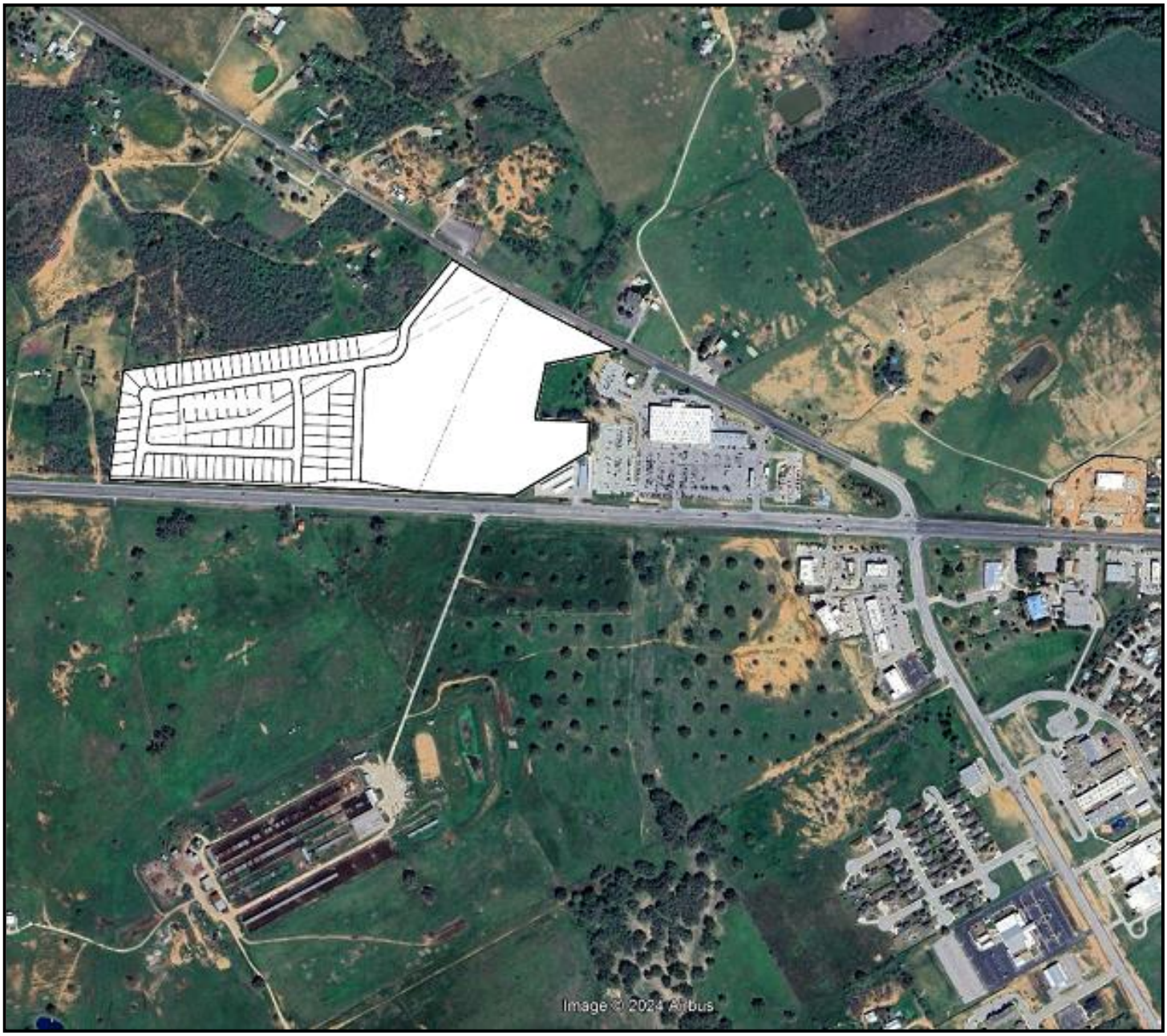
NORTH

**EXHIBIT A**

# AERIAL PHOTOGRAPH

# EXHIBIT B

# APPENDIX B

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Fax: (210) 509-9680

# AERIAL PHOTOGRAPH

**NP HOMES SUBDIVISION**

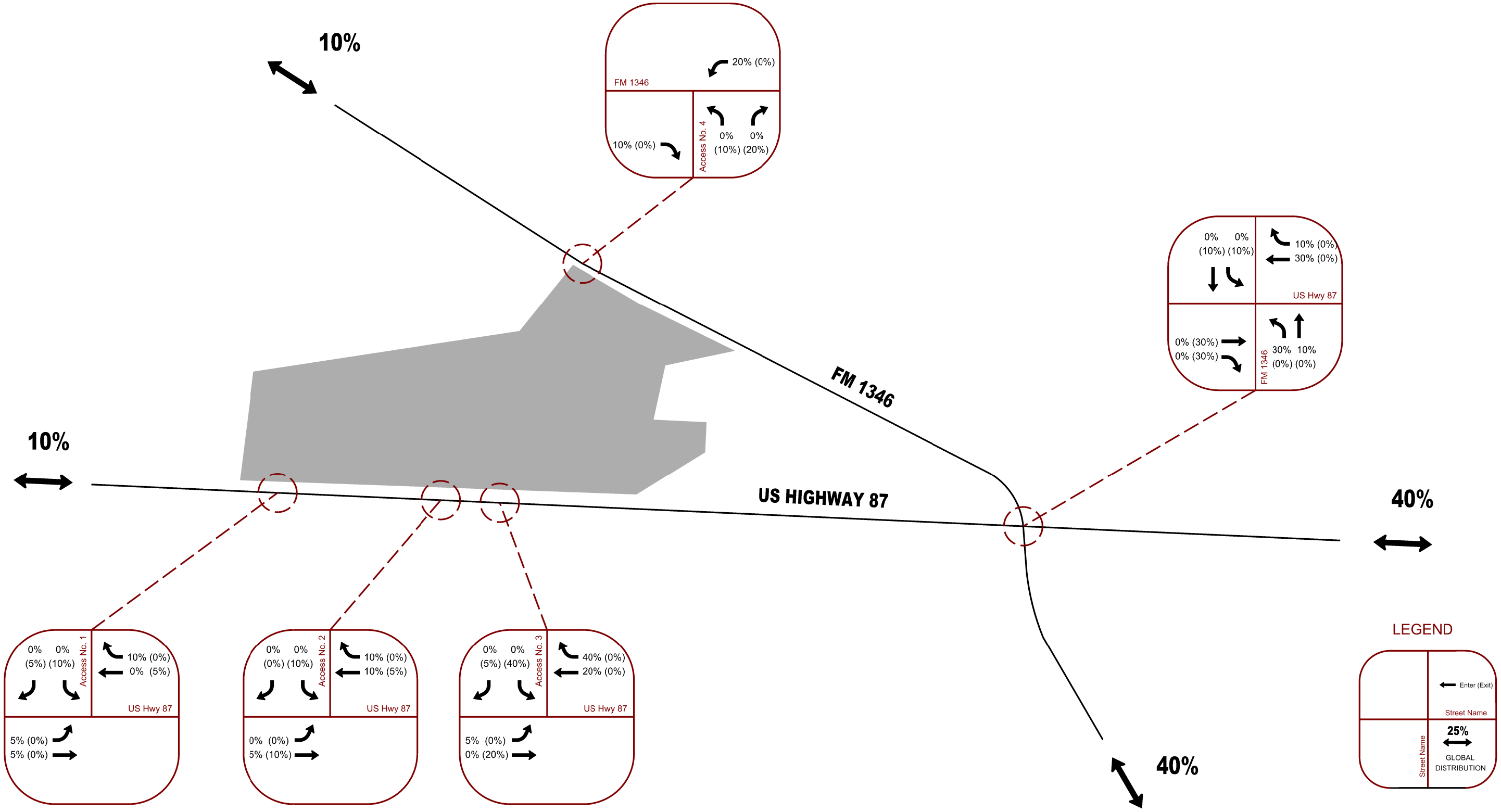
NORTH

**EXHIBIT B**

# TRIP DISTRIBUTION EXHIBITS

- Exhibit C – Trip Generation and Distribution Percentages
- Exhibit D – Trip Generation and Distribution Volumes

# APPENDIX C

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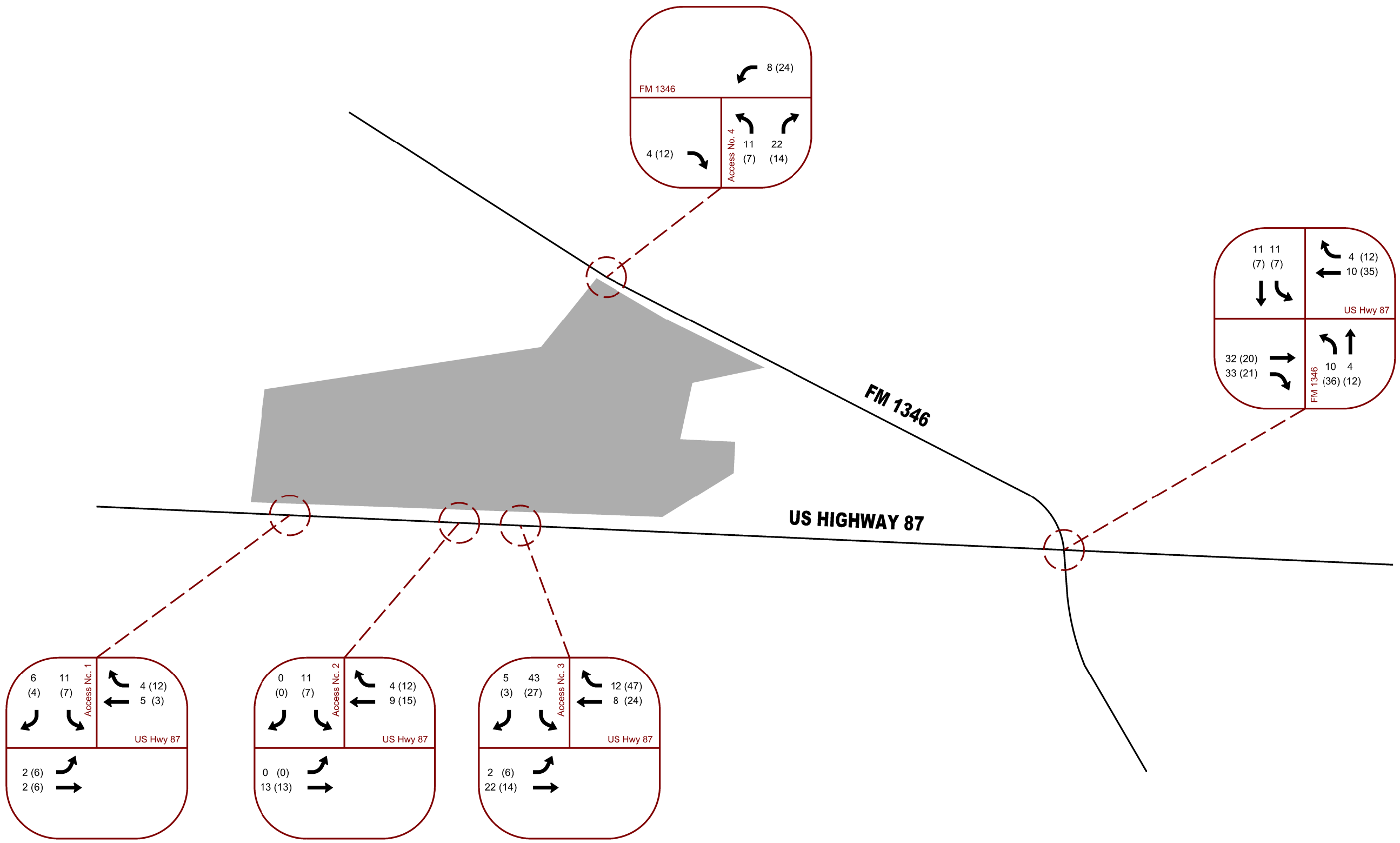
Fax: (210) 509-9680

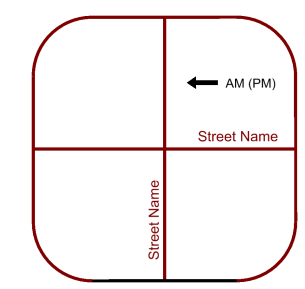
# TRIP DISTRIBUTION (PERCENTAGES)

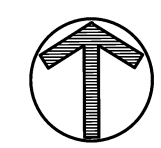
## NP HOMES SUBDIVISION

# EXHIBIT C




LEGEND

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Fax: (210) 509-9680

# TRIP DISTRIBUTION (VOLUMES)

## NP HOMES SUBDIVISION

# EXHIBIT D

# TxDOT TRAFFIC DATA SHEETS

# APPENDIX D

Texas Department of Transportation

TCDS Help MS2

Traffic Count Database System (TCDS)

Home | Login | Locate | Locate All | Email This

Auto-Locate ON

List View | All DIRs | Report Center

Record 1 of 1 Goto Record go

| | | | |
|---|---|---|---|
| Location ID | 247H79 | MPO ID | |
| Type | SPOT | HPMS ID | ASSIGNED |
| SF Group | SAN ANTONIO FC 3 | Route Type | US |
| AF Group | MS160 | Route | 0087 |
| GF Group | SAN ANTONIO FC 3 | Active | Yes |
| Class Dist Grp | M905_NW | Category | ANNUAL ACR |
| Seas Clss Grp | SAN ANTONIO | | |
| WIM Group | Statewide | | |
| QC Group | Volume Group 3 | | |
| Fnct'l Class | (3)Principal Arterial-Other | | |
| Located On | US0087 | | |
| Loc On Alias | US0087-KG | | |

More Detail

## STATION DATA

Directions: 2-WAY EB WB

### AADT

| | Year | AADT | DHV-30 | K % | D % | PA | BC | Src |
|---|---|---|---|---|---|---|---|---|
| | 2022 | 16,809 | 1,552 | 9 | 60 | 15,352 (91%) | 1,457 (9%) | |
| | 2021 | 17,890 | 1,515 | 8 | 58 | 16,004 (89%) | 1,886 (11%) | |
| | 2020 | 14,427 | 1,597 | 11 | 58 | 13,053 (90%) | 1,374 (10%) | |
| | 2019 | 34,810[2] | | | | 32,062 (92%) | 2,748 (8%) | |
| | 2018 | 15,586 | 1,680 | 11 | 59 | 13,699 (88%) | 1,887 (12%) | |

|<< < > >>| 1-5 of 25

### Travel Demand Model

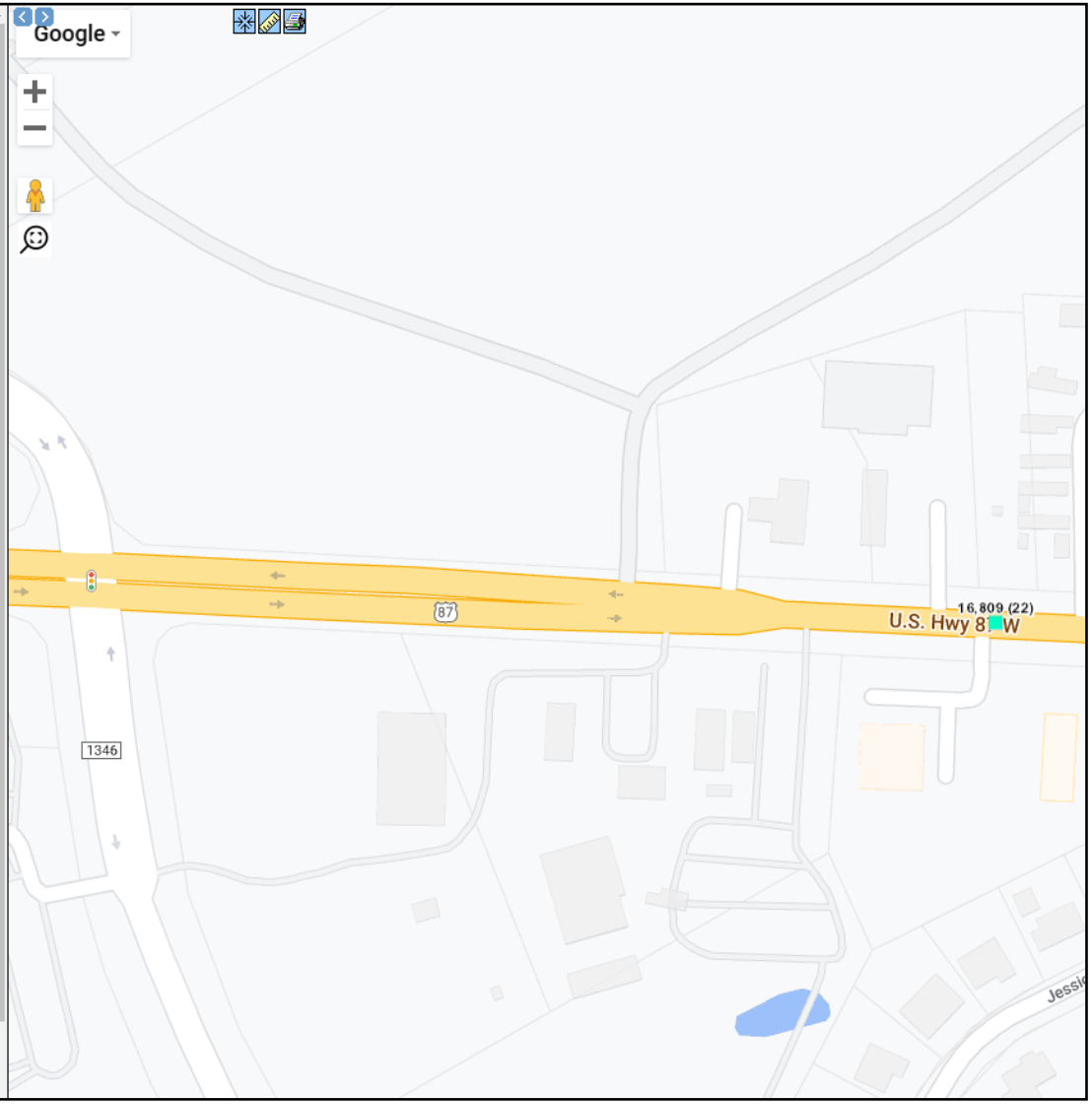
| | Model Year | Model AADT | AM PHV | AM PPV | MD PHV | MD PPV | PM PHV | PM PPV | NT PHV | NT PPV |
|---|---|---|---|---|---|---|---|---|---|---|

### VOLUME COUNT

| | Date | Int | Total |
|---|---|---|---|
| | Mon 10/17/2022 | 15 | 18,397 |
| | Wed 1/27/2021 | 15 | 17,802 |
| | Mon 2/10/2020 | 15 | 17,567 |
| - | Mon 8/26/2019 | - | |
| | Mon 11/5/2018 | 15 | 18,378 |
| | Wed 9/27/2017 | 15 | 16,789 |
| | Wed 1/20/2016 | 15 | 16,605 |

### VOLUME TREND

| Year | Annual Growth |
|---|---|
| 2023 | 3% |
| 2022 | -6% |
| 2021 | 24% |
| 2020 | -59% |
| 2019 | 123% |
| 2018 | 7% |
| 2017 | 14% |



® Texas Department of Transportation

TCDS Help MS2

Traffic Count Database System (TCDS)

Home Back Login Locate Locate All

Auto-Locate ON

## Volume Count Report

| LOCATION INFO | |
|---|---|
| Location ID | 247H79 |
| Type | SPOT |
| Fnct'l Class | 3 |
| Located On | US0087 |
| Loc On Alias | US0087-KG |
| Direction | 2-WAY |
| County | Wilson |
| Community | La Vernia |
| MPO ID | |
| HPMS ID | ASSIGNED |
| Agency | Texas DOT |

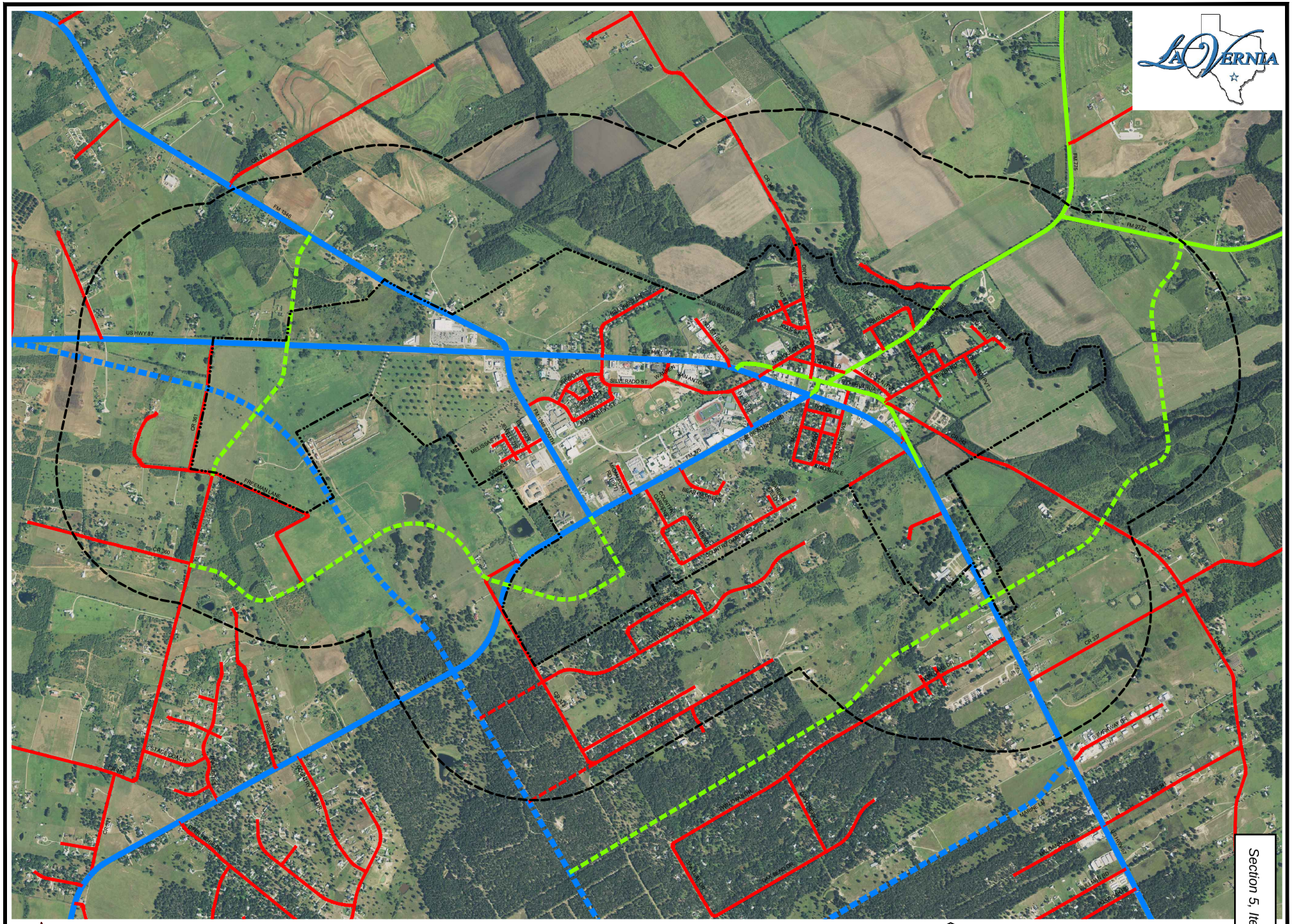
| COUNT DATA INFO | |
|---|---|
| Count Status | Accepted |
| Holiday | No |
| Start Date | Mon 10/17/2022 |
| End Date | Tue 10/18/2022 |
| Start Time | 10:30:00 AM |
| End Time | 10:30:00 AM |
| Direction | |
| Notes | |
| Station | |
| Study | |
| Speed Limit | |
| Description | |
| Sensor Type | Axle/Tube |
| Source | TCDS_COUNT_IMPORT_COMBINE |
| Latitude,Longitude | |

INTERVAL:15-MIN

| Time | 15-min Interval 1st | 2nd | 3rd | 4th | Hourly Count |
|---|---|---|---|---|---|
| 0:00-1:00 | 26 | 16 | 13 | 26 | 81 |
| 1:00-2:00 | 14 | 7 | 8 | 15 | 44 |
| 2:00-3:00 | 21 | 10 | 20 | 15 | 66 |
| 3:00-4:00 | 13 | 34 | 29 | 31 | 107 |
| 4:00-5:00 | 45 | 39 | 43 | 65 | 192 |
| 5:00-6:00 | 65 | 97 | 142 | 170 | 474 |
| 6:00-7:00 | 216 | 231 | 259 | 257 | 963 |
| 7:00-8:00 | 319 | 442 | 447 | 365 | 1,573 |
| 8:00-9:00 | 340 | 350 | 277 | 289 | 1,256 |
| 9:00-10:00 | 261 | 263 | 246 | 276 | 1,046 |
| 10:00-11:00 | 260 | 239 | 225 | 222 | 946 |
| 11:00-12:00 | 257 | 248 | 237 | 277 | 1,019 |
| 12:00-13:00 | 276 | 239 | 266 | 242 | 1,023 |
| 13:00-14:00 | 288 | 260 | 283 | 291 | 1,122 |
| 14:00-15:00 | 258 | 242 | 272 | 275 | 1,047 |
| 15:00-16:00 | 287 | 359 | 396 | 352 | 1,394 |
| 16:00-17:00 | 479 | 440 | 394 | 340 | 1,653 |
| 17:00-18:00 | 388 | 414 | 376 | 335 | 1,513 |
| 18:00-19:00 | 304 | 303 | 284 | 221 | 1,112 |
| 19:00-20:00 | 203 | 191 | 158 | 154 | 706 |
| 20:00-21:00 | 153 | 140 | 120 | 96 | 509 |
| 21:00-22:00 | 91 | 72 | 57 | 50 | 270 |
| 22:00-23:00 | 54 | 48 | 39 | 28 | 169 |
| 23:00-24:00 | 34 | 38 | 21 | 19 | 112 |
| Total | | | | | 18,397 |
| AADT | | | | | 16,809 |
| AM Peak | | | | | 07:15-08:15 1,594 |
| PM Peak | | | | | 15:30-16:30 1,667 |

# CITY OF LA VERNIA
# MASTER THOROUGHFARE PLAN (2019)

## APPENDIX E




LEGEND

| | | |
|---|---|---|
| CITY LIMITS LINE | EXISTING ARTERIAL STREETS (100' ROW) | PROPOSED ARTERIAL STREETS (100' ROW) |
| ETJ LINE | EXISTING COLLECTOR STREETS (70' ROW) | PROPOSED COLLECTOR STREETS (70' ROW) |
| FLOODPLAIN LIMITS | EXISTING LOCAL STREETS (50' ROW) | PROPOSED LOCAL STREETS (50' ROW) |

NORTH

0 600 1200 1800

# MASTER THOROUGHFARE

CITY OF LA VERNIA, TEXAS

DATE: OCTOBER 2019

M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP
TEXAS REGISTERED ENGINEERING FIRM F-1384

Section 5, Item B.



S:\Active Projects_2019\972 New Braunfels Muni\pdf\219LAVER.002 La Vernia MTP Update\dwg\Master Thoroughfare Plan Map.dwg