



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
January 09, 2024
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 11-07-23 regular meeting
5. **Public Hearing**
 - A. The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of property owner **SMITH, KATHRYN** regarding the property located at **13672 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 114 (4 PIERDOLLA ADDN U-1), ACRES .5775, Undivided Interest 50.0000000000%** concerning the request for an SUP to allow for ***Kennel/ Stable/ Animal Boarding/ Housing in the C-1 Zone 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 action on a recommendation to the City Council regarding Ordinance No. 011124-01 the SUP request from property owner **SMITH, KATHRYN** regarding the property located at **13672 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 114 (4 PIERDOLLA ADDN U-1), ACRES .5775, Undivided Interest 50.0000000000%** concerning ***Kenel/Stable/Animal Boarding/Housing in the C-1 Zone district***

B. The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of property owner **BAICOH HOLDINGS LLC** regarding the property located at **503 BLUEBONNET RD LA VERNIA, TX 78121, being WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 2, ACRES 1.1925** concerning the request to create two lots from one (Re-Plat)

B.1 Open Public Hearing

B.2 Requestor Presentation

B.3 Staff Presentation

B.4 Receive Public Comments

B.5 Close Public Hearing

B.6 Discuss and consider action on the request from property owner **BAICOH HOLDINGS LLC** regarding the property located at **503 BLUEBONNET RD LA VERNIA, TX 78121, being WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 2, ACRES 1.1925** concerning the request to create two lots from one (Re-Plat)

C. The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of property owner **MJS Development** regarding the property located at **101 WOODBRIDGE DR LA VERNIA, TX 78121 WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 1, ACRES 2.3566** concerning the request to create two lots from one (Re-Plat)

C.1 Open Public Hearing

C.2 Requestor Presentation

C.3 Staff Presentation

C.4 Receive Public Comments

C.5 Close Public Hearing

C.6 Discuss and consider action on the request from property owner **MJS Development** regarding the property located at **101 WOODBRIDGE DR LA VERNIA, TX 78121 WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 1, ACRES 2.3566** concerning the request to create two lots from one (Re-Plat)

6. Discussion & Action

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 City Council for the City of La Vernia reserves the right to adjourn into executive session at any time during 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 provisions under Texas law that permits a governmental body to discuss a matter in closed executive session.

The City of La Vernia Council 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 before this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email Lboyd@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 a 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 **January 5, 2024 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Lindsey Wheeler, City Secretary



PLANNING & ZONING COMMISSION MEETING

102 E. Chihuahua St., La Vernia, Texas 78121

November 07, 2023

6:30 PM

MINUTES

1. Call to Order

The Meeting was called to order at 6:39 pm

2. Invocation, Pledge of Allegiance and Texas Pledge

Invocation and pledges led by Chris Jacobs

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.)

None

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 09-12-23 regular meeting

Motion by Kyle Real to accept the consent agenda as presented, seconded by Wayne Robbins, all in favor

5. Public Hearing

A. The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of property owner **Brenton and Karen Weaver** regarding the property located at **403 SEGUIN ST LA VERNIA, TX 78121C & C CROSSING, LOT 4, ACRES 1.94** and **286 KIMBALL ST LA VERNIA, TX 78121 C & C CROSSING, LOT 3, ACRES .4** concerning the request to take from one lot and add to the other

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 action on approving the request from property owner **Brenton and Karen Weaver** regarding the property located at **403 SEGUIN ST LA VERNIA, TX 78121C & C CROSSING, LOT 4, ACRES 1.94** and **286 KIMBALL ST LA VERNIA, TX 78121C & C CROSSING, LOT 3, ACRES .4** concerning the request to take from one lot and add to the other

C CROSSING, LOT 4, ACRES 1.94 and **286 KIMBALL ST LA VERNIA, TX 78121 C & C CROSSING, LOT 3, ACRES .4** concerning the request to take from one lot and add to the other

A.1 Open Public Hearing
@6:41 pm

A.2 Requestor Presentation
Grady of Rakowitz Engineering

A.3 Staff Presentation
None

A.4 Receive Public Comments
None

A.5 Close Public Hearing
@6:46 pm

A.6 Discuss and consider action on approving the request from property owner **Brenton and Karen Weaver** regarding the property located at **403 SEGUIN ST LA VERNIA, TX 78121C & C CROSSING, LOT 4, ACRES 1.94** and **286 KIMBALL ST LA VERNIA, TX 78121C & C CROSSING, LOT 3, ACRES .4** concerning the request to take from one lot and add to the other

Motion by Chris Jacobs to approve the request of property owner **Brenton and Karen Weaver** regarding the property located at **403 SEGUIN ST LA VERNIA, TX 78121C & C CROSSING, LOT 4, ACRES 1.94** and **286 KIMBALL ST LA VERNIA, TX 78121 C & C CROSSING, LOT 3, ACRES .4** to take from one lot and add to the other, seconded by Wayne Robbins, all in favor

6. Items Specific to Future Line Items on the Agenda

None

7. Adjourn

Motion by Wayne Robbins to adjourn the meeting at 6:47 pm, seconded by Kyle Real, 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 City Council 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 provisions 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 a 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 03, 2023 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Lindsey Wheeler, City Secretary



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission and the La Vernia City Council will hold a public hearing at the request of **SMITH, KATHRYN** regarding the location specifically known as:

13672 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 114 (4 PIERDOLLA ADDN U-1), ACRES .5775, Undivided Interest 50.0000000000%

Request: ***A Special Use Permit (SUP) to allow for Kennel/Stable/Animal Boarding/Housing in the C-1 Zone district***

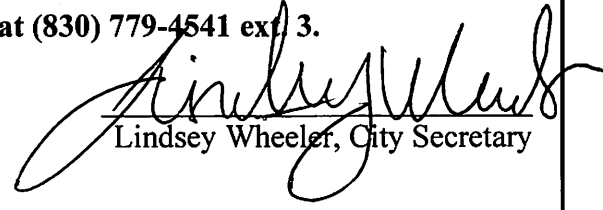
Because your property is located within 200 feet of the request, State Law requires that we notify you of the public hearing. ***However, the zoning of your property will not be affected.*** The public hearing process allows an opportunity to provide your written opinion of the request. This will aid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

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, January 9th, 2024 at 6:30 PM and the City Council on Thursday, January 11th, 2024 at 6:30 PM. Both meetings will be held at 102 E. Chihuahua St., Council Chambers, and are open to the public. To submit written comments please complete the information below, including your signature, and return before the meetings.

Mail: City of La Vernia
Lindsey Wheeler
PO Box 225
La Vernia, Texas 78121

Email: Lboyd@lavernia-tx.gov

If you have questions, please call Lindsey Wheeler at (830) 779-4541 ext. 3.


Lindsey Wheeler, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

circle one

I am (in favor) (opposed) to the ***Special Use Permit (SUP) to allow for Kennel/ Stable/ Animal Boarding/ Housing in the C-1 Zone district*** proposed for the property described as ***427 Bluebonnet Rd, LA VERNIA, TEXAS 78121 legally known as 13672 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 114 (4 PIERDOLLA ADDN U-1), ACRES .5775, Undivided Interest 50.0000000000% as described in the attachment***

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

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



GF NO. 102239063 PRIORITY TITLE
 ADDRESS: 13672 US HIGHWAY 87 WEST
 LA VERNIA, TEXAS 78121
 BORROWER: KATHRYN SMITH AND
 KATHLEEN KEYSER

**0.5758 ACRE
 LOT 4 AND A PORTION
 OF LOT 5
 PIERDOLA ADDITION**

TO THE CITY OF LA VERNIA
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 1, PAGE 66 OF THE MAP RECORDS
 OF WILSON COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)



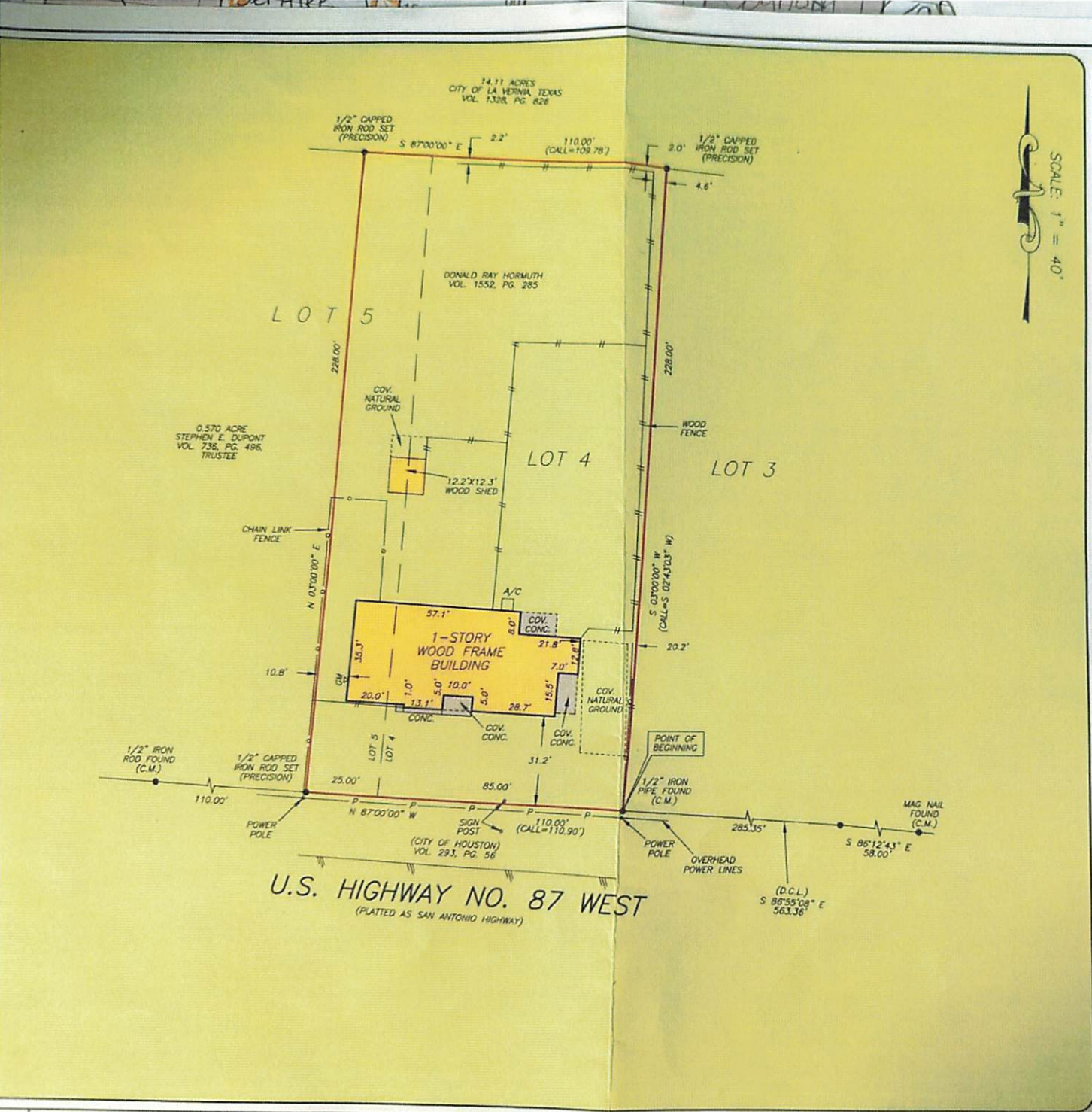
THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48493C 0175 C
 MAP REVISION: 11/26/2010
 ZONE: X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 1, PG. 66, W.C.M.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCRoACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 JOB NO. SA2022-01931
 NOVEMBER 14, 2022



SCALE: 1" = 40'

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 0.5758 ACRES, (25,080 SQUARE FEET), BEING LOT 4 AND A PORTION OF LOT 5, PIERDOLA ADDITION TO THE CITY OF LA VERNIA, A SUBDIVISION IN WILSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 66, OF THE MAP RECORDS OF WILSON COUNTY, TEXAS SAID 0.5758 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.58 ACRE TRACT OF LAND AS CONVEYED TO DONAL RAY HORMUTH BY INSTRUMENT RECORDED IN VOLUME 1552, PAGE 285, OF THE DEED RECORDS OF WILSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 1, PAGE 66, OF THE MAP RECORDS OF WILSON COUNTY, TEXAS).

BEGINNING at a ½" iron pipe found on the north right-of-way line of U.S. Highway No. 87 West, (Platted as San Antonio Highway), for the south common corner of said Lot 4 and Lot 3, of said Pierdola Addition, same being the southeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, N 87°00'00" W, along the north right-of-way line of U.S. Highway No. 87 West, same being the common line of said Lot 4, pass at a distance of 85.00 feet the south common corner of said Lots 4 and 5, and continuing for a total distance of 110.00 feet, (Call 110.90 feet), to a capped, (Precision Surveyors), iron rod set on the common line of said Lot 5 for the southeast corner of that certain called 0.570 acre tract of land as conveyed to Stephen E. Dupont, Trustee by instrument recorded in Volume 736, Page 496, of the Deed Records of Wilson County, Texas, same being the southwest corner of the herein described tract;

Thence, N 03°00'00" E, across said Lot 5, along the common line of said 0.570 Acre Tract, a distance of 228.00 feet to a capped, (Precision Surveyors), iron rod set on the common line of that certain called 14.11 acre tract of land as conveyed to City of La Vernia, Texas by instrument recorded in Volume 1328, Page 826, of the Deed Records of Wilson County, Texas, same being the common line of said Lot 5, for the northeast corner of said 0.570 Acre Tract, same being the northwest corner of the herein described tract;

Thence, S 87°00'00" E, along the common line of said 14.11 Acre Tract, same being the common line of said Lot 5, pass at a distance of 25.00 feet the north common corner of said Lots 5 and 4, and continuing for a total distance of 110.00 feet, (Call 109.78 feet), to a capped, (Precision Surveyors), iron rod set for the north common corner of said Lots 4 and 3, same being the northeast corner of the herein described tract;

Thence, S 03°00'00" W, along the common line of said Lots 4 and 3, a distance of 228.00 feet to the POINT OF BEGINNING and containing 0.5758 acres or 25,080 square feet of land, more or less.

Commonly Known As: 13672 US Highway 87 W, La Vernia, TX 78121
APN: 82796



VG-2378-2023-129678

Wilson County
Genevieve Martinez
Wilson County Clerk

Instrument Number: 129678

Real Property Recordings

Recorded On: February 09, 2023 10:51 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

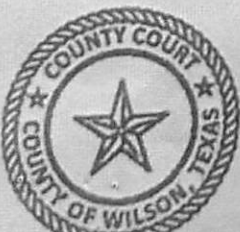
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 129678
Receipt Number: 20221214000009
Recorded Date/Time: February 09, 2023 10:51 AM
User: Georgina L
Station: cclerk01

Record and Return To:

PRIORITY SETTLEMENT GROUP OF TEXAS
7600 BURNET ROAD, SUITE 115
AUSTIN TX 78757



STATE OF TEXAS
Wilson County

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

Grantee defaults under the note or under the deed of trust, Grantor has the right to foreclose the vendor's lien retained in this deed, recover the Property on the strength of Grantor's superior title, and/or exercise all remedies authorized by the deed of trust.

FALLS CITY NATIONAL BANK, AT GRANTEE'S REQUEST, HAS PAID IN CASH TO GRANTOR THAT PORTION OF THE PURCHASE PRICE OF THE PROPERTY THAT IS EVIDENCED BY THE NOTE. THE FIRST AND SUPERIOR VENDOR'S LIEN AGAINST AND SUPERIOR TITLE TO THE PROPERTY ARE RETAINED FOR THE BENEFIT OF FALLS CITY NATIONAL BANK AND ARE TRANSFERRED BY GRANTOR TO FALLS CITY NATIONAL BANK WITHOUT RECOURSE AGAINST GRANTOR.

The vendor's lien against and superior title to the Property are retained only until the Promissory Note is fully paid according to its terms, at which time this deed will become absolute. When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

Donald R. Hormuth
DONALD R. HORMUTH

STATE OF TEXAS §
 §
COUNTY OF Wilson §

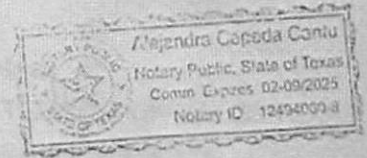
ACKNOWLEDGMENT

Before me, the undersigned notary public, on this day personally appeared DONALD R. HORMUTH, who proved to me through presentation of government-issued identification, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of December, 2022

Alexandra Copeda Cantu
Notary Public in and for the State of Texas

PREPARED BY:
BRYANT LAW PC
300 Austin Hwy Ste. 100
San Antonio, TX 78209



AFTER RECORDING, RETURN TO:
KATHRYN SMITH, GARY E. SMITH JR, and KATHLEEN J. KEYSER
128 LEGACY WAY
LA VERNIA, WILSON COUNTY, TEXAS 78121

the Deed Records of Wilson County, Texas, same being the southwest corner of the herein described tract;

Thence, N 03°00'00" E, across said Lot 5, along the common line of said 0.570 Acre Tract, a distance of 228.00 feet to a capped, (Precision Surveyors), iron rod set on the common line of that certain called 14.11 acre tract of land as conveyed to City of La Vernia, Texas by instrument recorded in Volume 1328, Page 826, of the Deed Records of Wilson County, Texas, same being the common line of said Lot 5, for the northeast corner of said 0.570 Acre Tract, same being the northwest corner of the herein described tract;

Thence, S 87°00'00" E, along the common line of said 14.11 Acre Tract, same being the common line of said Lot 5, pass at a distance of 25.00 feet the north common corner of said Lots 5 and 4, and continuing for a total distance of 110.00 feet, (Call 109.78 feet), to a capped, (Precision Surveyors), iron rod set for the north common corner of said Lots 4 and 3, same being the northeast corner of the herein described tract;

Thence, S 03°00'00" W, along the common line of said Lots 4 and 3, a distance of 228.00 feet to the POINT OF BEGINNING and containing 0.5758 acres or 25,080 square feet of land, more or less.

Commonly Known As: 13672 US Highway 87 W, La Vernia, TX 78121

TOGETHER WITH:

- (1) all buildings, improvements, and fixtures;
- (2) all rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
- (3) Grantor's interest in all leases, rents, and security deposits for all or part of the Property;
- (4) Grantor's interest in all licenses and permits related to the Property;
- (5) Grantor's interest in all third party warranties or guaranties, if transferable, relating to the Property or any fixtures;
- (6) Grantor's interest in any trade names, if transferable, used in connection with the Property; and
- (7) all of Grantor's tangible personal property located on the Property that is used in connection with the Property's operations.

All personal property not included in this conveyance has been removed by Grantor prior to the execution hereof.

RESERVATIONS FROM CONVEYANCE: None.

EXCEPTIONS TO CONVEYANCE AND WARRANTY: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor that affect the Property as filed in the property records of each County where the Property is located; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvement.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty; PROVIDED, HOWEVER, to secure Grantee's payment of the note, Grantor retains, for Grantor, Grantor's heirs, successors, and assigns forever, a vendor's lien against the Property and superior title to the Property; if

10225706 J-149

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

STATE OF TEXAS §
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COUNTY OF WILSON §
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DONALD R. HORMUTH
TO
KATHRYN SMITH, AND SPOUSE GARY E. SMITH JR., AND
KATHLEEN J. KEYSER

WARRANTY DEED WITH VENDOR'S LIEN

DATE: December 09, 2022

GRANTOR: DONALD R. HORMUTH, dealing in his sole and separate property
3419 PINTO PONY
SAN ANTONIO, BEXAR COUNTY, TEXAS 78247

GRANTEE: KATHRYN SMITH, AND SPOUSE GARY E. SMITH JR.
128 LEGACY WAY
LA VERNIA, WILSON COUNTY, TEXAS 78121

KATHLEEN J. KEYSER, AN UNMARRIED PERSON
13672 US HWY 87
LA VERNIA, WILSON COUNTY, TEXAS 78121

CONSIDERATION: Cash paid to Grantor by Grantee, a portion of which is paid to Grantor at Grantee's request by Falls City National Bank pursuant to a note and deed of trust of even date, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

PROPERTY (INCLUDING ANY IMPROVEMENTS): A TRACT OR PARCEL OF LAND CONTAINING 0.5758 ACRES, (25,080 SQUARE FEET), BEING LOT 4 AND A PORTION OF LOT 5, PIERDOLA ADDITION TO THE CITY OF LA VERNIA, A SUBDIVISION IN WILSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 66, OF THE MAP RECORDS OF WILSON COUNTY, TEXAS SAID 0.5758 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.58 ACRE TRACT OF LAND AS CONVEYED TO DONALD RAY HORMUTH BY INSTRUMENT RECORDED IN VOLUME 1552, PAGE 285, OF THE DEED RECORDS OF WILSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 1, PAGE 66, OF THE MAP RECORDS OF WILSON COUNTY, TEXAS).

BEGINNING at a ½" iron pipe found on the north right-of-way line of U.S. Highway No. 87 West, (Platted as San Antonio Highway), for the south common corner of said Lot 4 and Lot 3, of said Pierdola Addition, same being the southeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, N 87°00'00" W, along the north right-of-way line of U.S. Highway No. 87 West, same being the common line of said Lot 4, pass at a distance of 85.00 feet the south common corner of said Lots 4 and 5, and continuing for a total distance of 110.00 feet, (Call 110.90 feet), to a capped, (Precision Surveyors), iron rod set on the common line of said Lot 5 for the southeast corner of that certain called 0.570 acre tract of land as conveyed to Stephen E. Dupont, Trustee by instrument recorded in Volume 736, Page 496, of

Date Received 10-25-23
Permit/Receipt No. _____
Fee Paid \$250.00

City of La Vernia
Specific Use Permit
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 Kathryn Smith
Mailing Address 13672 US Hwy 87 W / 128 Legacyway
Telephone 8309479506 Fax _____ Mobile 2106389222 Email KathrynSmith78@icloud.com
Property Address/Location 13672 US Hwy 87w Property ID No 3000-03000-1140

Legal Description _____
Name of Subdivision City of La Vernia / 4 Pierdolla Addn U-1
Lot(s) 114 Block(s) _____ Acreage 0.5775

Existing Use of Property Homestead / Commercial
Proposed Use of Property (attach additional or supporting information if necessary) I offer Pet Grooming here at Clip n' Tails
adding a building in back for boarding pets. Building will provide overnight stay for 10-12 pets
Current Zoning _____

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):
I am looking into a detached building to offer pet boarding for my grooming clients. The building will provide 10-12 pet rooms for overnight stay

Attachments:

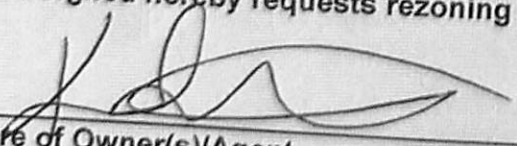
- _____ Accurate metes and bounds description of the subject property (or other suitable legal description)
- _____ Survey exhibit and other appropriate exhibits as deemed necessary by the city including plans, maps, architectural elevations, etc.

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

Section 5, Item A.

A denied application is ineligible for reconsideration for one year.

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


Signature of Owner(s)/Agent

10/24/23
Date

Date of Publication _____	For Office Use Only	Date of P&Z Public Hearing _____
Date of 200 Ft Notices _____		Date of Council Public Hearing _____
Ordinance No. _____		Approved _____ Denied _____

PAYMENT DETAIL

REPORT CREATED: 10/25/2023

Section 5, Item A.

9243624 // City of La Vernia, TX Misc Gov WEB

Payment Detail

Payment ID 100280659215
Date/Time 10/25/2023 9:17:51 AM
Amount \$250.00
Conv. Fee \$5.88
Flow Payment

Credit Card Payment

Card Type Master Card
Auth Response 868636
Origination Internet
Outcome Complete
Card Number (last 4) 7671

Billing Information

First Name Kathryn
Middle Name K
Last Name Smith
Name Suffix
Address 13672 US-87

City LA VERNIA
State TX
Postal Code 78121
Country US
Telephone 2106389222
Email Address kathrynsmith78@icloud.com

Payor Information

Payment Type Building Permits
Account, Permit, or Citation Number SUP
First Name Kathryn
Middle Name K
Last Name Smith
Name Suffix
Address 13672 US-87

City LA VERNIA
State TX
Postal Code 78121
Country US
Telephone 2106389222
Comments Application for pet boarding

ORDINANCE NO. 011124-01

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR THE PURPOSES OF ALLOWING KENNEL/ STABLE/ ANIMAL BOARDING/ HOUSING IN THE C-1 ZONE DISTRICT AT THE LOCATION SPECIFICALLY KNOWN AS 13672 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 114 (4 PIERDOLLA ADDN U-1), ACRES .5775, Undivided Interest 50.0000000000% OWNED BY SMITH, KATHRYN, MORE SPECIFICALLY KNOWN AS CLIPS N TAILS, ZONED C-1 RETAIL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the City of La Vernia is a General Law Type A City under the statutes of the State of Texas; and

WHEREAS, the Texas Local Government Code authorizes a municipality to adopt zoning regulations designed to accomplish the goals as delineated in Section 211.004 of the Texas Local Government Code and for the purpose of regulating those issues as delineated in Section 211.003 of the Texas Local Government Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of La Vernia, Texas in compliance with the laws of the State of Texas and the Ordinances of the City of La Vernia, have given any and all requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested; and

WHEREAS, the Planning and Zoning Commission has investigated the manner in which the proposed location and character of such Specific Use will affect the Zoning Ordinance and the comprehensive plan of the City of La Vernia, Texas, make the final report and recommendation to the City Council of the City of La Vernia, Texas, recommending that such application be granted; and

WHEREAS, the City Council of the City of La Vernia, Texas, finds that the granting and approval of the said application for such Specific Use Permit will not adversely affect the character and appropriate use of the area of the neighborhood in which it is proposed to be located, will not substantially depreciate the value of adjacent and nearby properties for use in accordance with the regulations of the Zoning District in which they are located; will not be detrimental in keeping with the spirit and intent of said Zoning Ordinance; will not adversely affect traffic, public utilities, public health, public safety and the general welfare under the conditions hereinafter set forth.

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

Section 1. Specific Use Permit Granted

That the Specific Use Permit for the purposes of allowing **kennel/ stable/ animal boarding/ housing in the C-1 zone district at the location** specifically known as **13672 us Hwy 87 W La Vernia, Tx 78121, city of La Vernia, lot 114 (4 Pierdolla addn u-1), acres .5775, undivided interest 50.000000000%** owned by Smith, Kathryn, more specifically known as clips n tails, zoned c-1 retail, be adopted

Section 2. Expiration

The Specific Use Permit granted herein shall automatically expire and become null and void if:

A building permit is not issued and construction has not begun within one hundred eighty (180) days of the granting of the specific use permit; or

Section 3. Severability

If any section, subsection, paragraph, sentence, clause, phrase, or word in this Ordinance, or application thereof, to any person or circumstance, is held invalid such holding shall not affect the validity of the remaining portions of the same and the City Council hereby declares it would have passed such remaining portions despite such invalidity.

Section 4. Cumulative

This ordinance is cumulative of all other laws addressing land use regulations and any prohibitions and sanctions that may be imposed under other laws relating to the subjects covered hereunder.

Section 5. Effective Date

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

PASSED AND APPROVED: This 11th day of January 2024.

Martin Poore
Mayor – City of La Vernia

ATTEST:

Lindsey Wheeler
City Secretary

APPROVED AS TO FORM:

City Attorney’s Office – City of La Vernia



APPLICATION FOR LAND SUBDIVISION

Section 5, Item B.

102 E. Chihuahua Street
P.O. Box 225
La Vernia, TX 78121
(830) 779-4541

CHECK ONE: [] Master Plan [] Prelim./Final Plat [] Prelim. Plat [] Final Plat [] Replat [x] Amended [] Minor

1. PROPOSED SUBDIVISION NAME: Baicoh Molding, LLC UNIT NO.
LOCATION DESCRIPTION/NEAREST INTERSECTION: 775 + Woodbridge Farms
ACREAGE: NO OF LOTS: EXISTING 1 PROPOSED 2
REASON FOR PLATTING/REPLATTING

2. OWNER/APPLICANT*: Robert Harvey
(* If applicant is person other than owner, a letter of authorization must be provided from owner.*)

ADDRESS: 157 Diamondview La Vernia TX 78121
Telephone: Fax: 830- Mobile: 534-7093 Email: Robby@Robertharveypr.com

3. LICENSED ENGINEER/SURVEYOR: CDS Muery
MAILING ADDRESS: 100 NE Loop 410 S Ste. 300
TELEPHONE: 210 581-1111 Fax: Mobile: Email:
LIST ANY VARIANCE REQUESTED:
REASON FOR REQUEST (List any hardships):

4. PRESENT USE OF THE PROPERTY Commercial CURRENT ZONING: C1

5. CITY LIMITS: [x] IN [] OUT IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? [] YES [x] NO

6. Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed.) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's office.

REQUIRED ITEMS FOR SUBMITTAL PACKAGE
[] Completed application, including signature of owner/applicant and signed waiver.
[] Copy of deed showing current ownership.
[] 7 copies of the plat, collated and folded so that the subdivision name is visible. Staple plats with 2 or more pages.
[] 2 copies of the preliminary plan of the water system showing the approximate location and size of onsite and offsite existing and proposed water lines and fire hydrants; sewer system; storm sewer and preliminary drainage plan.
[] Current deed restrictions for Vacating Plats, Replats, and Townhouse and Zero Lot Line Subdivisions.
[] Survey showing any existing structures on the subject property.
[] List of street names approved by the appropriate county.
PLEASE READ "IMPORTANT NOTES" ON THE REVERSE SIDE OF THIS APPLICATION

I agree to comply with all platting and subdivision requirements of the City of La Vernia. I understand that the plat will NOT be forwarded to the Planning and Zoning Commission unless staff comments are satisfactorily addressed by the plat correction due date. I voluntarily waive my right to request a certificate stating the date the plat was filed and that the Planning and Zoning Commission failed to act on the plat within thirty days. I do not object to consideration of the plat on (date of Planning and Zoning Commission meeting). This waiver expires after (date of the Planning and Zoning Commission meeting). (The waiver statement is not applicable to Minor Plats.)

Signature of Owner/Applicant: Robert Harvey Printed Name of Owner/Applicant: Robert Harvey Date: 11-28-23

(If applicant is person other than owner, a letter of authorization must be provided from owner.)
Signature indicates authorization for plat application and acceptance of waiver statement.

APPLICATION FEES

Overall Development Concept Review Fee	\$50 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots, but intended for apartments, townhouses, commercial and/or industrial use.
Preliminary Plat Review	\$50 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots
Final Plat Review Fee	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Minor Subdivision Plat	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Vacating a Plat or Replatting	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots. <i>1.19 Acres</i>
Plat Amendment	\$100 <i>\$81.00</i>
Engineering Fees Review	To be paid by the developer or property owner before the final plat approval is made by the city.
Changes or request for further reviews from the developer or property owner by the City Engineer	Shall be paid by the developer or property owner at the standard rates charged by the City Engineer before the final plat approval is made by the City.
Legal Fees	Shall be paid by the City for legal fees incurred. The subdivider shall reimburse the City prior to the final plat approval by the City.
Variance Requesting Relief from the Subdivision Ordinance	\$50

IMPORTANT NOTES:

- All staff comments must be addressed by the plat correction due date. If not, the plat will NOT be forwarded to the Planning and Zoning Commission until all staff comments have been satisfied.
- For plats on TxDOT right-of-way, it is highly recommended that a permit be submitted to TxDOT prior to submitting the plat application.
- Engineering and legal fees shall be paid to the city prior to the final plat approval.
- The following items must be provided when submitting an approved plat for recordation.
 - Tax certificate showing that no taxes are currently due or delinquent against the property.
 - Three original mylars.
 - Twelve blue line copies for Wilson County 9-1-1 Addressing in 24 X 36 inch or 24 X 18 inch format.
 - One 11 X 17 inch blue line copy.
 - An electronic copy in .pdf in 24 X 36 inch or 24 X 18 inch format and in 11 X 17 inch format.
 - Recording fee. Checks should be made out to Wilson County Clerk.

FOR OFFICE USE ONLY:

Date Application Fee Received: 11-30-23 Received By: F. Canajal

Receipt No. _____ Cash/Check No. _____ Amount Recd. \$ _____

_____ 7 copies _____ street name appr. list _____ TxDOT approval letter

_____ letter of authorization _____ proof of ownership _____ HOA document

Plat review meeting date: _____ Planning and Zoning Commission meeting date: _____



**BAICOH HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY
WOODBRIDGE COMMERCIAL PARCELS – “TRACT A”
WILSON COUNTY, TEXAS
0.520 OF AN ACRE TRACT**

EXHIBIT “A”

BEING a 0.520 of an acre tract of land lying in the Juan Delgado Survey No. 8, Block 8, Abstract 8, Wilson County, Texas, same being out of the northern portion of Lot 2, Block 1, of the Woodbridge Commercial Subdivision in Wilson County, Texas, depicted and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, same being a portion of that 1.002 acre tract of land described in a deed to BaiCoH Holdings LLC, a Texas Limited Liability Company, dated June 12, 2020, and recorded in document number 94767, Official Records of Wilson County, Texas, same also being described by a drawing (Woodbridge Commercial Parcels_Tract A(2).dwg dated November 28, 2023) attached to and made part hereof and more particularly described as follows:

BEGINNING at a 1/2” iron rod found with a plastic cap stamped “CDS/MUERY S.A. TX.” in the south right-of-way line of F.M. 775 (120’ wide right-of-way) and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, for the northwest corner of the aforementioned Lot 2, Block 1, the northeast corner of Lot 1, Block 1, of the aforementioned Woodbridge Commercial Subdivision, same also being the northeast corner of that 2.357 acre tract of land described in a deed to MJS Development, LLC, a Texas Limited Liability Company, dated July 27, 2022, and recorded in document number 124032, Official Records of Wilson County, Texas, and the northwest corner of the herein described 0.520 of an acre tract, said point having grid coordinates of N: 13,675,395.79 E: 2,246,167.74.

THENCE along the south right-of-way line of the aforementioned F.M. 775, the north line of the aforementioned Lot 2, Block 1, N59°34’33”E a distance of 115.01 feet to a 1/2” iron rod found with plastic cap stamped “RPLS 5558” for the northeast corner of said Lot 2, Block 1, the northwest corner of that 0.852 of an acre tract of land described in a deed to Urrabazo Properties LLC, a Texas Limited Liability Company, dated May 19, 2022, and recorded in document number 121284, Official Records of Wilson County, Texas, and the northeast corner of the herein described 0.520 of an acre tract;

THENCE leaving the south right-of-way line of the aforementioned F.M. 775, along the east line of the aforementioned Lot 2, Block 1, the west line of the aforementioned 0.852 of an acre tract, S29°43’44”E a distance of 197.00 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.”, for the southeast corner of the herein described 0.520 of an acre tract;

THENCE leaving the east line of the aforementioned Lot 2, Block 1, the west line of the aforementioned 0.852 of an acre tract, S59°34’33”W a distance of 115.01 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” in the west line of the aforementioned Lot 2, Block 1, and the east line of the aforementioned Lot 1, Block 1, for the southwest corner of the herein described 0.520 of an acre tract, from which a 1/2” iron rod found within the right-of-way of Woodbridge Court (50’ wide right-of-way) and recorded volume C, page 256, Map and Plat Records of Wilson County, Texas, bears S29°43’44”E a distance of 299.20 feet;

**BAICOH HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY
WOODBRIDGE COMMERCIAL PARCELS – “TRACT A”
WILSON COUNTY, TEXAS
0.520 OF AN ACRE TRACT**

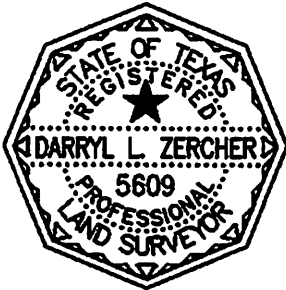
THENCE along the west line of the aforementioned Lot 2, Block 1, and the east line of the aforementioned Lot 1, Block 1, N29°43'44"W a distance of 197.00 feet to the **PLACE OF BEGINNING** and containing 0.520 of an acre of land.

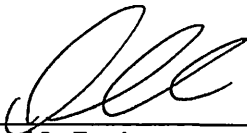
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone.

THE STATE OF TEXAS X
 X **KNOWN TO ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR X

I, Darryl Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained from an on the ground survey made under my direction and supervision on October 13, 2023.

Date 28 day of November 2023 A.D.





Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

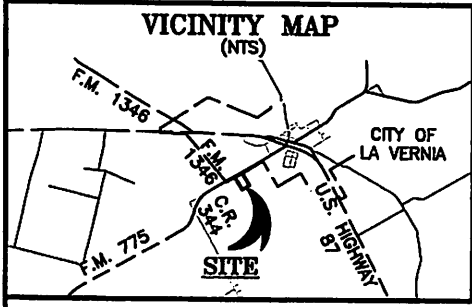


EXHIBIT "A"

BAICOH HOLDINGS LLC,
A TEXAS LIMITED LIABILITY COMPANY
CONTAINING 0.520 OF AN ACRE

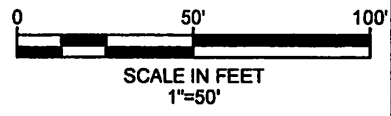
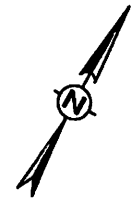
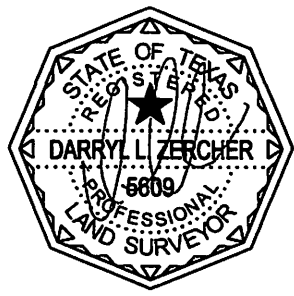
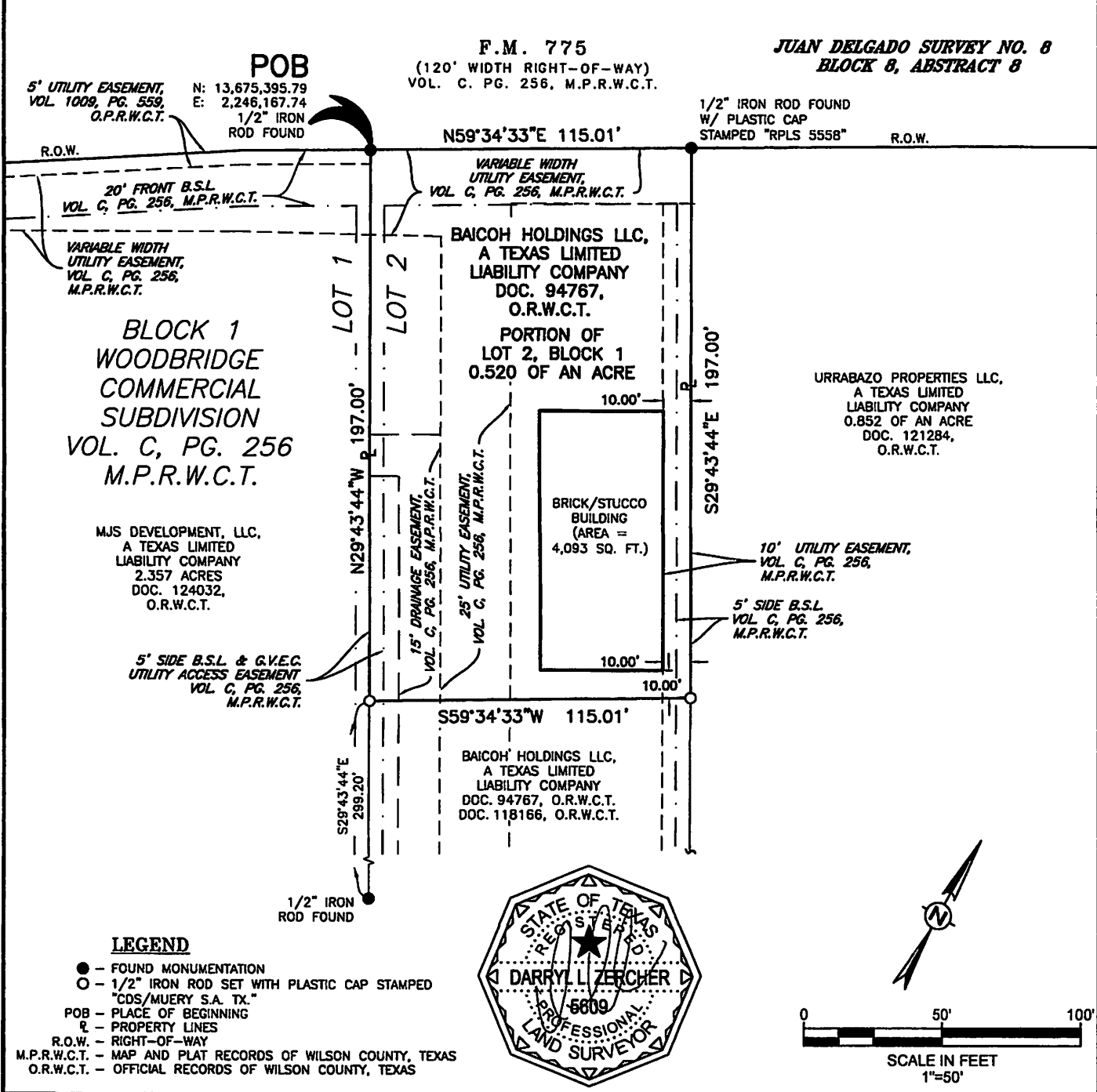
SITUATED IN THE JUAN DELGADO SURVEY NO. 8,
BLOCK 8, ABSTRACT 8, WILSON COUNTY, TEXAS

Pg. 3 of 3
CDS JOB NO. 123225

BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE, NAD
1983(2011), EPOCH:2010
TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES AND COORDINATES SHOWN ARE GRID.
(GRID X 1.00016 = SURFACE)

PROPERTY OWNER NAMES WERE OBTAINED
FROM THE WILSON COUNTY, TEXAS
APPRAISAL DISTRICT RECORDS



<p>CDS muery ENGINEERS SURVEYORS 100 NE Loop 410, Ste. 300 San Antonio, Texas 78216 (210) 581-1111 T&E No. F-1733 TBPLS No. 100495-00</p>	DRAWN BY: T.J.	DATE: NOVEMBER 28, 2023	504 BLUEBONNET RD. BLOCK 1, LOT 2, TRACT A
	DRAWING NAME: WOODBRIDGE COMMERCIAL PARCELS_TRACT A(2).DWG		



**BAICOH HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY
WOODBRIDGE COMMERCIAL PARCELS – “TRACT B”
WILSON COUNTY, TEXAS
0.672 OF AN ACRE TRACT**

EXHIBIT “A”

BEING a 0.672 of an acre tract of land lying in the Juan Delgado Survey No. 8, Block 8, Abstract 8, Wilson County, Texas, same being out of the southern portion of Lot 2, Block 1, of the Woodbridge Commercial Subdivision in Wilson County, Texas, depicted and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, same being a portion of that 1.002 acre tract of land described in a deed to BaiCoH Holdings LLC, a Texas Limited Liability Company, dated June 12, 2020, and recorded in document number 94767, Official Records of Wilson County, Texas, and also being all of that 0.194 of an acre tract of land described in a deed to BaiCoH Holdings LLC, a Texas Limited Liability Company, dated February 17, 2022, and recorded in document number 118166, Official Records of Wilson County, Texas, same also being described by a drawing (Woodbridge Commercial Parcels_Tract B(2).dwg dated November 28, 2023) attached to and made part hereof and more particularly described as follows:

BEGINNING at a 1/2” iron rod found with plastic cap stamped “CDS/MUERY S.A. TX.” lying in the north right-of-way line of Woodbridge Court (50’ wide right-of-way) and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, for the southernmost southeast corner of the aforementioned Lot 2, Block 1, the southwest corner of Lot 20, Block 1, of the aforementioned Woodbridge Commercial Subdivision, and the southernmost southeast corner of the herein described 0.672 of an acre tract, said point having grid coordinates of N: 13,674,971.25 E: 2,246,424.79.

THENCE along the north right-of-way line of the aforementioned Woodbridge Court and the south line of the aforementioned Lot 2, Block 1, S59°58’33”W a distance of 12.69 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” for the southwest corner of said Lot 2, Block 1, the southeast corner of Lot 1, Block 1, of the aforementioned Woodbridge Commercial Subdivision, same also being that 2.357 acre tract of land described in a deed to MJS Development, LLC, a Texas limited liability company, dated July 27, 2023 and recorded in document number 124032, Official Records of Wilson County, Texas, and the southwest corner of the herein described 0.672 of an acre tract, from which a 1/2” iron rod found bears S29°43’44”E a distance of 12.51 feet;

THENCE leaving the north right-of-way line of the aforementioned Woodbridge Court, along the west line of the aforementioned Lot 2, Block 1 and the east line of the aforementioned Lot 1, Block 1, of the Woodbridge Commercial Subdivision, N29°43’44”W a distance of 299.20 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” for the northwest corner of the herein described 0.672 of an acre tract, from which a 1/2” iron rod found for the northwest corner of said Lot 2, Block 1, and the northeast corner of said Lot 1, Block 1, bears N29°43’44”W a distance of 197.00 feet;

THENCE leaving the east line of the aforementioned Lot 1, Block 1, the west line of the aforementioned Lot 2, Block 1, N59°34’33”E a distance of 115.01 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” lying in the east line of said Lot 2, Block 1, of the Woodbridge Commercial Subdivision, the west line of a called 0.852 of an acre tract of land described in a deed to Urrabazo Properties LLC, a Texas limited liability company, and recorded in document number 121284, Official Records of Wilson County, Texas, for the northeast corner of the herein described 0.672 of an acre tract;

THENCE along the east line of the aforementioned Lot 2, Block 1, of the Woodbridge Commercial Subdivision, the west line of the aforementioned 0.852 of an acre tract, S29°43’44”E a distance of 199.08 feet to a 1/2” iron rod found with plastic cap stamped “CDS/MUERY S.A. TX.” lying in the northwest line of Lot 19, Block 1, of said Woodbridge Commercial Subdivision, for the southeast corner of said Lot 2, Block 1, the southwest corner of said 0.852 of an acre tract, and the southeast corner of the herein described 0.672 of an acre tract, from which a 1/2” iron rod found with a plastic cap stamped “RPLS 5558” for the southeast corner of said 0.852 of an acre tract bears N15°30’49”E a distance of 152.70 feet;

**BAICOH HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY
WOODBRIDGE COMMERCIAL PARCELS – “TRACT B”
WILSON COUNTY, TEXAS
0.672 OF AN ACRE TRACT**

THENCE along the southeast line of the aforementioned Lot 2, Block 1, and the northwest line of the aforementioned Lots 19 and 20, Block 1, of the Woodbridge Commercial Subdivision, S15°30’49”W a distance of 144.09 feet to the **PLACE OF BEGINNING** and containing 0.672 of an acre of land.


The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone.

THE STATE OF TEXAS X
 X **KNOWN TO ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR X

I, Darryl Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained from an on the ground survey made under my direction and supervision on October 13, 2023.

Date 28 day of NOVEMBER 2023 A.D.





Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

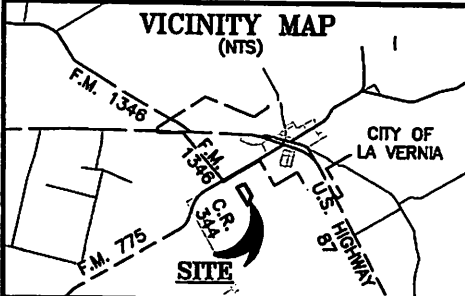


EXHIBIT "A"

BAICOH HOLDINGS LLC,
A TEXAS LIMITED LIABILITY COMPANY
CONTAINING 0.672 OF AN ACRE

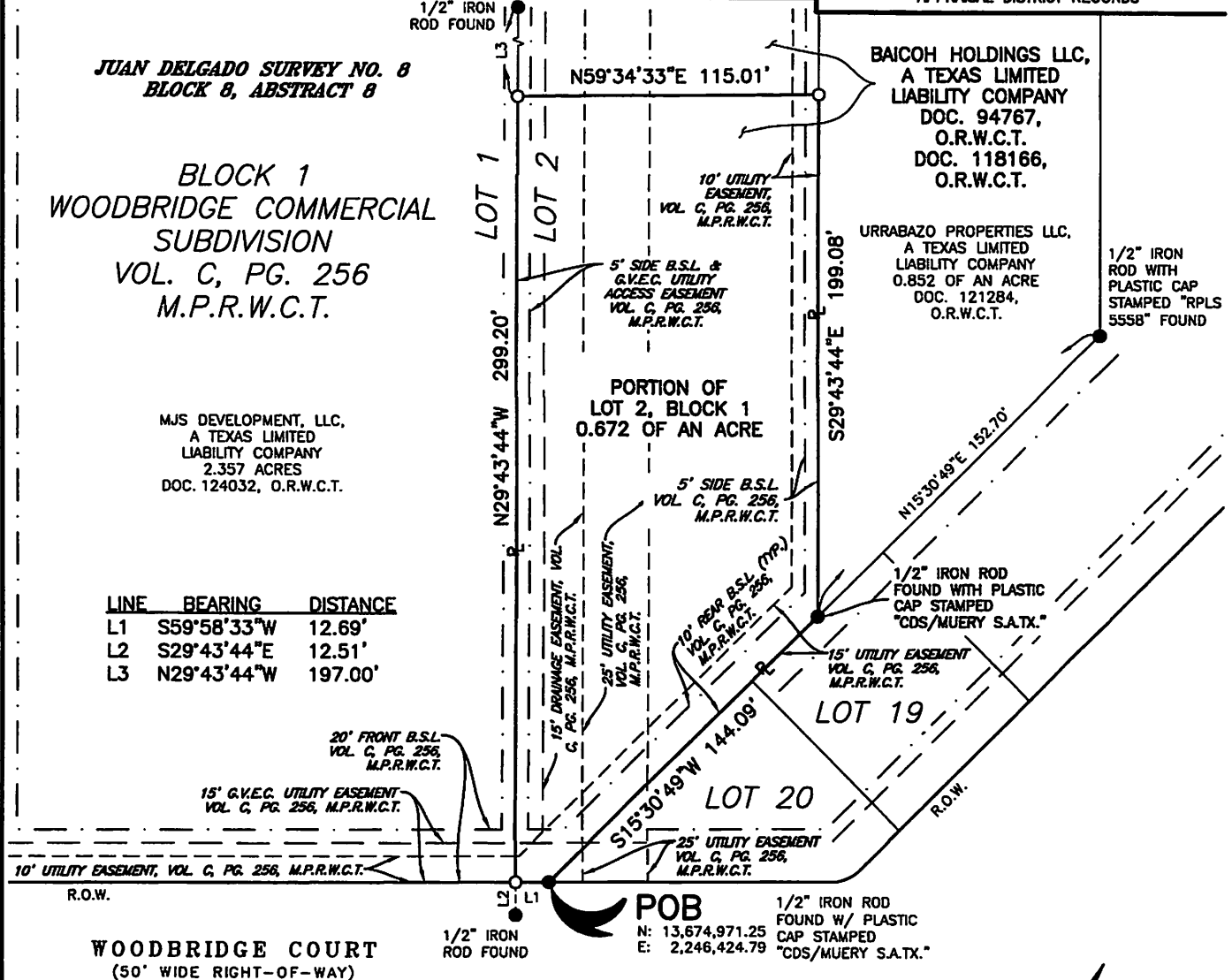
SITUATED IN THE JUAN DELGADO SURVEY NO. 8,
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Pg. 3 of 3
CDS JOB NO. 123225

BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE, NAD
1983(2011), EPOCH:2010
TEXAS SOUTH CENTRAL ZONE (4204)

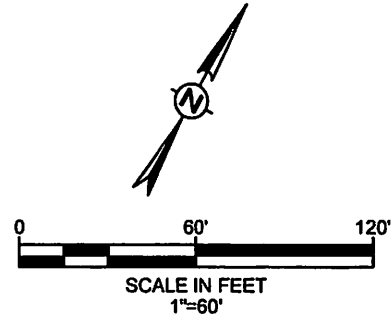
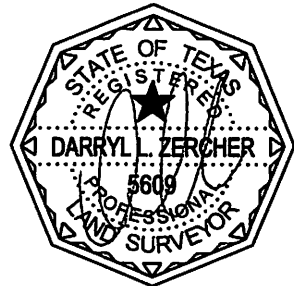
ALL DISTANCES AND COORDINATES SHOWN ARE GRID.
(GRID X 1.00016 = SURFACE)

PROPERTY OWNER NAMES WERE OBTAINED
FROM THE WILSON COUNTY, TEXAS
APPRAISAL DISTRICT RECORDS



LEGEND

- - FOUND MONUMENTATION
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- POB - PLACE OF BEGINNING
- ℙ - PROPERTY LINES
- R.O.W. - RIGHT-OF-WAY
- M.P.R.W.C.T. - MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS
- O.R.W.C.T. - OFFICIAL RECORDS OF WILSON COUNTY, TEXAS

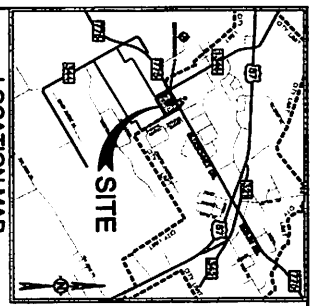


CDS muery
ENGINEERS | SURVEYORS

100 NE Loop 410, Ste. 3001 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

DRAWN BY: T.J.
DATE: NOVEMBER 28, 2023
DRAWING NAME: WOODBRIDGE COMMERCIAL PARCELS_TRACT B(2).DWG

504 BLUEBONNET RD.
BLOCK 1, LOT 2,
TRACT B



LOCATION MAP
NOT-TO-SCALE

LINE TABLE

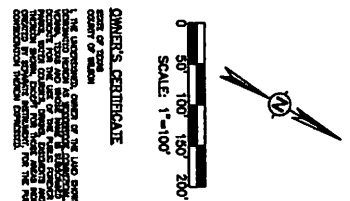
LINE	DESCRIPTION	STATUS
1	WOODBRIDGE DRIVE (100' R.O.W.)	EXISTING
2	WOODBRIDGE COURT	NEW
3	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
4	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
5	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
6	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
7	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
8	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
9	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
10	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
11	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
12	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING

CLONE TABLE

CLONE	LENGTH	STATUS
1	WOODBRIDGE DRIVE (100' R.O.W.)	EXISTING
2	WOODBRIDGE COURT	NEW
3	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
4	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
5	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
6	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
7	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
8	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
9	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
10	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
11	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING
12	WOODBRIDGE DRIVE (120' R.O.W.)	EXISTING

RESIDENTIAL LOT AREA TABLE

LOT #	BLK	AREA
1	1	10,000
2	1	10,000
3	1	10,000
4	1	10,000
5	1	10,000
6	1	10,000
7	1	10,000
8	1	10,000
9	1	10,000
10	1	10,000
11	1	10,000
12	1	10,000
13	1	10,000
14	1	10,000
15	1	10,000
16	1	10,000
17	1	10,000
18	1	10,000
19	1	10,000
20	1	10,000



**FINAL PLAT ESTABLISHING
WOODBRIDGE COMMERCIAL**

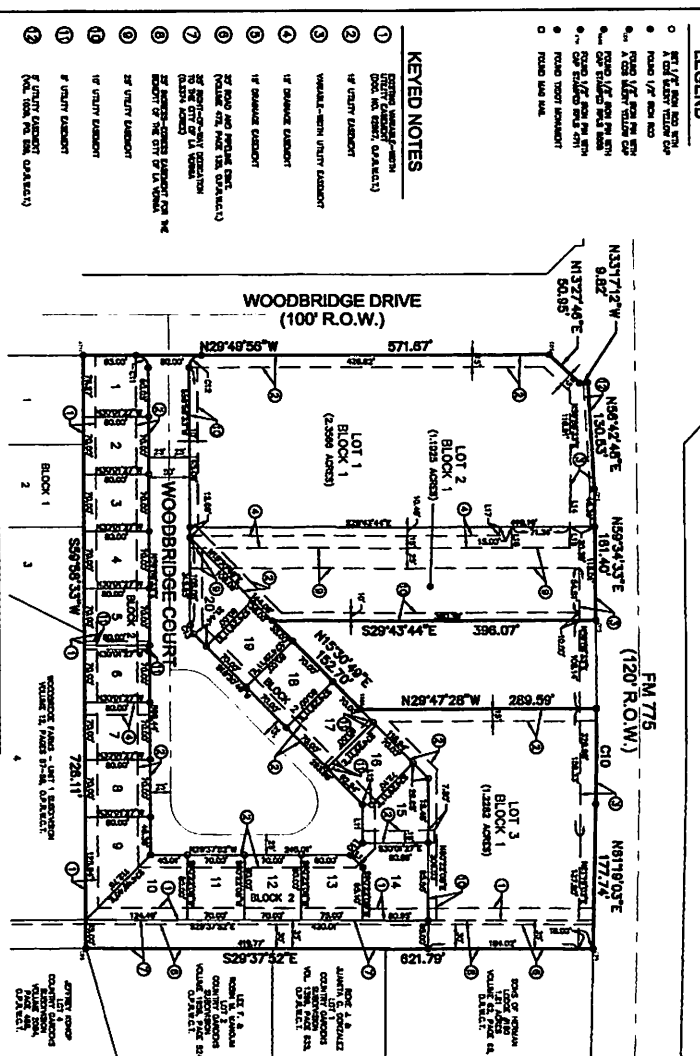
BEING A CERTAIN TRACT OF LAND PART OF THE MAIN PLAT OF THE CITY OF LONDON, TEXAS, BEING THE TRACT OF LAND AS DESCRIBED AND RESERVED IN VOLUME 1335 PAGE 280 TO LONDON HISTORY TRACT OFFICIAL PUBLIC RECORDS OF HENRI COUNTY, TEXAS.

OWNER'S CERTIFICATE (LOT 2, BLOCK 1)

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON.

OWNER'S CERTIFICATE (LOT 1, BLOCK 1)

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON.



ENGINEER'S CERTIFICATE

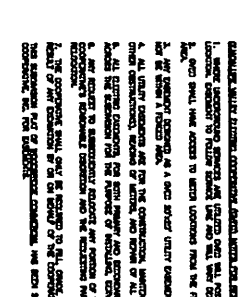
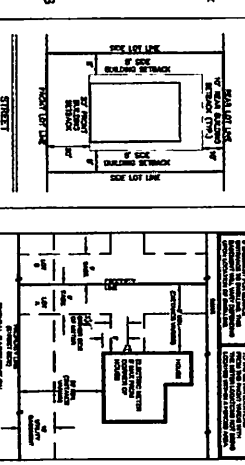
I, THE UNDERSIGNED ARCHITECT, IN THE CITY OF LONDON, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON.

ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED ARCHITECT, IN THE CITY OF LONDON, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON.

KEYED NOTES

1. ALL LOTS ARE SUBJECT TO A 1/4" R.O.W. AND A 1/4" R.O.W. FOR THE CITY OF LONDON.
2. ALL LOTS ARE SUBJECT TO A 1/4" R.O.W. AND A 1/4" R.O.W. FOR THE CITY OF LONDON.
3. ALL LOTS ARE SUBJECT TO A 1/4" R.O.W. AND A 1/4" R.O.W. FOR THE CITY OF LONDON.
4. ALL LOTS ARE SUBJECT TO A 1/4" R.O.W. AND A 1/4" R.O.W. FOR THE CITY OF LONDON.
5. ALL LOTS ARE SUBJECT TO A 1/4" R.O.W. AND A 1/4" R.O.W. FOR THE CITY OF LONDON.
6. ALL LOTS ARE SUBJECT TO A 1/4" R.O.W. AND A 1/4" R.O.W. FOR THE CITY OF LONDON.
7. ALL LOTS ARE SUBJECT TO A 1/4" R.O.W. AND A 1/4" R.O.W. FOR THE CITY OF LONDON.
8. ALL LOTS ARE SUBJECT TO A 1/4" R.O.W. AND A 1/4" R.O.W. FOR THE CITY OF LONDON.
9. ALL LOTS ARE SUBJECT TO A 1/4" R.O.W. AND A 1/4" R.O.W. FOR THE CITY OF LONDON.
10. ALL LOTS ARE SUBJECT TO A 1/4" R.O.W. AND A 1/4" R.O.W. FOR THE CITY OF LONDON.
11. ALL LOTS ARE SUBJECT TO A 1/4" R.O.W. AND A 1/4" R.O.W. FOR THE CITY OF LONDON.
12. ALL LOTS ARE SUBJECT TO A 1/4" R.O.W. AND A 1/4" R.O.W. FOR THE CITY OF LONDON.



OWNER'S CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON.

OWNER'S CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON.

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.

Warranty Deed with Vendor's Lien

Date: June 12, 2020

Grantor: BRCH Group, Inc., a Texas corporation

Grantor's Mailing Address:

2543 F.M. 775, Suite 202
La Vernia, Texas 78121

Grantee: BaiCoH Holdings LLC, a Texas limited liability company

Grantee's Mailing Address:

157 Diamond View Drive
La Vernia, Texas 78121

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of FIRST UNITED BANK AND TRUST CO. in the principal amount of \$202,500.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FIRST UNITED BANK AND TRUST CO. and by a first-lien deed of trust of even date from Grantee to Greg Massey, Trustee.

Property (including any improvements):

Being a 1.002 acre tract, more or less, situated in the Juan Delgado League, Survey No. 8, Abstract 8, Wilson County, Texas, and being out of the remaining portion of a 2.17 acre tract (known as Tract 3) as described in a conveyance from Carolyn Janette Burrier and husband, Richard Burrier to the BRCH Group, Inc., recorded in Volume 1961, Page 357, Official Public Records of Wilson County, Texas; said 1.002 acre tract being more particularly described by metes and bounds on Exhibit "A", and depicted on a plat on Exhibit "B" attached hereto and made a part hereof for all purposes.

Restrictions:

Grantor and Grantee covenant and agree that the Property conveyed herein, along with the parent tract of 2.048 acres from which the Property is carved ("Parent Tract", being the 2.86 acre described in Volume 1961, Page 357, Official Records, Wilson County, Texas, LESS, SAVE AND EXCEPT the .775 acre tract described in Volume 2035, Page 568, Official Records, Wilson County, Texas), will be used solely for commercial business purposes consistent with its current professional office building

use. Further the Property and the Parent Tract will not be leased, rented, occupied, or allowed to be leased, rented or occupied for any of the following: (a) for any unlawful purpose or in any way which would constitute a legal nuisance to an adjoining owner or occupant; (b) as a night club, bar or tavern; (c) massage parlor; (d) funeral parlor; (e) bingo parlor; (f) any use which emits a strong, unusual, offensive or obnoxious odor, fumes, dust or vapors, or any loud sounds which can be heard outside of any buildings on the 2.048 acre Parent Tract; (g) any "second hand" store or liquidation outlet; (h) any mobile home park, trailer court, labor camp, junk yard, recycling facility or stock yard; (i) any dumping, disposing, incineration or reduction of garbage (exclusive of garbage compactors located near the rear of any building); (j) any automobile, truck, trailer or recreational vehicles sales lot or body shop repair operation; or (k) any establishment selling or exhibiting paraphernalia for use with illicit drugs, CBC, or vaping materials, and establishment selling or exhibit materials or devices which are adjudicated to be pornographic by a court of competent jurisdiction, any adult bookstore, adult video store, or adult movie theater. The restrictions herein shall run with and bind the Property described herein, and the Parent Tract and shall be and remain in effect perpetually to the extent permitted by law.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

1. Easement dated November 8, 1956, from N. L. Fryar to General Telephone Company of the Southwest, recorded in Volume 316, Page 601, Deed Records of Wilson County, Texas.
2. Variance Approval dated May 14, 2020 from the City of La Vernia to BRCH Group, Inc., recorded in the Official Records of Wilson County, Texas, under Document No. 94380.
3. Right-of-Way Easement dated June 28, 2017, from BRCH Group, Inc. to Guadalupe Valley Electric Cooperative, Inc., recorded in Volume 2013, Page 199, Official Records of Wilson County, Texas.
4. Overhead electric line across subject land as depicted on survey plat dated March 27, 2020, prepared by Berger Land Surveying, Jeffrey B. Berger, R.P.L.S. No. 5558, Job No. BLS20010.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

FIRST UNITED BANK AND TRUST CO., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of FIRST UNITED BANK AND TRUST CO. and are transferred to FIRST UNITED BANK AND TRUST CO. without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

BRCH Group, Inc., a Texas corporation

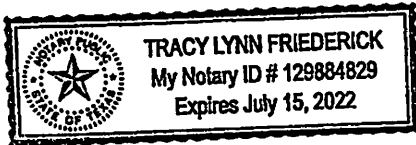
By: [Signature]
Salvador Urrabazo, Jr., President

By: [Signature]
Daniel Martinez, Secretary

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF WILSON §

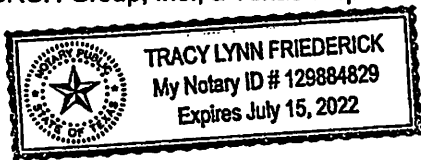
This instrument was acknowledged before me on June 12, 2020, by Salvador Urrabazo, Jr., President of BRCH Group, Inc., a Texas corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas
My commission expires: 7/15/22

STATE OF TEXAS §
COUNTY OF WILSON §

This instrument was acknowledged before me on June 12, 2020, by Daniel Martinez, Secretary of BRCH Group, Inc., a Texas corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas
My commission expires: 7/15/22

PREPARED IN THE OFFICE OF:
Robert Harvey & Associates, P.C.
3586 Highway 181 N.
Floresville, Texas 78114

AFTER RECORDING RETURN TO:
BaiCoH Holdings LLC
157 Diamond View Drive
La Vernia, Texas 78121

Warranty Deed with Vendor's Lien
Page 3 of 3

METES AND BOUNDS DESCRIPTION OF A 1.002 ACRE TRACT

Being a 1.002 acre tract situated in the Juan Delgado League, Survey No. 8, Abstract 8, Wilson County, Texas and being out of the remaining portion of a 2.17 acre tract (known as Tract 3) as described in a conveyance from Carolyn Janette Burrier and husband, Richard Burrier to the BRCH Group, Inc. recorded in Volume 1961, Page 357, Official Public Records of Wilson County, Texas; said 1.002 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a wood fence corner post found on the southeast line of F. M. Highway No. 775 (aka Bluebonnet Road) at a north corner of the remaining portion of a 141 acre tract as described in a conveyance to Loren Nicholas Fryar recorded in Volume 1339, Page 380, Official Public Records of Wilson County, Texas, for the west corner of said remaining portion of a 2.17 acre and the herein described tract;

THENCE North 60° 11' 47" East 115.00 feet (Basis of Bearings) with said southeast line of F. M. Highway No. 775 (aka Bluebonnet Road) to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the north corner of the herein described tract;

THENCE over and across said remaining portion of a 2.17 acre tract, South 29° 04' 28" East 380.46 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the east corner of the herein described tract, and South 60° 55' 32" West 115.00 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set on a northeast line of said remaining portion of a 141 acre tract, for the south corner of the herein described tract;

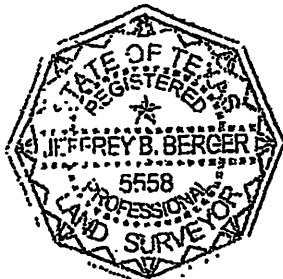
THENCE North 29° 04' 28" West 379.00 feet generally along a wire fence with the common of said remaining portion of a 2.17 acre tract and said remaining portion of a 141 acre tract to the POINT OF BEGINNING and containing 1.002 acres.

Surveyor's Notes:

1. Bearings are based on said deed recorded in Volume 1961, Page 357, Official Public Records of Wilson County, Texas.
2. A survey plat was prepared on this same date as a part of this survey.

STATE OF TEXAS §
March 27, 2020
COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 1.002 acre tract made under my supervision.



Jeffrey B. Berger, R.P.L.S.
Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

BERGER LAND SURVEYING
172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756
Phone: (830) 217-4228
Fax: (866) 806-3636
TBPELS Firm No. 10171400

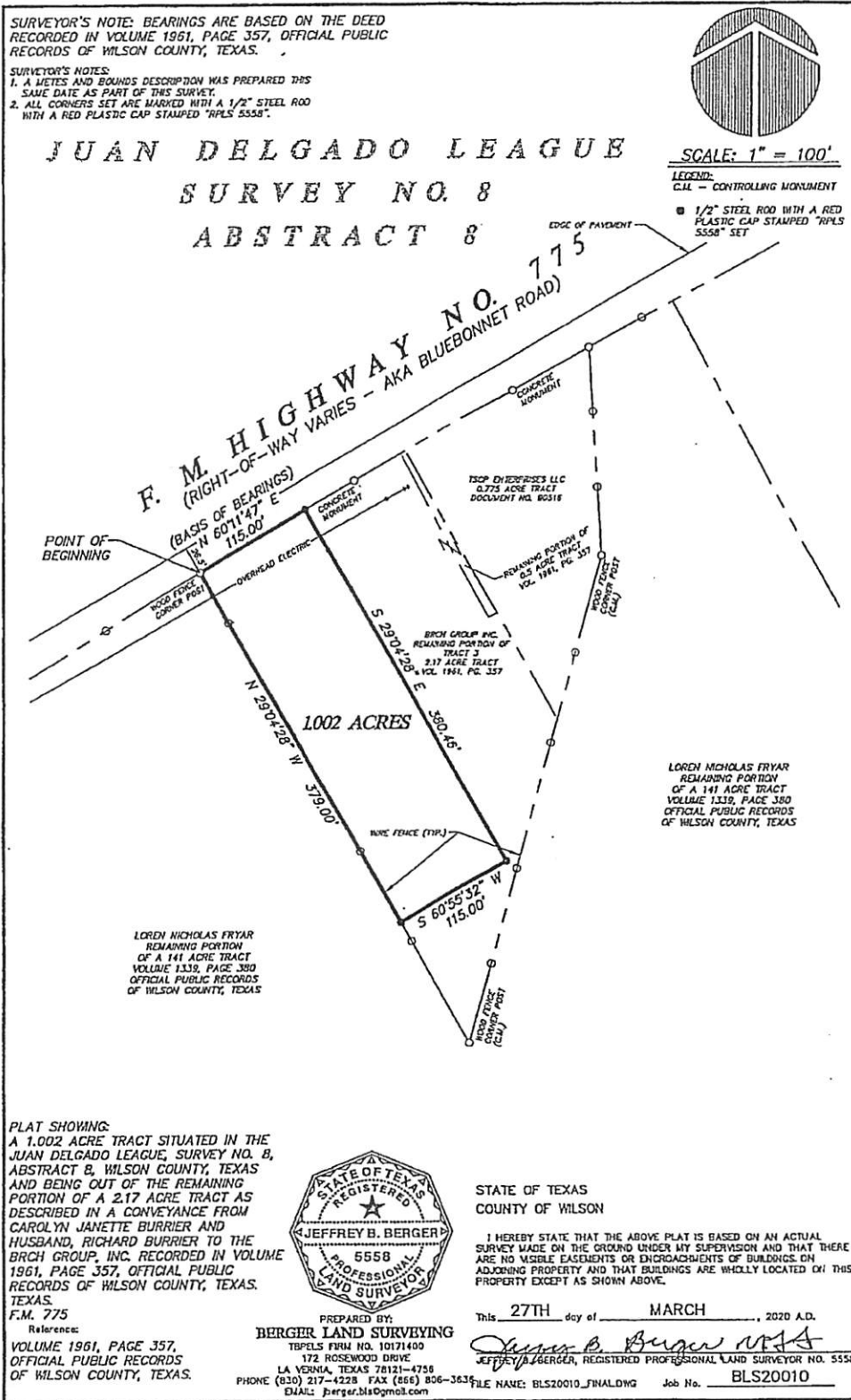


EXHIBIT "B"

Wilson County
Eva S. Martinez
Wilson County Clerk



VG-2378-2020-94767

Instrument Number: 94767

Real Property Recordings

Recorded On: June 16, 2020 08:39 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 94767
Receipt Number: 20200616000001
Recorded Date/Time: June 16, 2020 08:39 AM
User: Georgina L
Station: cclerk01

Record and Return To:

BAICOH HOLDINGS LLC
157 DIAMON VIEW DRIVE
LA VERNIA TX 78121
F-TE



STATE OF TEXAS

Wilson County

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

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Wilson County, TX

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

Date: February 17, 2022

Grantor: BRCH Group, Inc., a Texas corporation

Grantor's Mailing Address:

2543 F.M. 775, Suite 202
La Vernia, Texas 78121

Grantee: BaiCoH Holdings LLC, a Texas limited liability company

Grantee's Mailing Address:

157 Diamond View Drive
La Vernia, Texas 78121

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being a 0.194 acre tract situated in the Juan Delgado League, Survey No. 8, Abstract No. 8, Wilson County, Texas, and being out of the remaining portion of a 2.17 acre tract (known as Tract 3) as described in a conveyance from Carolyn Janette Burrier and husband, Richard Burrier to BRCH Group, Inc., recorded in Volume 1961, Page 357, Official Public Records of Wilson County, Texas, and being more particularly described by metes and bounds on Exhibit "A", and depicted on a plat on Exhibit "B" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:


1. Easement dated November 8, 1956, from N. L. Fryar to General Telephone Company of the Southwest, recorded in Volume 316, Page 601, Deed Records of Wilson County, Texas.

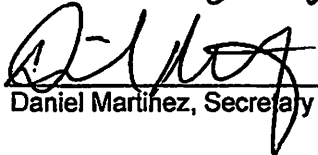
- 2. Variance Approval dated May 14, 2020 from the City of La Vernia to BRCH Group, Inc., recorded in the Official Records of Wilson County, Texas, under Document No. 94380.
- 3. Right-of-Way Easement dated June 28, 2017, from BRCH Group, Inc. to Guadalupe Valley Electric Cooperative, Inc., recorded in Volume 2013, Page 199, Official Records of Wilson County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

BRCH Group, Inc., a Texas corporation

By:  _____
 Salvador Urrabazo Jr., President

By:  _____
 Daniel Martinez, Secretary

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF WILSON §

This instrument was acknowledged before me on February 4, 2022, by Salvador Urrabazo, Jr., President of BRCH Group, Inc., a Texas corporation, on behalf of said corporation.

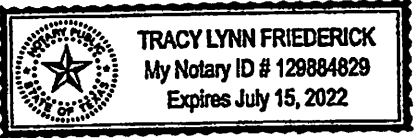


Tracy Lynn Friederick

Notary Public, State of Texas
My commission expires: 7/15/22

STATE OF TEXAS §
COUNTY OF WILSON §

This instrument was acknowledged before me on February 4, 2022, by Daniel Martinez, Secretary of BRCH Group, Inc., a Texas corporation, on behalf of said corporation.



Tracy Lynn Friederick

Notary Public, State of Texas
My commission expires: 7/15/22

PREPARED IN THE OFFICE OF:
Robert Harvey & Associates, P.C.
3586 Highway 181 N.
Floresville, Texas 78114

AFTER RECORDING RETURN TO:
BaiCoH Holdings LLC
157 Diamond View Drive
La Vernia, Texas 78121

METES AND BOUNDS DESCRIPTION OF A 0.194 ACRE TRACT

Being a 0.194 acre tract situated in the Juan Delgado League, Survey No. 8, Abstract 8, Wilson County, Texas and being out of the remaining portion of a 2.17 acre tract (known as Tract 3) as described in a conveyance from Carolyn Janette Burrier and husband, Richard Burrier to the BRCH Group, Inc. recorded in Volume 1961, Page 357, Official Public Records of Wilson County, Texas; said 0.194 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a wood fence corner post found (controlling monument) at an interior corner of the remaining portion of a 141 acre tract as described in a conveyance to Loren Nicholas Fryar recorded in Volume 1339, Page 380, Official Public Records of Wilson County, Texas, for the south corner of said remaining portion of a 2.17 acre and the herein described tract;

THENCE North 29° 04' 28" West 130.81 feet generally along a wire fence with the common of said remaining portion of a 2.17 acre tract and said remaining portion of a 141 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the west corner of the herein described tract;

THENCE over and across said remaining portion of a 2.17 acre tract, North 60° 55' 32" East 115.00 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the north corner of the herein described tract, and South 29° 04' 28" East 16.12 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set on a northwest line of said remaining portion of a 141 acre tract, for the east corner of the herein described tract;

THENCE South 16° 00' 00" West 162.41 feet generally along a wire fence with the common of said remaining portion of a 2.17 acre tract and said remaining portion of a 141 acre tract to the POINT OF BEGINNING and containing 0.194 acres.

Surveyor's Notes:

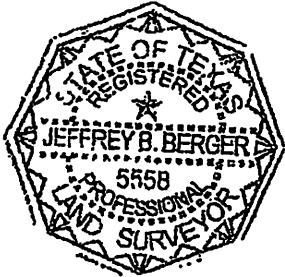
1. Bearings are based on said deed recorded in Volume 1961, Page 357, Official Public Records of Wilson County, Texas.
2. A survey plat was prepared on this same date as a part of this survey.

STATE OF TEXAS §

March 27, 2020

COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 0.194 acre tract made under my supervision.

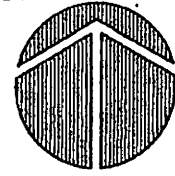


Jeffrey B. Berger, R.P.L.S.
 Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

BERGER LAND SURVEYING
 172 ROSEWOOD DRIVE
 LA VERNIA, TEXAS 78121-4756
 Phone: (830) 217-4228
 Fax: (866) 806-3636
 TBPELS Firm No. 10171400

SURVEYOR'S NOTE: BEARINGS ARE BASED ON THE DEED RECORDED IN VOLUME 1961, PAGE 357, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

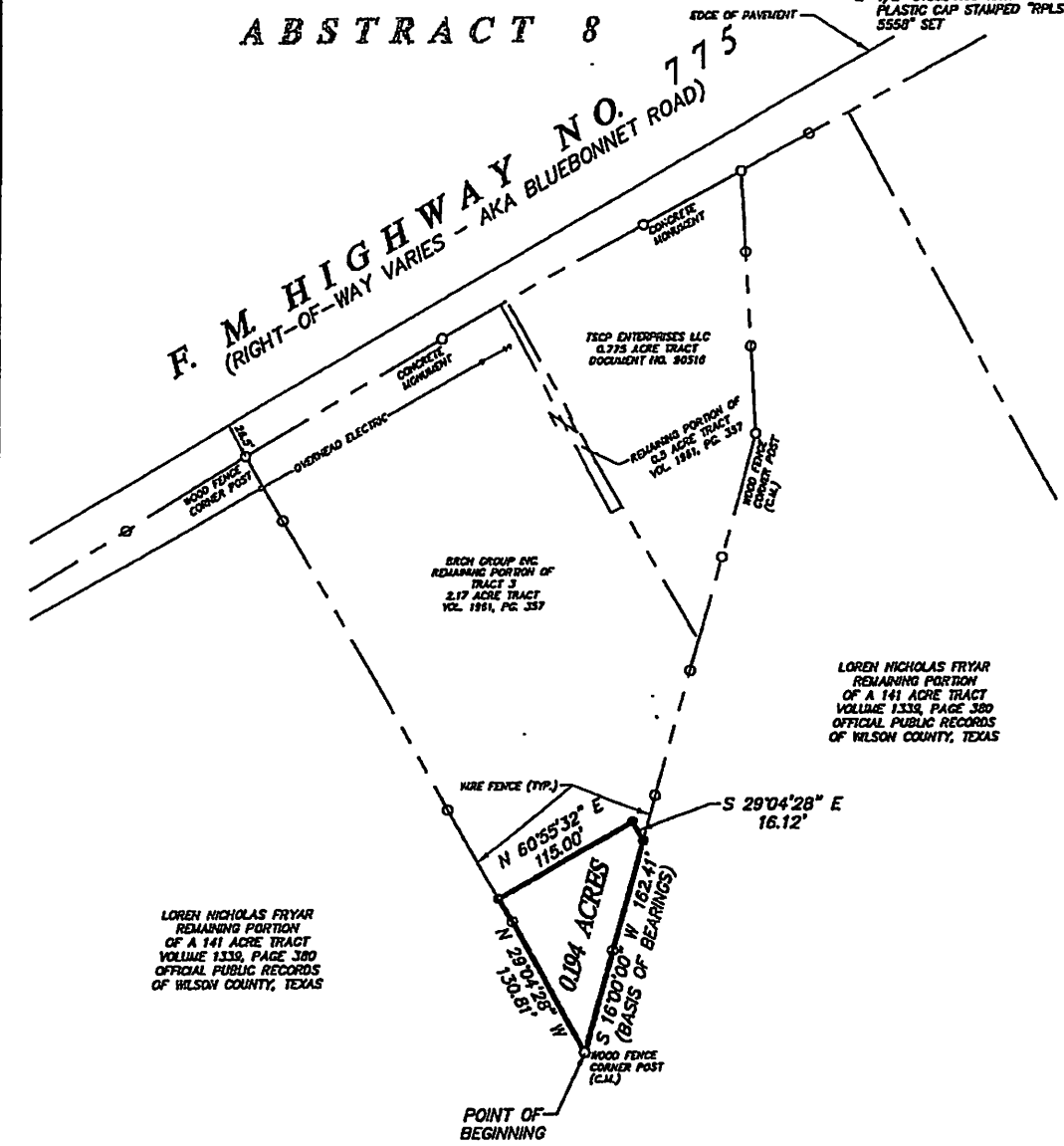
SURVEYOR'S NOTES:
 1. A METES AND BOUNDS DESCRIPTION WAS PREPARED THIS SAME DATE AS PART OF THIS SURVEY.
 2. ALL CORNERS SET ARE MARKED WITH A 1/2" STEEL ROD WITH A RED PLASTIC CAP STAMPED "RPLS 5558".



**JUAN DELGADO LEAGUE
 SURVEY NO. 8
 ABSTRACT 8**

SCALE: 1" = 100'

LEGEND:
 C.M. - CONTROLLING MONUMENT
 ○ 1/2" STEEL ROD WITH A RED PLASTIC CAP STAMPED "RPLS 5558" SET

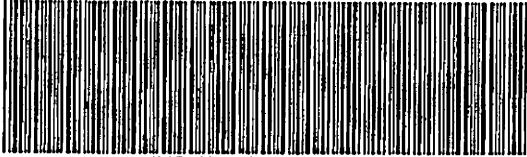


PLAT SHOWING:
 A 0.194 ACRE TRACT SITUATED IN THE JUAN DELGADO LEAGUE, SURVEY NO. 8, ABSTRACT 8, WILSON COUNTY, TEXAS AND BEING OUT OF THE REMAINING PORTION OF A 2.17 ACRE TRACT AS DESCRIBED IN A CONVEYANCE FROM CAROLYN JANETTE BURRIER AND HUSBAND, RICHARD BURRIER TO THE BRCH GROUP, INC. RECORDED IN VOLUME 1961, PAGE 357, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.
F.M. 775
 Reference:
 VOLUME 1961, PAGE 357,
 OFFICIAL PUBLIC RECORDS
 OF WILSON COUNTY, TEXAS.



PREPARED BY:
BERGER LAND SURVEYING
 TBPELS FIRM NO. 10171400
 172 ROSEWOOD DRIVE
 LA VERNA, TEXAS 75121-4755
 PHONE (830) 217-4228 FAX (856) 806-3639
 EMAIL: berger.blsl@gmail.com

STATE OF TEXAS
 COUNTY OF WILSON
 I HEREBY STATE THAT THE ABOVE PLAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.
 This 26TH day of MARCH, 2020 A.D.
Jeffrey B. Berger, R.P.S.
 JEFFREY B. BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558
 FILE NAME: BLS20010_FINAL.DWG Job No. BLS20010



VG-4905-2022-118166

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 118166

Real Property Recordings

Recorded On: March 07, 2022 02:44 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 118166
Receipt Number: 20220307000041
Recorded Date/Time: March 07, 2022 02:44 PM
User: Georgina L
Station: cclerk01

Record and Return To:

BAICOH HOLDINGS LLC
157 DIAMOND VIEW DRIVE

LA VERNIA TX 78121

F E



STATE OF TEXAS
Wilson County

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

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Floresville, TX



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of **BAICOH HOLDINGS LLC**

Property: **503 BLUEBONNET RD LA VERNIA, TX 78121 to be considered, being WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 2, ACRES 1.1925**

Request: **The purpose of the re-plat is to divide 1 Lot into 2 lots.**

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 allows an opportunity to provide your written opinion of the request. This will aid the Commissioners in making their decision.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, January 9th, 2024 at 6:30 PM in the City Hall Council Chambers, 102 E. Chihuahua St., and is open to the public. If you are unable to attend the hearing and desire to express an opinion in regard to the above petition, you may do so by completing the form below and returning it, including your signature. Must be returned before the meeting.

Mail: City of La Vernia
Lindsey Wheeler
102 E. Chihuahua St.
La Vernia, Texas 78121

Email: Lboyd@lavernia-tx.gov

If you have questions, please call Lindsey Wheeler at (830) 779-4541 ext. 3.

Lindsey Wheeler, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am **(in favor) (opposed to)** the proposed re-plat at **503 BLUEBONNET RD LA VERNIA, TX 78121 being WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 2, ACRES 1.1925**

Name: _____

Address: _____

Signature: _____

Date: _____

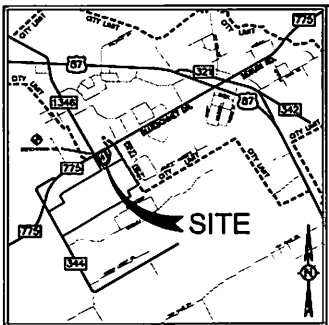
Comments: _____

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

Section 5, Item B.



BEING THE REPLAT OF LOTS 1 AND 2, BLOCK 1, OF THE WOODBRIDGE COMMERCIAL SUBDIVISION, AS RECORDED IN VOLUME C, PAGE 256, PLAT RECORDS OF WILSON COUNTY, TEXAS, INTO LOTS 3, 4, 5, AND 6, BLOCK 1.



LOCATION MAP
NOT-TO-SCALE

LEGEND

- SET 1/2" IRON ROD WITH A GCS MERRY YELLOW CAP
- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON PIN WITH A GCS MERRY YELLOW CAP
- FOUND 1/2" IRON PIN WITH CAP STAMPED RPLS 5058
- FOUND 1/2" IRON PIN WITH CAP STAMPED RPLS 4711
- FOUND TPOOT MONUMENT
- FOUND MAG NAIL

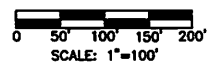
KEYED NOTES

- ① 28" INGRESS-EGRESS EASEMENT FOR THE BENEFIT OF LOTS 3 AND 4, BLOCK 1
- ② 15" UTILITY EASEMENT (VOLUME C, PAGE 256, O.P.A.M.C.T.)
- ③ VARIABLE-WIDTH UTILITY EASEMENT (VOLUME C, PAGE 256, O.P.A.M.C.T.)
- ④ 15" DRAINAGE EASEMENT (VOLUME C, PAGE 256, O.P.A.M.C.T.)
- ⑤ 28" UTILITY EASEMENT (VOLUME C, PAGE 256, O.P.A.M.C.T.)
- ⑥ 15" UTILITY EASEMENT (VOLUME C, PAGE 256, O.P.A.M.C.T.)
- ⑦ 8" UTILITY EASEMENT (VOL. 1028, PG. 256, O.P.A.M.C.T.)

SHOWN ACCESS LINES

1. THERE SHALL BE SHOWN ACCESS BETWEEN THE GRADSH LOT LINES OF LOTS 3, 4, 5, AND 6, BLOCK 1, WHERE PARKING/DRIVE AREAS ALLOW AS APPROVED BY BOTH LOT OWNERS. LOTS 3 AND 4, BLOCK 1, SHALL RECEIVE SURFACE DRAINAGE RUNOFF BY WAY OF DITCH FLOW FROM LOTS 4 AND 5, BLOCK 1. SHOWN ACCESS IS PROPOSED TO BE MAINTAINED FOR PERPETUITY OR AS LONG AS ALL LOT OWNERS AGREE TO TERMINATE AGREEMENT.

2. LOTS 1 AND 2, BLOCK 1 HAVE AN EASEMENT AGREEMENT FOR RECIPROCAL ACCESS AS RECORDED IN INSTRUMENT NUMBER 127948, DECEMBER 1, 2022. ON THE OLD RECORDS OF WILSON COUNTY, TEXAS, SAME EASEMENT AGREEMENT FOR RECIPROCAL ACCESS SHALL APPLY TO LOTS 3, 4, 5, AND 6, BLOCK 1 FOR PERPETUITY OR AS LONG AS ALL LOT OWNERS AGREE TO TERMINATE AGREEMENT.



OWNER'S CERTIFICATE (LOTS 3 AND 4, BLOCK 1)

STATE OF TEXAS
COUNTY OF WILSON

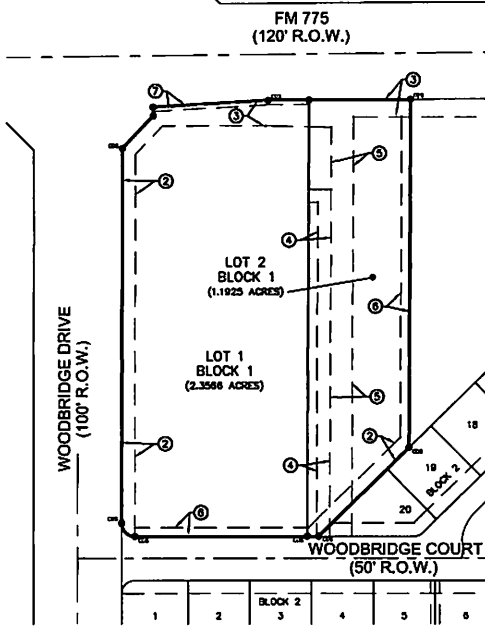
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **BOODSCOPE COMMERCIAL**, TO THE CITY OF LA VERNA, TEXAS AND WHOSE NAME IS SUGGESTED HEREIN, HEREBY CERTIFY FOR THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, CANALS, EGRESS AND PUBLIC PLACES THEREON SHOWN, EXCEPT FOR THOSE AREAS INDICATED AS PRIVATE OR CREATED BY SEPARATE INSTRUMENT, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER'S CERTIFICATE (LOTS 5 AND 6, BLOCK 1)

STATE OF TEXAS
COUNTY OF WILSON

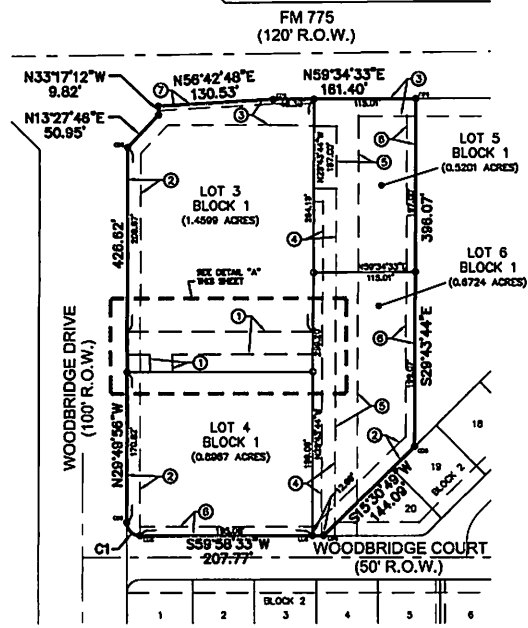
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **BOODSCOPE COMMERCIAL**, TO THE CITY OF LA VERNA, TEXAS AND WHOSE NAME IS SUGGESTED HEREIN, HEREBY CERTIFY FOR THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, CANALS, EGRESS AND PUBLIC PLACES THEREON SHOWN, EXCEPT FOR THOSE AREAS INDICATED AS PRIVATE OR CREATED BY SEPARATE INSTRUMENT, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	23.61'	13.50'	18.50'	80°11'31"	21.72'	R74°55'41"W



AREA BEING REPLATTED
SCALE: 1"=100'

THE AREA BEING REPLATTED IS LOTS 1 AND 2, BLOCK 1, WOODBRIDGE COMMERCIAL, RECORDED IN VOLUME C, PAGE 256.



DETAIL "A"
SCALE: 1"=50'

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUGGESTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D. 20__

NOTARY PUBLIC
WILSON COUNTY, TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUGGESTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D. 20__

NOTARY PUBLIC
WILSON COUNTY, TEXAS

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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 VERNA SUBDIVISION ORDINANCE.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE UNIFORM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **DEREK SNOGA**, LICENSED LAND SURVEYOR.



PLANNING AND ZONING COMMISSION

ACCEPTED THIS ____ DAY OF _____ 2021 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNA, TEXAS.

CHAIRMAN _____

STATE OF TEXAS
COUNTY OF WILSON

SUBDIVISION NAME: _____
DATE PLAT FILED: _____
MAP AND PLAT RECORDED VOLUME: _____ PAGE(S) _____

DR. S. MARTINEZ, COUNTY CLERK

BY: _____ DEPUTY

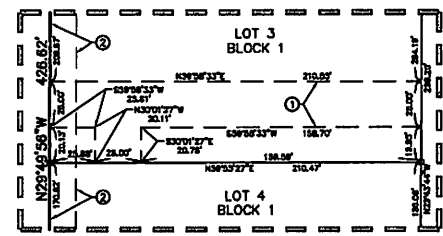
PREPARED: 12/21/23 SHEET 45

SUBDIVISION NOTES

THE BOUNDARIES FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLAIN COORDINATE SYSTEM, W83 (2011), TEXAS SOUTH ZONAL ZONE (4204).

GCH CAMACHO-HERNANDEZ & ASSOCIATES, L.L.C.
Engineering - Planning - Transportation - Related Services
5710 University Heights Blvd., Suite 102
San Antonio, Texas 78249
Phone: (210) 341-8200, Fax: (210) 341-8300
TBPE Firm No. F-8478

CDS MUERY ENGINEERS & SURVEYORS
100 NE LOOP 401, STE. 300, SAN ANTONIO, TEXAS 78210
TBPE NO. F-1733
TBPLS NO. 100495-00



QUADALUPE VALLEY ELECTRIC COOPERATIVE (QVEC) NOTES FOR REPLICATED LOTS

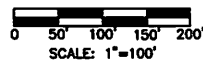
1. WHERE UNDERGROUND SERVICES ARE UTILIZED QVEC WILL PROVIDE A 6-1/2" WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
2. QVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS A QVEC 30'x20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
4. 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.
5. ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACCESS, EGRESS, OR INTERFERENCE WITH USE OF EASEMENT, INSPECTION, INSTALLING, READING OF METERS, RECONSTRUCTION AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
6. NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. QVEC SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.
7. THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRASS, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EROSION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF WOODBRIDGE COMMERCIAL HAS BEEN SUBMITTED TO AND APPROVED BY QUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR QUADALUPE VALLEY ELECTRIC COOP., INC.

WOODBRIDGE COMMERCIAL

BEING THE REPLAT OF LOTS 1 AND 2, BLOCK 1, OF THE WOODBRIDGE COMMERCIAL SUBDIVISION, AS RECORDED IN VOLUME C, PAGE 256, PLAT RECORDS OF WILSON COUNTY, TEXAS, INTO LOTS 3, 4, 5, AND 6, BLOCK 1.



OWNER'S CERTIFICATE (LOTS 3 AND 4, BLOCK 1)

STATE OF TEXAS
COUNTY OF WILSON

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS INDEMNIFYING CONSIDERATION, TO THE CITY OF LA VERNA, TEXAS AND WHOSE NAME IS SUBSTITUTED HEREIN, HEREBY CERTIFY FOR THE USE OF THE PUBLIC FOR THE ALL STREETS, ALLEYS, PARKS, WATER COURSES, CANALS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN, EXCEPT FOR THOSE AREAS INDICATED AS PRIVATE OR CREATED BY SEPARATE INSTRUMENT, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER'S CERTIFICATE (LOTS 5 AND 6, BLOCK 1)

STATE OF TEXAS
COUNTY OF WILSON

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS INDEMNIFYING CONSIDERATION, TO THE CITY OF LA VERNA, TEXAS AND WHOSE NAME IS SUBSTITUTED HEREIN, HEREBY CERTIFY FOR THE USE OF THE PUBLIC FOR THE ALL STREETS, ALLEYS, PARKS, WATER COURSES, CANALS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN, EXCEPT FOR THOSE AREAS INDICATED AS PRIVATE OR CREATED BY SEPARATE INSTRUMENT, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

OWNER

STATE OF TEXAS
COUNTY OF WILSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSTITUTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

STATE OF TEXAS
COUNTY OF WILSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSTITUTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D., 20____

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D., 20____

REGISTRY PUBLIC
WILSON COUNTY, TEXAS

REGISTRY PUBLIC
WILSON COUNTY, TEXAS

ENGINEER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF BECOM

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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 VERNA SUBDIVISION ORDINANCE.



REGISTERED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF BECOM

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY ____ SURVEYOR AND ____ SURVEYORS.



REGISTERED PROFESSIONAL LAND SURVEYOR

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

ACCEPTED THIS ____ DAY OF _____ 2021
BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNA, TEXAS.

CHAIRMAN

STATE OF TEXAS
COUNTY OF WILSON

SUBDIVISION NAME: _____
DATE PLAT FILED: _____
MAP AND PLAT RECORDED VOLUME: _____ PAGE(S) _____

DR. S. MARTINEZ, COUNTY CLERK

BY: _____
DUPLY

PREPARED: 12/21/23 SHEET 46

LEGEND

- SET 1/2" IRON ROD WITH A GCS MERYL YELLOW CAP
- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON PIN WITH A GCS MERYL YELLOW CAP
- FOUND 1/2" IRON PIN WITH CAP STAMPED RPL# 3038
- FOUND 1/2" IRON PIN WITH CAP STAMPED RPL# 4711
- FOUND TROTT MONUMENT
- FOUND MAG NAIL

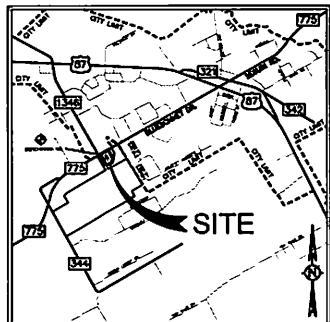
KEYED NOTES

- ① 26" INGRESS-EGRESS EASEMENT FOR THE BENEFIT OF LOTS 3 AND 4, BLOCK 1
- ② 15" UTILITY EASEMENT (VOLUME C, PAGE 256, O.P.A.N.C.T.)
- ③ VARIABLE-WIDTH UTILITY EASEMENT (VOLUME C, PAGE 256, O.P.A.N.C.T.)
- ④ 15" DRAINAGE EASEMENT (VOLUME C, PAGE 256, O.P.A.N.C.T.)
- ⑤ 25" UTILITY EASEMENT (VOLUME C, PAGE 256, O.P.A.N.C.T.)
- ⑥ 15" UTILITY EASEMENT (VOLUME C, PAGE 256, O.P.A.N.C.T.)
- ⑦ 8" UTILITY EASEMENT (VOL. 1028, PG. 256, O.P.A.N.C.T.)

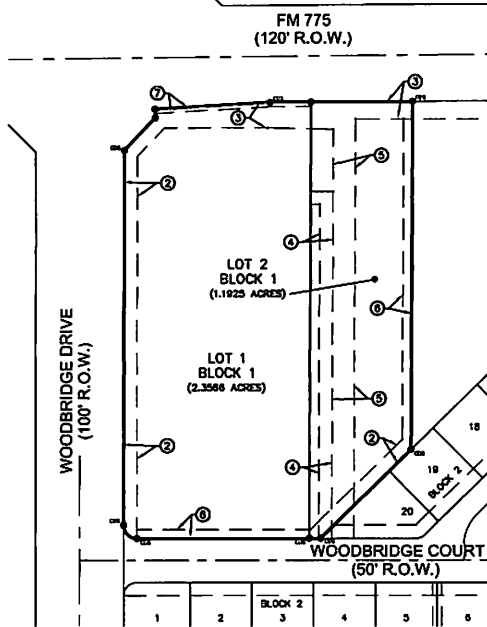
PERMIT ACCESS LIMITS

1. THERE SHALL BE SHARED ACCESS BETWEEN THE GRADEN LOT LINES OF LOTS 3, 4, 5, AND 6, BLOCK 1, WHERE PARKING/DRIVE ADJACENT ALLOW AS APPROVED BY BOTH LOT OWNERS. LOTS 3 AND 4, BLOCK 1, SHALL RECEIVE SURFACE DRAINAGE RUNOFF BY WAY OF SWALE FLOW FROM LOTS 4 AND 5, BLOCK 1. SHARED ACCESS IS PROPOSED TO BE MAINTAINED FOR PERPETUITY OR AS LONG AS ALL LOT OWNERS AGREE TO TERMINATE AGREEMENT.
2. LOTS 1 AND 2, BLOCK 1 SHARE AN EASEMENT AGREEMENT FOR RECIPROCAL ACCESS AS RECORDED IN INSTRUMENT NUMBER 127946, DECEMBER 1, 2022. ON THE OLD RECORDS OF WILSON COUNTY, TEXAS, SAME EASEMENT AGREEMENT FOR RECIPROCAL ACCESS SHALL APPLY TO LOTS 3, 4, 5, AND 6, BLOCK 1 FOR PERPETUITY OR AS LONG AS ALL LOT OWNERS AGREE TO TERMINATE AGREEMENT.

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	23.61'	13.93'	18.93'	80°13'31"	31.73'	R74°55'43"W



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED

SCALE: 1"=100'

THE AREA BEING REPLATTED IS LOTS 1 AND 2, BLOCK 1, WOODBRIDGE COMMERCIAL, RECORDED IN VOLUME C, PAGE 256.

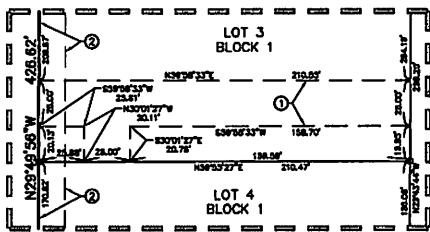
SUBDIVISION BOUNDARY

THE BOUNDARY FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLAIN COORDINATE SYSTEM, 1983 (2011), TEXAS SOUTH ZONAL ZONE (4204).

GH CAMACHO-HERNANDEZ & ASSOCIATES, L.L.C.
Engineering - Planning - Transportation - Related Services

5710 University Heights Blvd., Suite 102
San Antonio, Texas 78248
Phone: (210) 341-8200, Fax: (210) 341-8300
TBP# Firm No. F-0478

CDS MUERY ENGINEERS & SURVEYORS
100 NE LOOP 401, STE. 300, SAN ANTONIO, TEXAS 78210
TBP# NO. F-1733
TBP#LS NO. 100495-00



DETAIL "A"

SCALE: 1"=50'

AGENCY FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC) NOTES FOR REPLICATING LOTS

1. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL PROVIDE A 6-1/2" WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
 2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
 3. ANY EASEMENT DESIGNATED AS A GVEC 35'x20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
 4. 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.
 5. ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACCESS, DEMAND, OR INTERFERENCE WITH USE OF EASEMENT), INSPECTING, INSTALLING, READING OF METERS, RECONSTRUCTION AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
 6. NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.
 7. THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EROSION BY OR ON BEHALF OF THE COOPERATIVE.
- THIS SUBDIVISION PLAT OF WOODBRIDGE COMMERCIAL HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENCY FOR GUADALUPE VALLEY ELECTRIC COOP., INC.



APPLICATION FOR LAND SUBDIVISION

Section 5, Item C.

102 E. Chihuahua Street
P.O. Box 225
La Vernia, TX 78121
(830) 779-4541

CHECK ONE: [] Master Plan [] Prelim./Final Plat [] Prelim. Plat [] Final Plat [] Replat [x] Amended [] Minor

1. PROPOSED SUBDIVISION NAME: MJS Development UNIT NO.
LOCATION DESCRIPTION/NEAREST INTERSECTION: 775 + Woodbridge Farms
ACREAGE: NO OF LOTS: EXISTING 1 PROPOSED 2
REASON FOR PLATTING/REPLATTING

2. OWNER/APPLICANT*: MJS Development - Jeanine Schoenert
(* If applicant is person other than owner, a letter of authorization must be provided from owner.*)

ADDRESS: 4395 Fm 275
Telephone: Fax: Mobile: 508.8060 Email: jschoe1047@aol.com

3. LICENSED ENGINEER/SURVEYOR: CDS Muery
MAILING ADDRESS: 100 NE Loop 410 Ste 300 Ste. 300
TELEPHONE: 581-1111 Fax: Mobile: Email:

LIST ANY VARIANCE REQUESTED:
REASON FOR REQUEST (List any hardships):

4. PRESENT USE OF THE PROPERTY Commercial CURRENT ZONING: CI

5. CITY LIMITS: [x] IN [] OUT IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? [] YES [x] NO

6. Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed.) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's office.

REQUIRED ITEMS FOR SUBMITTAL PACKAGE
[] Completed application, including signature of owner/applicant and signed waiver.
[] Copy of deed showing current ownership.
[] 7 copies of the plat, collated and folded so that the subdivision name is visible.
[] 2 copies of the preliminary plan of the water system showing the approximate location and size of onsite and offsite existing and proposed water lines and fire hydrants; sewer system; storm sewer and preliminary drainage plan.
[] Current deed restrictions for Vacating Plats, Replats, and Townhouse and Zero Lot Line Subdivisions.
[] Survey showing any existing structures on the subject property.
[] List of street names approved by the appropriate county.
PLEASE READ "IMPORTANT NOTES" ON THE REVERSE SIDE OF THIS APPLICATION

I agree to comply with all platting and subdivision requirements of the City of La Vernia. I understand that the plat will NOT be forwarded to the Planning and Zoning Commission unless staff comments are satisfactorily addressed by the plat correction due date. I voluntarily waive my right to request a certificate stating the date the plat was filed and that the Planning and Zoning Commission failed to act on the plat within thirty days. I do not object to consideration of the plat on (date of Planning and Zoning Commission meeting). This waiver expires after (date of the Planning and Zoning Commission meeting). (The waiver statement is not applicable to Minor Plats.)

Signature of Owner/Applicant: Jeanine Schoenert Printed Name of Owner/Applicant: Jeanine Schoenert Date: 11-28-23

(If applicant is person other than owner, a letter of authorization must be provided from owner.)
Signature indicates authorization for plat application and acceptance of waiver statement.

APPLICATION FEES

Overall Development Concept Review Fee	\$50 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots, but intended for apartments, townhouses, commercial and/or industrial use.
Preliminary Plat Review	\$50 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots
Final Plat Review Fee	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Minor Subdivision Plat	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Vacating a Plat or Replatting	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots. <i>2.36 Acres</i>
Plat Amendment	\$100 <i>75 + 1 + 1 + 2 + 2 + 2 = \$83.00</i>
Engineering Fees Review	To be paid by the developer or property owner before the final plat approval is made by the city.
Changes or request for further reviews from the developer or property owner by the City Engineer	Shall be paid by the developer or property owner at the standard rates charged by the City Engineer before the final plat approval is made by the City.
Legal Fees	Shall be paid by the City for legal fees incurred. The subdivider shall reimburse the City prior to the final plat approval by the City.
Variance Requesting Relief from the Subdivision Ordinance	\$50

IMPORTANT NOTES:

- All staff comments must be addressed by the plat correction due date. If not, the plat will NOT be forwarded to the Planning and Zoning Commission until all staff comments have been satisfied.
- For plats on TxDOT right-of-way, it is highly recommended that a permit be submitted to TxDOT prior to submitting the plat application.
- Engineering and legal fees shall be paid to the city prior to the final plat approval.
- The following items must be provided when submitting an approved plat for recordation.
 - Tax certificate showing that no taxes are currently due or delinquent against the property.
 - Three original mylars.
 - Twelve blue line copies for Wilson County 9-1-1 Addressing in 24 X 36 inch or 24 X 18 inch format.
 - One 11 X 17 inch blue line copy.
 - An electronic copy in .pdf in 24 X 36 inch or 24 X 18 inch format and in 11 X 17 inch format.
 - Recording fee. Checks should be made out to Wilson County Clerk.

FOR OFFICE USE ONLY:

Date Application Fee Received: _____ Received By: _____

Receipt No. _____ Cash/Check No. _____ Amount Recd. \$ _____

_____ 7 copies _____ street name appr. list _____ TxDOT approval letter

_____ letter of authorization _____ proof of ownership _____ HOA document

Plat review meeting date: _____ Planning and Zoning Commission meeting date: _____

VICINITY MAP
(NTS)

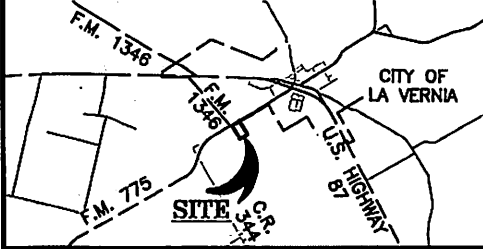


EXHIBIT "A"

MJS DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
CONTAINING 1.460 ACRES

SITUATED IN THE JUAN DELGADO SURVEY NO. 8,
BLOCK 8, ABSTRACT 8, WILSON COUNTY, TEXAS

Pg. 3 of 3

CDS JOB NO. 123225

BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE, NAD
1983(2011), EPOCH:2010
TEXAS SOUTH CENTRAL ZONE (4204)

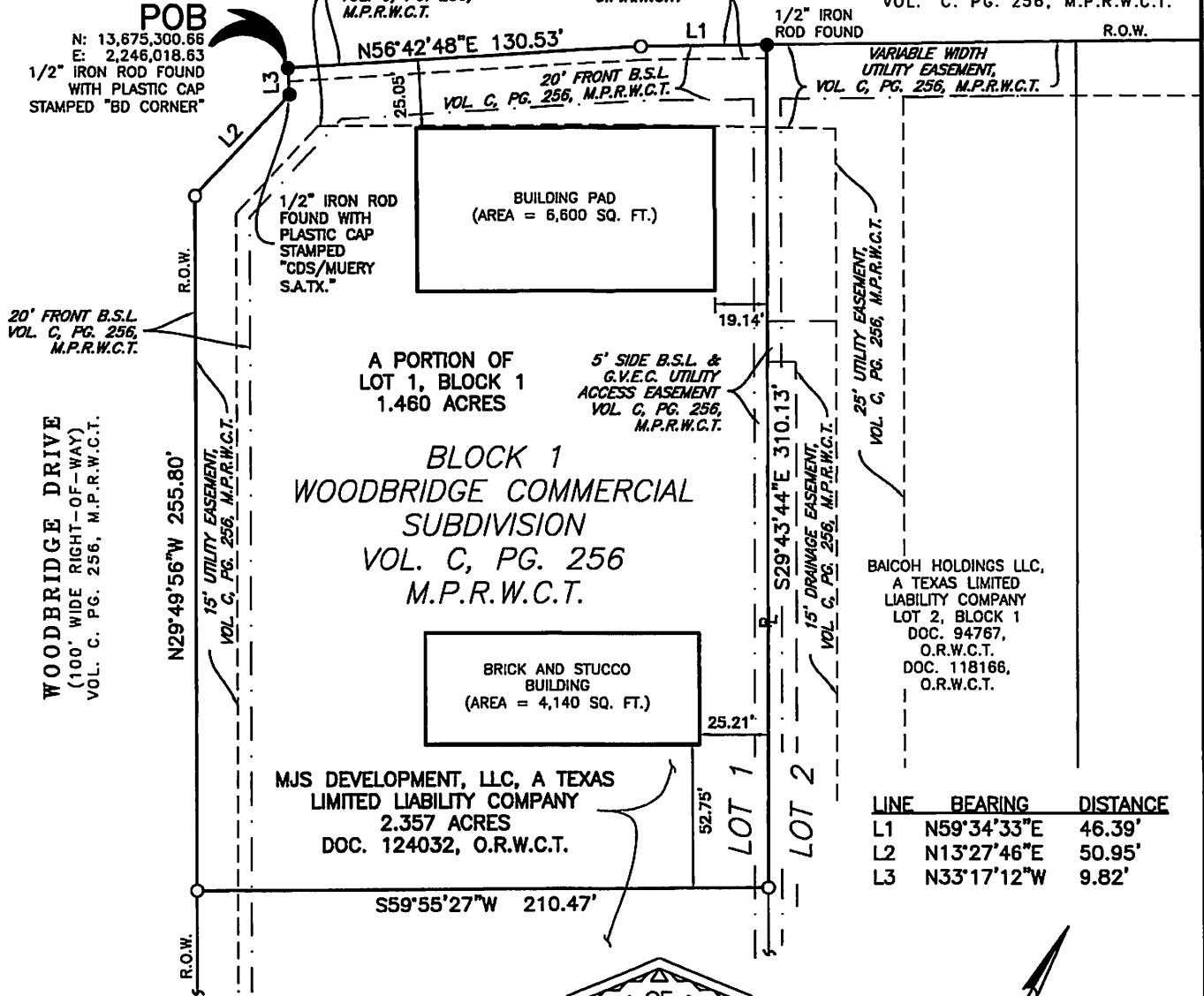
ALL DISTANCES AND COORDINATES SHOWN ARE GRID.
(GRID X 1.00016 = SURFACE)

PROPERTY OWNER NAMES WERE OBTAINED
FROM THE WILSON COUNTY, TEXAS
APPRAISAL DISTRICT RECORDS

JUAN DELGADO SURVEY NO. 8
BLOCK 8, ABSTRACT 8

F.M. 775
(120' WIDTH RIGHT-OF-WAY)
VOL. C. PG. 256, M.P.R.W.C.T.

POB
N: 13,675,300.66
E: 2,246,018.63
1/2" IRON ROD FOUND
WITH PLASTIC CAP
STAMPED "BD CORNER"

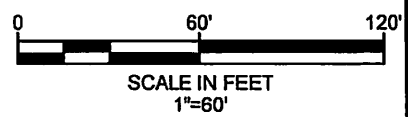
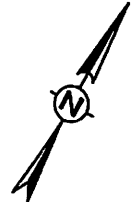
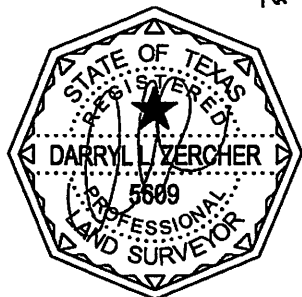


BAICOH HOLDINGS LLC,
A TEXAS LIMITED
LIABILITY COMPANY
LOT 2, BLOCK 1
DOC. 94767,
O.R.W.C.T.
DOC. 118166,
O.R.W.C.T.

LINE	BEARING	DISTANCE
L1	N59°34'33"E	46.39'
L2	N13°27'46"E	50.95'
L3	N33°17'12"W	9.82'

LEGEND

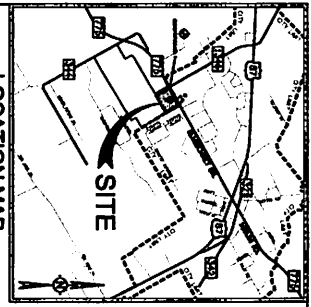
- - FOUND MONUMENTATION
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- POB - PLACE OF BEGINNING
- ⌘ - PROPERTY LINES
- R.O.W. - RIGHT-OF-WAY
- M.P.R.W.C.T. - MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS
- O.R.W.C.T. - OFFICIAL RECORDS OF WILSON COUNTY, TEXAS



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLs No. 100495-00

DRAWN BY: T.J.
DATE: NOVEMBER 28, 2023
DRAWING NAME: WOODBRIDGE COMMERCIAL PARCELS TRACT B.DWG

101 WOODBRIDGE DR.
BLOCK 1, LOT 1,
TRACT B



LINE TABLE

LINE	LENGTH	BEARING	AREA
1	571.67	N29°49'56"W	10,123.45
2	396.07	N89°34'33"E	10,123.45
3	289.59	N28°47'28"W	10,123.45
4	728.11	N81°19'02"E	10,123.45
5	50.85	N132°17'48"W	10,123.45
6	101.42	N89°34'33"E	10,123.45
7	177.74	N81°19'02"E	10,123.45
8	101.42	N89°34'33"E	10,123.45
9	50.85	N132°17'48"W	10,123.45
10	571.67	N29°49'56"W	10,123.45

RESIDENTIAL LOT AREA TABLE

LOT #	BLOCK	AREA	AREA	AREA
1	1	10,123.45	10,123.45	10,123.45
2	1	10,123.45	10,123.45	10,123.45
3	1	10,123.45	10,123.45	10,123.45
4	1	10,123.45	10,123.45	10,123.45
5	1	10,123.45	10,123.45	10,123.45
6	1	10,123.45	10,123.45	10,123.45
7	1	10,123.45	10,123.45	10,123.45
8	1	10,123.45	10,123.45	10,123.45
9	1	10,123.45	10,123.45	10,123.45
10	1	10,123.45	10,123.45	10,123.45
11	1	10,123.45	10,123.45	10,123.45
12	1	10,123.45	10,123.45	10,123.45
13	1	10,123.45	10,123.45	10,123.45
14	1	10,123.45	10,123.45	10,123.45
15	1	10,123.45	10,123.45	10,123.45
16	1	10,123.45	10,123.45	10,123.45
17	1	10,123.45	10,123.45	10,123.45
18	1	10,123.45	10,123.45	10,123.45
19	1	10,123.45	10,123.45	10,123.45
20	1	10,123.45	10,123.45	10,123.45

OWNER'S CERTIFICATE (LOT 2, BLOCK 1)

STATE OF TEXAS
COUNTY OF WILSON

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS MAP, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PERSON THAT THE INFORMATION CONTAINED HEREIN IS UNTRUE OR MISLEADING.

DATE OF THIS CERTIFICATE: _____

SIGNED: _____

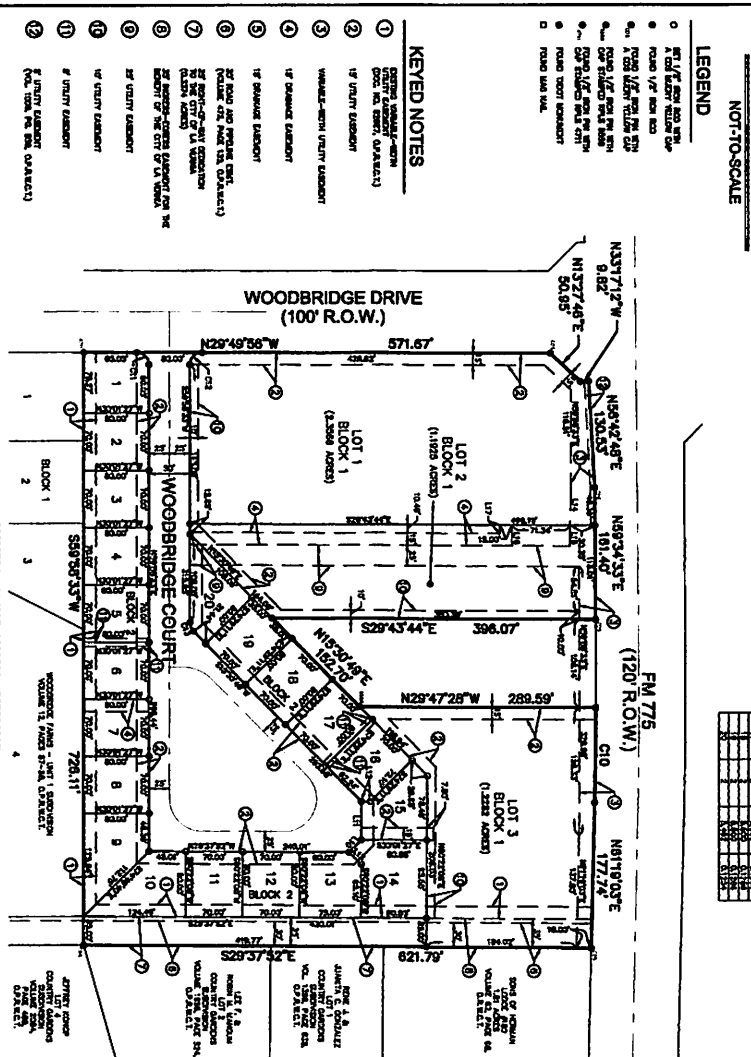
ENGINEER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF WILSON

I, THE UNDERSIGNED ENGINEER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, AND THAT I HAVE EXAMINED THE INFORMATION CONTAINED HEREIN, AND THAT I BELIEVE THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF THIS CERTIFICATE: _____

SIGNED: _____



KEYED NOTES

1. CENTER LINE OF ROAD
2. RIGHT OF WAY LINE
3. PROPERTY LINE
4. EASEMENT
5. UTILITY EASEMENT
6. EASEMENT
7. EASEMENT
8. EASEMENT
9. EASEMENT
10. EASEMENT
11. EASEMENT
12. EASEMENT

WOODBRIDGE COMMERCIAL

BEING A 9.877-ACRE TRACT OF LAND OUT OF THE MAIN GRANT OF THE STATE OF TEXAS, COUNTY OF WILSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS SHOWN ON THE PLAT OF THE CITY OF WILSON, TEXAS, AND RECORDED IN VOLUME 1323, PAGE 392 TO LAND RECORDS OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

OWNER'S CERTIFICATE (LOT 2, BLOCK 1)

STATE OF TEXAS
COUNTY OF WILSON

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS MAP, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PERSON THAT THE INFORMATION CONTAINED HEREIN IS UNTRUE OR MISLEADING.

DATE OF THIS CERTIFICATE: _____

SIGNED: _____

ENGINEER'S CERTIFICATE

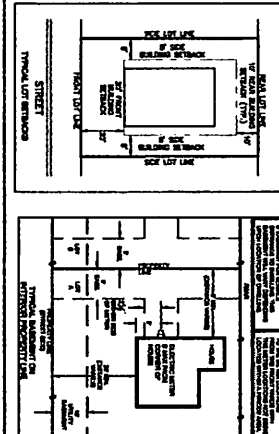
STATE OF TEXAS
COUNTY OF WILSON

I, THE UNDERSIGNED ENGINEER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, AND THAT I HAVE EXAMINED THE INFORMATION CONTAINED HEREIN, AND THAT I BELIEVE THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF THIS CERTIFICATE: _____

SIGNED: _____

OSM MUEYR ENGINEERS & SURVEYORS
1001 NE LOOP 401, STE. 200, SAN ANTONIO, TEXAS 78218
PHONE: (214) 733-1100
FAX: (214) 733-1101
WWW.OSMENGINEERS.COM



GENERAL NOTES

1. THE BOUNDARY OF THIS TRACT IS SHOWN BY THE CENTER LINE OF ROAD, THE RIGHT OF WAY LINE, AND THE PROPERTY LINE.
2. THE BOUNDARY OF THIS TRACT IS SHOWN BY THE CENTER LINE OF ROAD, THE RIGHT OF WAY LINE, AND THE PROPERTY LINE.
3. THE BOUNDARY OF THIS TRACT IS SHOWN BY THE CENTER LINE OF ROAD, THE RIGHT OF WAY LINE, AND THE PROPERTY LINE.
4. THE BOUNDARY OF THIS TRACT IS SHOWN BY THE CENTER LINE OF ROAD, THE RIGHT OF WAY LINE, AND THE PROPERTY LINE.
5. THE BOUNDARY OF THIS TRACT IS SHOWN BY THE CENTER LINE OF ROAD, THE RIGHT OF WAY LINE, AND THE PROPERTY LINE.
6. THE BOUNDARY OF THIS TRACT IS SHOWN BY THE CENTER LINE OF ROAD, THE RIGHT OF WAY LINE, AND THE PROPERTY LINE.
7. THE BOUNDARY OF THIS TRACT IS SHOWN BY THE CENTER LINE OF ROAD, THE RIGHT OF WAY LINE, AND THE PROPERTY LINE.
8. THE BOUNDARY OF THIS TRACT IS SHOWN BY THE CENTER LINE OF ROAD, THE RIGHT OF WAY LINE, AND THE PROPERTY LINE.
9. THE BOUNDARY OF THIS TRACT IS SHOWN BY THE CENTER LINE OF ROAD, THE RIGHT OF WAY LINE, AND THE PROPERTY LINE.
10. THE BOUNDARY OF THIS TRACT IS SHOWN BY THE CENTER LINE OF ROAD, THE RIGHT OF WAY LINE, AND THE PROPERTY LINE.
11. THE BOUNDARY OF THIS TRACT IS SHOWN BY THE CENTER LINE OF ROAD, THE RIGHT OF WAY LINE, AND THE PROPERTY LINE.
12. THE BOUNDARY OF THIS TRACT IS SHOWN BY THE CENTER LINE OF ROAD, THE RIGHT OF WAY LINE, AND THE PROPERTY LINE.

WOODBRIDGE COMMERCIAL

BEING A 9.877-ACRE TRACT OF LAND OUT OF THE MAIN GRANT OF THE STATE OF TEXAS, COUNTY OF WILSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS SHOWN ON THE PLAT OF THE CITY OF WILSON, TEXAS, AND RECORDED IN VOLUME 1323, PAGE 392 TO LAND RECORDS OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

OWNER'S CERTIFICATE (LOT 2, BLOCK 1)

STATE OF TEXAS
COUNTY OF WILSON

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS MAP, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PERSON THAT THE INFORMATION CONTAINED HEREIN IS UNTRUE OR MISLEADING.

DATE OF THIS CERTIFICATE: _____

SIGNED: _____

ENGINEER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF WILSON

I, THE UNDERSIGNED ENGINEER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, AND THAT I HAVE EXAMINED THE INFORMATION CONTAINED HEREIN, AND THAT I BELIEVE THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF THIS CERTIFICATE: _____

SIGNED: _____

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.

Special Warranty Deed

Date: July 27, 2022

Grantors and Grantors' Mailing Addresses:

Jeanine Enterprises, Inc., a Texas corporation
4395 FM 775
La Vernia, Texas 78121

TSCP Enterprises, LLC, a Texas limited liability company
4395 FM 775
La Vernia, Texas 78121

Grantee: MJS Development, LLC, a Texas limited liability company

Grantee's Mailing Address:

4395 FM 775
La Vernia, Texas 78121

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lots 1 and 3, Block 1, Woodbridge Commercial Subdivision, as shown on plat of Woodbridge Commercial Subdivision, recorded in Volume C, Page 256, Plat Records of Wilson County, Texas.

Reservations from Conveyance:

None

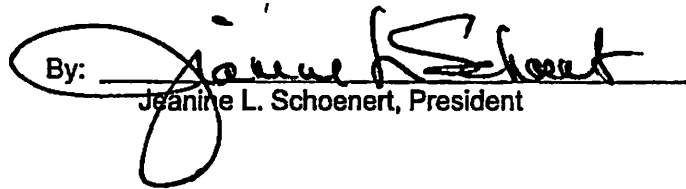
Exceptions to Conveyance and Warranty:

Validly existing easements, right-of-ways, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the fee estate, that affect the Property.

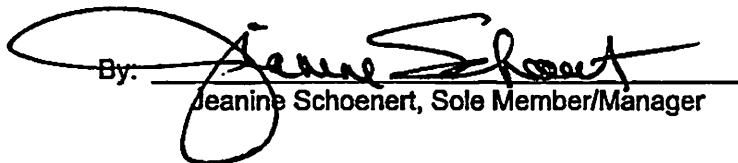
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Jeanine Enterprises, Inc., a Texas corporation

By: 
Jeanine L. Schoenert, President

TSCP Enterprises, LLC, a Texas limited liability company

By: 
Jeanine Schoenert, Sole Member/Manager

ACKNOWLEDGMENTS

STATE OF TEXAS)

COUNTY OF WILSON)

This instrument was acknowledged before me on July 27, 2022, by Jeanine L. Schoenert, the President of Jeanine Enterprises, Inc, a Texas corporation, on behalf of said corporation.

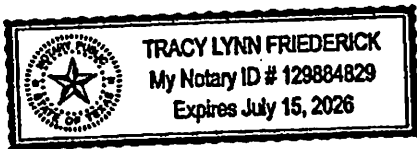


Tracy Lynn Friederick
Notary Public, State of Texas
My commission expires: 7/15/26

STATE OF TEXAS)

COUNTY OF WILSON)

This instrument was acknowledged before me on July 27, 2022, by Jeanine Schoenert, the Sole Member and Manager of TSCP Enterprises, LLC, a Texas limited liability company, on behalf of said company.



Tracy Lynn Friederick
Notary Public, State of Texas
My commission expires: 7/15/26

PREPARED IN THE OFFICE OF:
Robert Harvey & Associates, P.C.
3586 Highway 181 North
Floresville, Texas 78114

AFTER RECORDING RETURN TO:
MJS Development, LLC
4395 FM 775
La Vernia, Texas 78121



VG-2432-2022-124032

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 124032

Real Property Recordings

Recorded On: July 29, 2022 02:37 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 124032
Receipt Number: 20220729000036
Recorded Date/Time: July 29, 2022 02:37 PM
User: Krystle H
Station: cclerk05

Record and Return To:

MJS DEVELOPMENT
4395 FM 775
LA VERNIA TX 78121



STATE OF TEXAS
Wilson County

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

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Floresville, TX



**MJS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
WOODBRIDGE COMMERCIAL PARCELS – “TRACT A”
WILSON COUNTY, TEXAS
0.897 OF AN ACRE TRACT**

EXHIBIT “A”

BEING a 0.897 of an acre tract of land lying in the Juan Delgado Survey No. 8, Block 8, Abstract 8, Wilson County, Texas, same being out of the southern portion of Lot 1, Block 1, of the Woodbridge Commercial Subdivision in Wilson County, Texas, depicted and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, same being a portion of that 2.357 acre tract of land described in a deed to MJS Development, LLC, a Texas Limited Liability Company, dated July 27, 2022, and recorded in document number 124032, Official Records of Wilson County, Texas, same also being described by a drawing (Woodbridge Commercial Parcels _Tract 2.dwg dated October 17, 2023) attached to and made part hereof and more particularly described as follows:

BEGINNING at a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” in the east right-of-way line of Woodbridge Drive (100’ wide right-of-way) and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, the west line of the aforementioned Lot 1, Block 1, for the northwest corner of the herein described 0.897 of an acre tract, said point having grid coordinates of N: 13,675,021.01 E: 2,246,139.41.

THENCE leaving the east right-of-way line of the aforementioned Woodbridge Drive, the west line of the aforementioned Lot 1, Block 1, N59°55’27”E a distance of 210.47 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” in the east line of said Lot 1, Block 1, the west line of Lot 2, Block 1, of the aforementioned Woodbridge Commercial Subdivision, same also being the west line of that 1.002 acre tract of land described in a deed to BaiCoH Holdings LLC, a Texas Limited Liability Company, dated June 12, 2020, and recorded in document number 94767, Official Records of Wilson County, Texas, for the northeast corner of the herein described 0.897 of an acre tract, from which a 1/2” iron rod found in the south right-of-way line of F.M. 775 (120’ wide right-of-way) and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, for the northeast corner of said Lot 1, Block 1, and the northwest corner of said Lot 2, Block 1, bears N29°43’44”W a distance of 310.13 feet;

THENCE along the east line of the aforementioned Lot 1, Block 1, the west line of the aforementioned Lot 2, Block 1, same also being the west line of that 0.194 of an acre tract of land described in a deed to BaiCoH Holdings LLC, a Texas Limited Liability Company, dated February 17, 2022, and recorded in document number 118166, Official Records of Wilson County, Texas, S29°43’44”E a distance of 186.06 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” in the north right-of-way line of Woodbridge Court (50’ wide right-of-way) and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, for the southeast corner of said Lot 1, Block 1, the southwest corner of said Lot 2, Block 1, and the southeast corner of the herein described 0.897 of an acre tract, from which a 1/2” iron rod found within the right-of-way of said Woodbridge Court bears S29°43’44”E a distance of 12.51 feet;

THENCE along the north right-of-way line of the aforementioned Woodbridge Court, the south line of the aforementioned Lot 1, Block 1, S59°58’33”W a distance of 195.08 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” for a point of curvature of said Lot 1, Block 1, said Woodbridge Court, and the herein described 0.897 of an acre tract;

**MJS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
WOODBIDGE COMMERCIAL PARCELS – “TRACT A”
WILSON COUNTY, TEXAS
0.897 OF AN ACRE TRACT**

THENCE continuing along the northeast right-of-way line of the aforementioned Woodbridge Court and the southwest line of the aforementioned Lot 1, Block 1, an arc distance of 23.61 feet with a curve to the right having a radius of 15.00 feet, a central angle of 90°11'56" (Record 1 - 90°11'31"), and a chord which bears N74°55'42"W a distance of 21.25 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for a point at the intersection of the east right-of-way line of the aforementioned Woodbridge Drive and the north right-of-way line of said Woodbridge Court, for the northernmost southwest corner of said Lot 1, Block 1, same being the northernmost southwest corner of the herein described 0.897 of an acre tract,

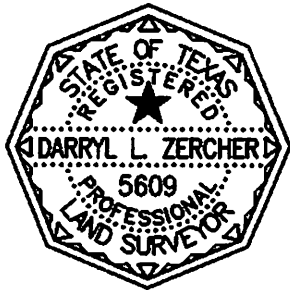
THENCE along the east right-of-way line of the aforementioned Woodbridge Drive, the west line of the aforementioned Lot 1, Block 1, N29°49'56"W a distance of 170.82 feet to the **PLACE OF BEGINNING** and containing 0.897 of an acre of land.

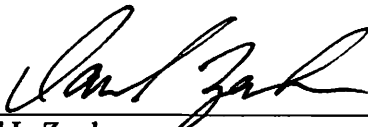
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone.

THE STATE OF TEXAS X
 X **KNOWN TO ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR X

I, Darryl Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained from an on the ground survey made under my direction and supervision on October 13, 2023.

Date 26 day of October 2023 A.D.





Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

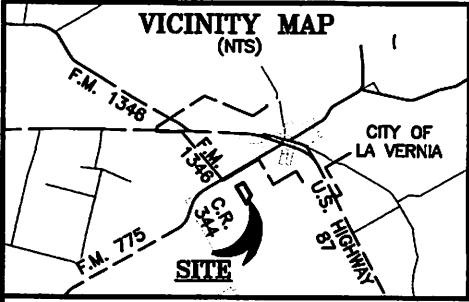


EXHIBIT "A"

MJS DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
CONTAINING 0.897 OF AN ACRE

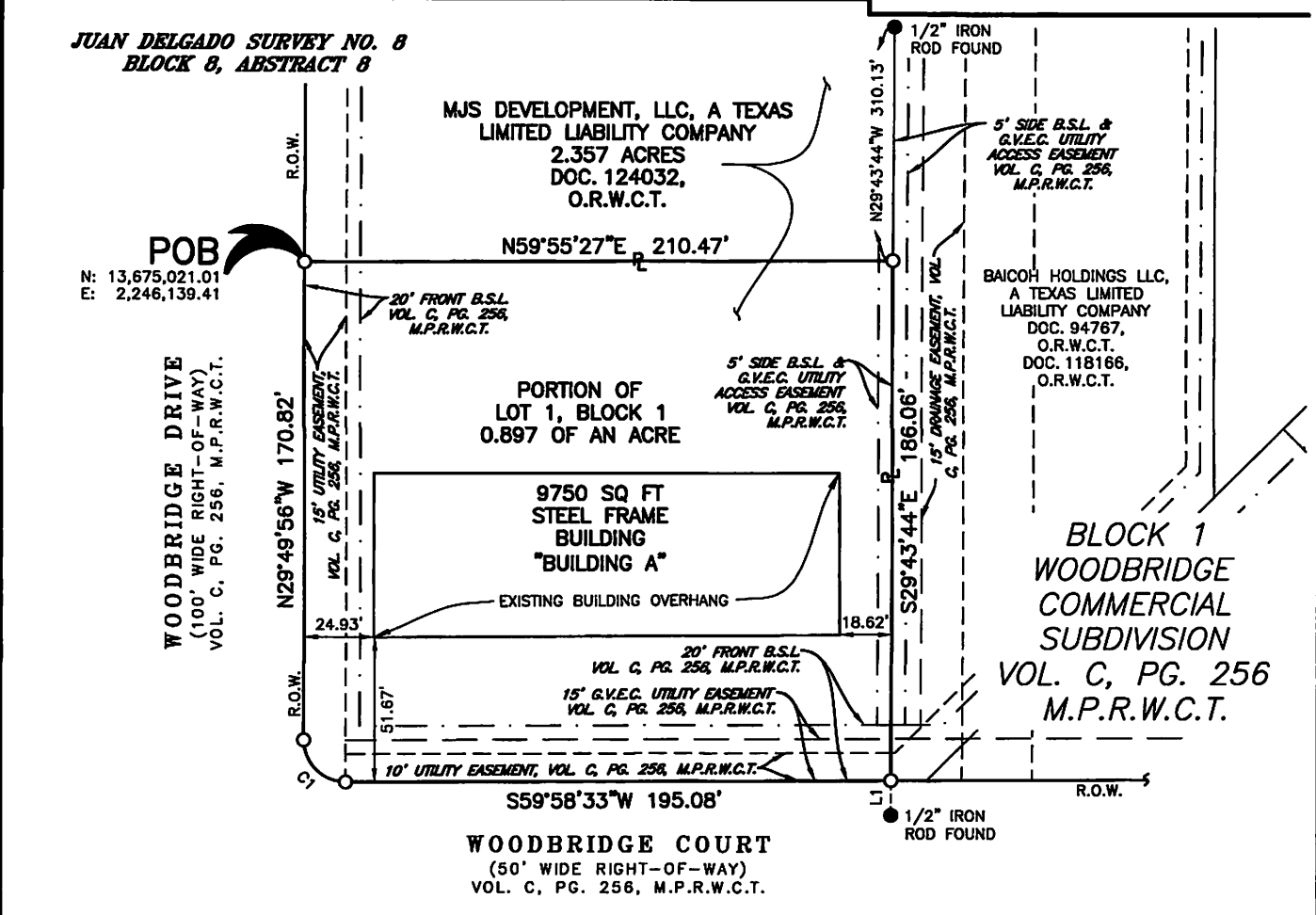
SITUATED IN THE JUAN DELGADO SURVEY NO. 8,
BLOCK 8, ABSTRACT 8, WILSON COUNTY, TEXAS

Pg. 3 of 3
CDS JOB NO. 123225

BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE, NAD
1983(2011), EPOCH:2010
TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES AND COORDINATES SHOWN ARE GRID.
(GRID X 1.00016 = SURFACE)

PROPERTY OWNER NAMES WERE OBTAINED
FROM THE WILSON COUNTY, TEXAS
APPRAISAL DISTRICT RECORDS

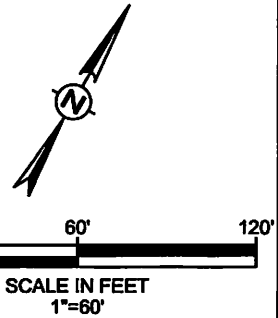
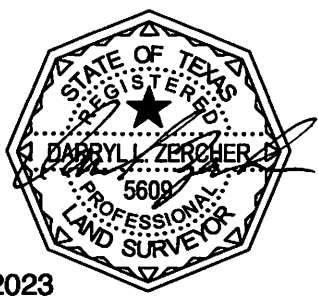


CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.61'	90°11'56"	N74°55'42"W	21.25'

(RECORD 1 - 90°11'31")

LINE	BEARING	DISTANCE
L1	S29°43'44"E	12.51'

- LEGEND**
- - FOUND MONUMENTATION
 - - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
 - POB - PLACE OF BEGINNING
 - ℙ - PROPERTY LINES
 - R.O.W. - RIGHT-OF-WAY
 - M.P.R.W.C.T. - MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS
 - O.R.W.C.T. - OFFICIAL RECORDS OF WILSON COUNTY, TEXAS
 - (RECORD 1) - VOL. C, PG. 256, M.P.R.W.C.T.



10/26/2023

SCDS muery
ENGINEERS | SURVEYORS

100 NE Loop 410, Ste. 300 • San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

DRAWN BY: T.J.
DATE: OCTOBER 17, 2023
DRAWING NAME: WOODBRIDGE COMMERCIAL PARCELS TRACT A.DWG

101 WOODBRIDGE DR.
BLOCK 1, LOT 1,
TRACT A



**MJS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
WOODBRIDGE COMMERCIAL PARCELS – “TRACT B”
WILSON COUNTY, TEXAS
1.460 ACRE TRACT**

EXHIBIT “A”

BEING a 1.460 acre tract of land lying in the Juan Delgado Survey No. 8, Block 8, Abstract 8, Wilson County, Texas, same being out of the northern portion of Lot 1, Block 1, of the Woodbridge Commercial Subdivision in Wilson County, Texas, depicted and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, same being a portion of that 2.357 acre tract of land described in a deed to MJS Development, LLC, a Texas Limited Liability Company, dated July 27, 2022, and recorded in document number 124032, Official Records of Wilson County, Texas, same also being described by a drawing (Woodbridge Commercial Parcels_Tract 1.dwg dated October 13, 2023) attached to and made part hereof and more particularly described as follows:

BEGINNING at a 1/2” iron rod found with a plastic cap stamped “BD CORNER” in the south right-of-way line of F.M. 775 (120’ wide right-of-way) and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, for the northernmost northwest corner of the aforementioned Lot 1, Block 1, same being the northernmost northwest corner of the herein described 1.460 acre tract, said point having grid coordinates of N: 13,675,300.66 E: 2,246,018.63.

THENCE along the south right-of-way line of the aforementioned F.M. 775, the north line of the aforementioned Lot 1, Block 1, N56°42’48”E a distance of 130.53 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” for an exterior angle point of said Lot 1, Block 1, and of the herein described 1.460 acre tract;

THENCE continuing along the south right-of-way line of the aforementioned F.M. 775, the north line of the aforementioned Lot 1, Block 1, N59°34’33”E a distance of 46.39 feet to a 1/2” iron rod found for the northeast corner of said Lot 1, Block 1, the northwest corner of Lot 2, Block 1, of the aforementioned Woodbridge Commercial Subdivision, same also being the northwest corner of that 1.002 acre tract of land described in a deed to BaiCoH Holdings LLC, a Texas Limited Liability Company, dated June 12, 2020, and recorded in document number 94767, Official Records of Wilson County, Texas, and the northeast corner of the herein described 1.460 acre tract;

THENCE leaving the south right-of-way line of the aforementioned F.M. 775, along the east line of the aforementioned Lot 1, Block 1, the west line of the aforementioned Lot 2, Block 1, S29°43’44”E a distance of 310.13 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.”, for the southeast corner of the herein described 1.460 acre tract;

THENCE leaving the east line of the aforementioned Lot 1, Block 1, the west line of the aforementioned Lot 2, Block 1, S59°55’27”W a distance of 210.47 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” in the west line of said Lot 1, Block 1, and the east right-of-way line of Woodbridge Drive (100’ wide right-of-way) and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, for the southwest corner of the herein described 1.460 acre tract;

**MJS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
WOODBRIDGE COMMERCIAL PARCELS – “TRACT B”
WILSON COUNTY, TEXAS
1.460 ACRE TRACT**

THENCE along the east right-of-way line of the aforementioned Woodbridge Drive, and the west line of the aforementioned Lot 1, Block 1, N29°49’56”W a distance of 255.80 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” for a point at the intersection of the east right-of-way line of said Woodbridge Drive and the south right-of-way line of the aforementioned F.M. 775, for the southernmost northwest corner of said Lot 1, Block 1, same being the southernmost northwest corner of the herein described 1.460 acre tract;

THENCE continuing along the intersection of the east right-of-way line of the aforementioned Woodbridge Drive and the south right-of-way line of the aforementioned F.M. 775, the northwest line of the aforementioned Lot 1, Block 1, N13°27’46”E a distance of 50.95 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” for an exterior angle point of said right-of-way intersection, an interior angle point of said Lot 1, Block 1, same being an interior angle point of the herein described 1.460 acre tract;

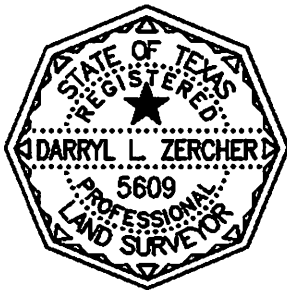
THENCE continuing along the intersection of the east right-of-way line of the aforementioned Woodbridge Drive and the south right-of-way line of the aforementioned F.M. 775, the west line of the aforementioned Lot 1, Block 1, N33°17’12”W a distance of 9.82 feet to the **PLACE OF BEGINNING** and containing 1.460 acre of land.

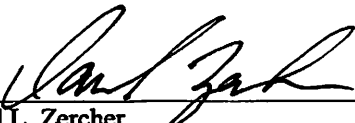
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone.

THE STATE OF TEXAS X
 X **KNOWN TO ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR X

I, Darryl Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained from an on the ground survey made under my direction and supervision on October 13, 2023.

Date 26 day of October 2023 A.D.





Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

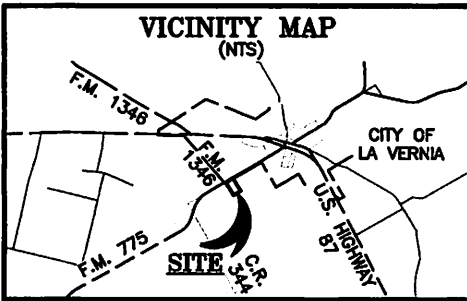


EXHIBIT "A"

MJS DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
CONTAINING 1.460 ACRES

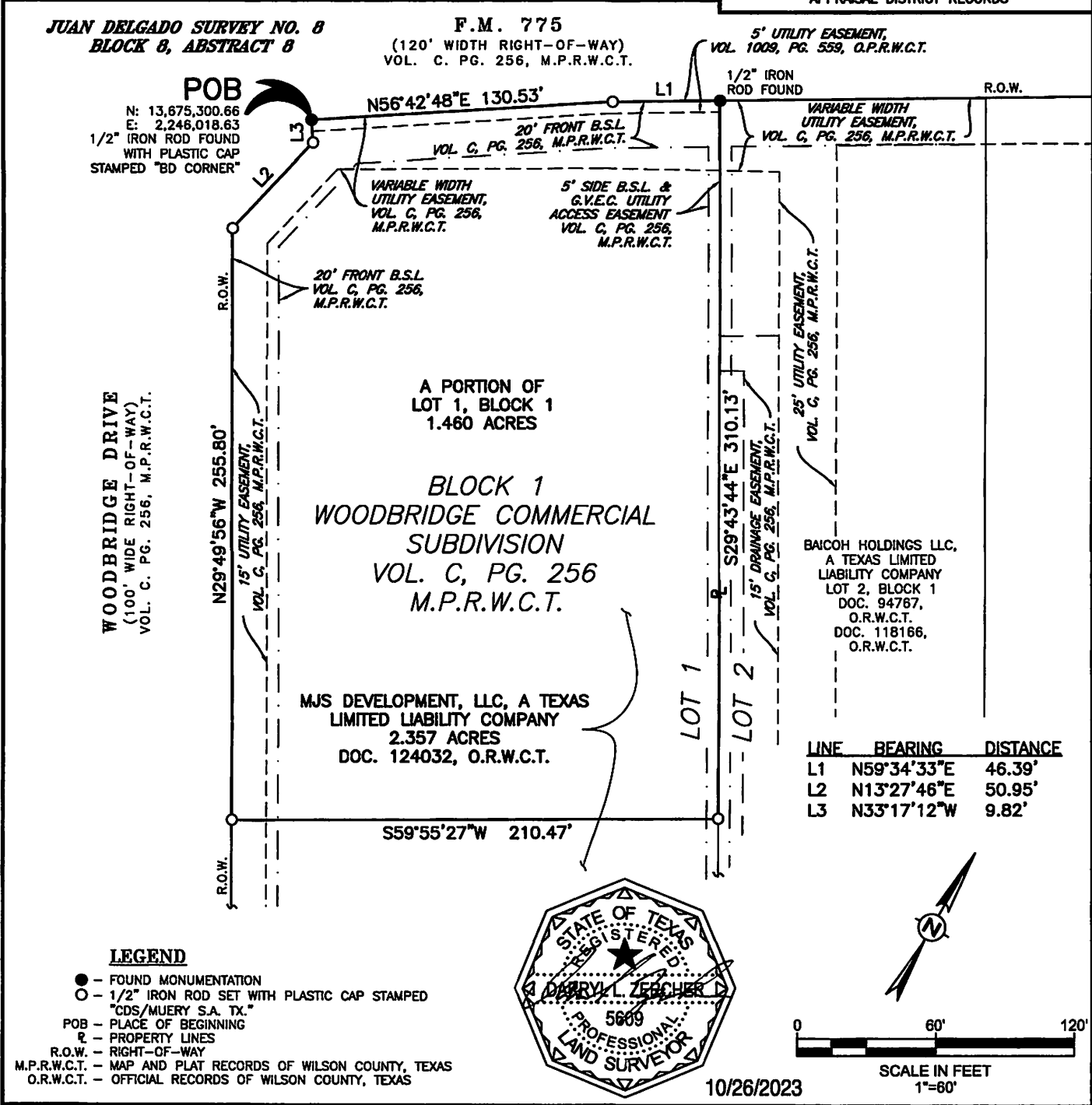
SITUATED IN THE JUAN DELGADO SURVEY NO. 8,
BLOCK 8, ABSTRACT 8, WILSON COUNTY, TEXAS

Pg. 3 of 3
CDS JOB NO. 123225

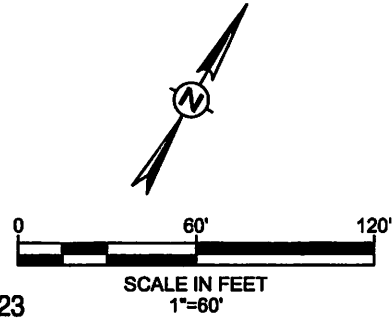
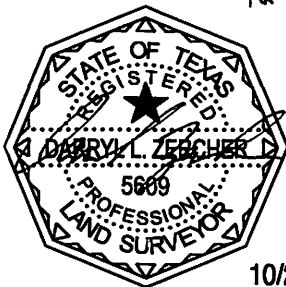
BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE, NAD
1983(2011), EPOCH:2010
TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES AND COORDINATES SHOWN ARE GRID.
(GRID X 1.00016 = SURFACE)

PROPERTY OWNER NAMES WERE OBTAINED
FROM THE WILSON COUNTY, TEXAS
APPRAISAL DISTRICT RECORDS



- LEGEND**
- - FOUND MONUMENTATION
 - - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
 - POB - PLACE OF BEGINNING
 - R - PROPERTY LINES
 - R.O.W. - RIGHT-OF-WAY
 - M.P.R.W.C.T. - MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS
 - O.R.W.C.T. - OFFICIAL RECORDS OF WILSON COUNTY, TEXAS

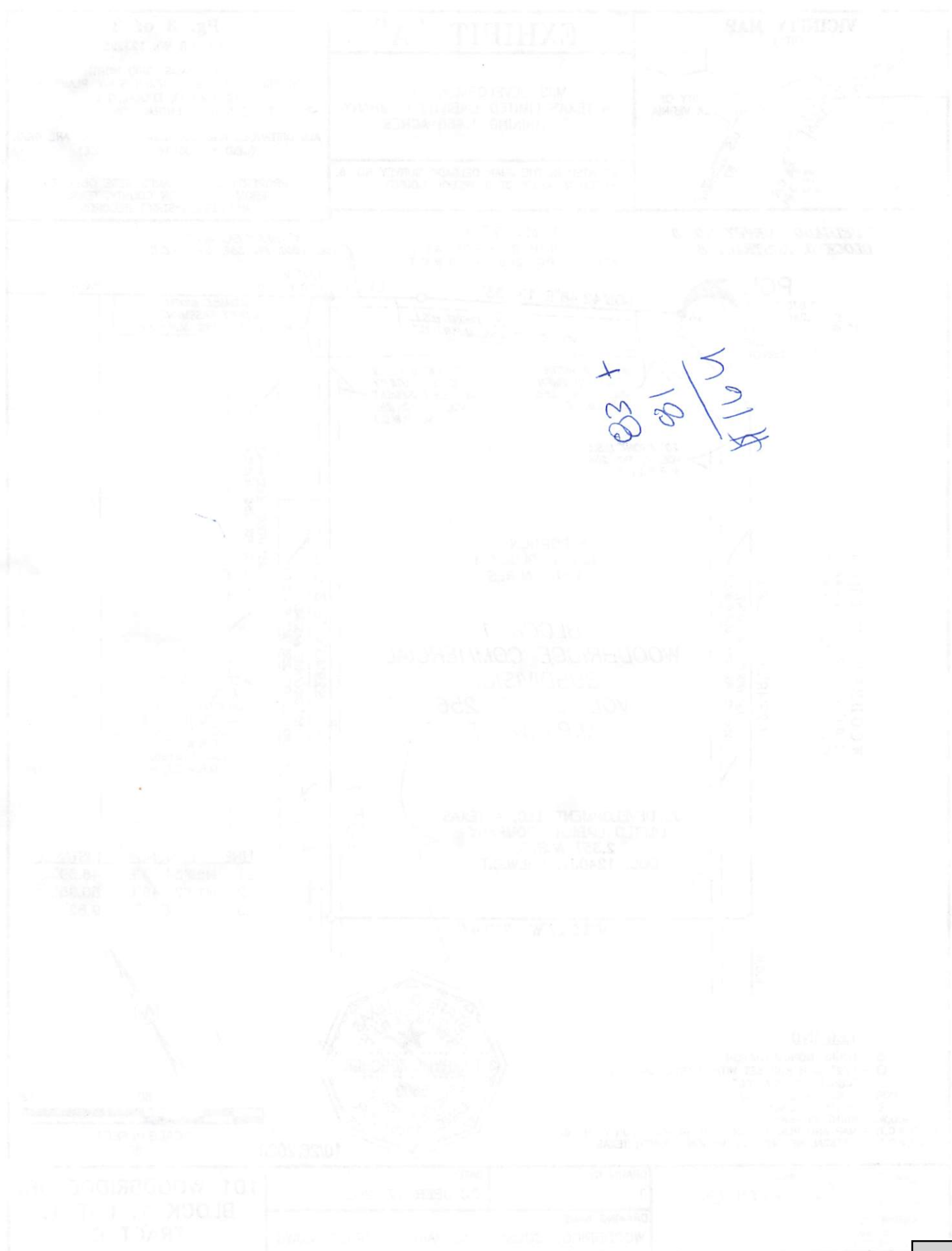


10/26/2023

SCDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

DRAWN BY: T.J.
DATE: OCTOBER 17, 2023
DRAWING NAME: WOODBRIDGE COMMERCIAL PARCELS_TRACT B.DWG

101 WOODBRIDGE DR.
BLOCK 1, LOT 1,
TRACT B





NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of **MJS Development**

Property: **101 WOODBRIDGE DR LA VERNIA, TX 78121 WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 1, ACRES 2.3566**

Request: **The purpose of the re-plat is to divide 1 Lot into 2 lots.**

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 allows an opportunity to provide your written opinion of the request. This will aid the Commissioners in making their decision.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, January 9th, 2024 at 6:30 PM in the City Hall Council Chambers, 102 E. Chihuahua St., and is open to the public. If you are unable to attend the hearing and desire to express an opinion in regard to the above petition, you may do so by completing the form below and returning it, including your signature. Must be returned before the meeting.

Mail: City of La Vernia
Lindsey Wheeler
102 E. Chihuahua St.
La Vernia, Texas 78121

Email: Lboyd@lavernia-tx.gov

If you have questions, please call Lindsey Wheeler at (830) 779-4541 ext. 3.

Lindsey Wheeler, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am **(in favor) (opposed to)** the proposed re-plat at **101 WOODBRIDGE DR LA VERNIA, TX 78121 WOODBRIDGE COMMERCIAL, BLOCK 1, LOT 1, ACRES 2.3566**

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

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

Section 5, Item C.

