



City of La Vernia
CITY COUNCIL MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
April 09, 2026
6:30 PM

AGENDA

1. **Call to Order**

2. **Invocation & Pledge of Allegiance**

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 council action may take place, and no council discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion.)

4. **Consent Agenda**

(All consent agenda items are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.)

A. Minutes from the 03/12/2026 City Council Meeting

B. Financials for the month of February

C. First-quarter 2026 investment report

5. **Presentations**

A. Recognition of Cub Scouts Arrow of Light Award recipients

B. Recognition and Letter of Recommendation for Mabry Henry: U.S. Naval Academy Candidate

6. **Proclamations**

A. Dark Sky Proclamation

B. Child Abuse Prevention Awareness Proclamation

C. Child Abuse Prevention Proclamation

D. Sexual Assault Proclamation

7. **Public Hearing**

A. The La Vernia City Council will host a public hearing to discuss and consider action on Ordinance No. 040926-01, a re-zone application for the property described as **119 SAN ANTONIO RD LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19**, requesting to change from the current zoning C-1 Retail District to C-2 General Commercial 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 Ordinance No. 040926-01, a re-zone application for the property described as **119 SAN ANTONIO RD LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19**, requesting to change from the current zoning C-1 Retail District to C-2 General Commercial District.

- B.** The La Vernia City Council will host a public hearing to discuss and consider action on Ordinance No. 040926-02, a Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**, which will occupy only a portion of this parcel as described in the attachment.

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 Ordinance No. 040926-02, a Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as **13378 US HWY 87 W LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**

8. Discussion/Action

- A.** Discuss and consider action on the street selection for this year's street maintenance project
- B.** Discuss and consider action on the FELPS Summer Youth program

9. Discussion Only

- A.** Discussion regarding the potential development of 215.787 acres of land, located along US HWY 87 W inside the city limits, currently owned by FLP Development LLC and legally described as A0015 F HERRERA SUR, TRACT 38, 38A, 39, (A-290 TRACT 4 & A-33 TRACT 6)
- B.** Discussion regarding the 2025 Water audit report
- C.** Discussion regarding the monthly meter replacement report

10. Ordinances

- A.** Discuss and Consider action on Ordinance No. 040926-03 regarding the Water Conservation Plan
- B.** Discuss and consider action on Ordinance No. 040926-04 regarding FY 25-26 budget amendment

11. Resolutions

- A.** Discuss and consider action on Resolution No. R040926-01 appointing Martin Poore to the CRWA Board of Trustees
- B.** Discuss and consider action on Resolution No. R040926-02 Agreement with US Bank for City Credit cards
- C.** Discuss and consider action on Resolution No. R040926-03 An Agreement for Occupational Medicine Services with the Floresville Elite Care Clinic

12. Items Specific to Future Line Items on the Agenda

13. 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 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 permit 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 prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email mfarrow@lavernia-tx.gov

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia City Council is a true and correct copy of said Notice and that

I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **April 02, 2026 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Madison Farrow, City Secretary



CITY COUNCIL MEETING

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

March 12, 2026

6:30 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:30PM

Mayor Poore, and Council members Recker, Gilbert, Rabel, and Oates were present. Evans was absent.

2. Invocation & Pledge of Allegiance

Pastor Bobby Nixon lead the prayer and Mayor Poore lead the pledges.

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 council action may take place, and no council discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion.)

Cody Hamilton spoke, he states he is a representative for Carlos De La Cruz. He is representing small cities like La Vernia, and he is asking for our support.

4. Consent Agenda

(All consent agenda items are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.)

A. Financials for the month of January

B. Minutes from the 02/12/2026 City Council Meeting

Motion made by Recker, seconded by Gilbert to approve as listed, all in favor.

5. Presentations

A. Presentation swearing in new graduate as a La Vernia police officer
Chief Keil swore in officer John Goodwin.

Chief Keil states officer Goodwin was our cadet, the city sponsored him through the academy. He completed over 1,000 hours of training, and passed his test on the first attempt.

B. Presentation from staff on how the water bills are calculated

Public Works Director Josh De La Zerda spoke, he explained how the residential and commercial water bills are calculated.

C. Presentation from staff on new zoning map

Interim City Administrator Xavier Millan spoke on the new zoning map City Engineer Morgen Gore created. The map is now interactive, and can be updated in real time.

6. Proclamations

- A. Women's History Month Proclamation
Mayor Pro-Tem Dianell Recker read the Proclamation out loud for Women's History Month.

7. Discussion/Action

- A. Discuss and consider action on appointing a Trustee to the FELPS Board
City Secretary Madison Farrow spoke, she states our current trustee is Tommy Scogin and his term is ending. Tommy expressed he would like to serve another term.
Motion made by Oates, seconded by Recker to appoint Tommy Scogin for another term as La Vernia's trustee on the FELPS board, all in favor.
- B. Discuss and consider action on ETJ release of Witte's subdivision
No action was taken.

8. Discussion Only

- A. Discussion regarding the monthly meter replacement report
Public Works Director Josh De La Zerda spoke on the monthly meter replacement report. He states 703 have been installed, they have 146 left to install.
- B. Discussion regarding the Park restroom
Public Works Director Josh De La Zerda spoke on the park restrooms, public works is currently working on installing the fixtures.
Council states they would like to see lighting in the front of the restroom near the entrance.
- C. Discussion regarding an update on the drainage project
City Engineer Morgen Gore spoke, she showed a graphic of how the drainage will flow. She states we have received 90% of the plans from South West Engineers.

9. Ordinances

- A. Discuss and Consider action on Ordinance No. 031226-01 canceling the general election
City Secretary Madison Farrow spoke, she states we will be canceling the general election as our candidates ran unopposed. We will be swearing them in during the May council meeting.
Motion made by Recker, seconded by Rabel to approve Ordinance No. 031226-01 canceling the general election, all in favor.

10. Resolutions

- A. Discuss and consider action on Resolution No. R031226-01 Settlement Regarding Meuth Tract
City Engineer Morgen Gore spoke, she states we have reached an agreement with SS Water. We will continue to serve the Meuth tract, but the tract will remain in SS Waters CCN.
Motion made by Gilbert, seconded by Recker to approve Resolution No. R031226-01 Settlement Regarding Meuth Tract, all in favor.

- B. Discuss and consider action on Resolution No. R031226-02 regarding Market Days
Interim City Administrator Xavier Millan spoke, he states we have reached an agreement with Market Days. This will be a one year agreement and we will revisit it each year. Market Days will be charged \$100 per event , with flexibility regarding the number and scheduling of events. The MDD will serve as the designated authority for this agreement.
Motion made by Recker, seconded by Oates to approve Resolution No. R031226-02 regarding Market Days, all in favor.
- C. Discuss and consider action on Resolution No. R031226-03 appointing Morgen Gore to the CRWA Board of Managers
Motion made by Recker, seconded by Rabel to approve Resolution No. R031226-03 appointing Morgen Gore to the CRWA Board of Managers , all in favor.
- D. Discuss and consider action on Resolution No. R031226-04 regarding the flood Response & Evacuation Plan
Chief Keil spoke, he states he has made the changes that were discussed in last months council meeting. He also states that Grace Church would like to review their MOU.
Motion made by Oates, seconded by Rabel to approve Resolution No. R031226-04 regarding the flood Response & Evacuation Plan, as long as Grace Church does not have any edits, all in favor.
- E. Discuss and consider action on Resolution No. R031226-05 Regarding Auto Check Service/ Law Enforcement Agreement
Chief Keil spoke, he states we work with LexisNexis quite often. They mail in request for crash reports with a check, and we mail them back. With this agreement we would be able to upload all of the reports, and the check will be deposited.
Motion made by Recker, seconded by Gilbert to approve Resolution No. R031226-05 Regarding Auto Check Service/ Law Enforcement Agreement , all in favor.
- F. Discuss and consider action on Resolution No. R031226-06 regarding the Amended and Restated Groundwater Lease
Motion made by Oates, seconded by Recker to approve Resolution No. R031226-06 regarding the Amended and Restated Groundwater Lease, all in favor.

11. Executive Session

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 Government 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 (Deliberation about Security Devices), and 551.087 (Economic Development), and any other provision under Texas law that permits a governmental body to discuss a matter in a closed executive session.

- A. Pursuant to Local Government Code section §551.071 Consultation with Attorney of the Open Meeting Act. Tex. Gov't Code, the City Council will meet in executive session
The City Council went into Executive Session at 6:42PM for §551.071 Consultation with Attorney, for items 8C and 10F.
The City Council came out of Executive Session at 7:23PM.

12. Items Specific to Future Line Items on the Agenda

- Appointing Mayor Poore to the to the CRWA Board of Trustees
- Recognition of Cub Scouts Arrow of Light Award recipients
- Dark sky proclamation
- SUP
- Rezone

13. Adjourn

Motion made by Oates to adjourn at 8:08PM, seconded by Rabel, 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.

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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 City Council is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **March 06, 2026 at 6:00 PM** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

Madison Farrow, City Secretary

REVENUE REPORT - ALL FUNDS
February 2026

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JM PERIOD 02/2026
Section 4, Item B.

Account Title Number	BUDGET	NET REVISIONS TOTAL BUDGET	MTD REVENUE YTD REVENUE	PREV YR MTD PREV YR YTD	% COL YTD % COL LYTD	UNCOLLECTED BAL
AD VALORUM TAXES - CURRENT 10-400-010	615,596.00	.00 615,596.00	51,383.98 354,702.78	32,394.99 318,291.10	57.62 93.55	260,893.22
AD VALORUM TAXES - DELINQUENT 10-400-015	5,000.00	.00 5,000.00	.00 .00	.00 .00	.00 .00	5,000.00
AD VALORUM TAXES - ATT FEES 10-400-020	750.00	.00 750.00	.00 .00	.00 .00	.00 .00	750.00
AD VALORUM TAXES - PEN & INT 10-400-025	2,000.00	.00 2,000.00	294.58 456.30	85.17 455.60	22.82 18.06	1,543.70
AD VALORUM TAXES - TAX CERT 10-400-030	33.00	.00 33.00	.00 21.51	.00 .00	65.18 .00	11.49
HEB PROPERTY TAX 10-400-035	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
POLICE CAR LOAN - GOV CAPITAL 10-400-040	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
BALL FIELD USAGE 10-400-049	2,200.00	.00 2,200.00	370.00 940.00	.00 1,975.00	42.73 71.04	1,260.00
PARK USE INCOME 10-400-050	2,200.00	.00 2,200.00	910.00 2,930.00	390.00 885.00	133.18 39.95	-730.00
PARK GRANT REIMBURSEMENT 10-400-051	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
CUSTOMER SERVICE INSPECTIONS 10-400-055	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
FOOD LICENSE INCOME 10-400-060	25,000.00	.00 25,000.00	950.00 15,875.00	800.00 17,775.00	63.50 84.54	9,125.00
PERMITS 10-400-065	100,000.00	.00 100,000.00	25,412.09 44,793.26	2,858.84 16,551.30	44.79 33.74	55,206.74
VARIANCE, ZONING, SUP REQUEST 10-400-066	1,500.00	.00 1,500.00	750.00 1,750.00	150.00 738.00	116.67 55.03	-250.00
ENGINEERING FEE INCOME 10-400-067	.00	.00 .00	750.00 750.00	.00 .00	.00 .00	-750.00
CREDIT CARD REWARD REVENUE 10-400-070	15,000.00	.00 15,000.00	.00 4,251.51	.00 8,800.49	28.34 60.18	10,748.49
CONTRACTOR REGISTRATION 10-400-071	5,000.00	.00 5,000.00	200.00 1,200.00	200.00 1,900.00	24.00 34.55	3,800.00
FELPS REBATE REVENUE 10-400-075	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
INTEREST INCOME 10-400-080	30,000.00	.00 30,000.00	2,209.13 8,902.95	107.18 869.90	29.68 1.97	21,097.05

REVENUE REPORT - ALL FUNDS
February 2026

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JM PERIOD 02/2026
Section 4, Item B.

Account Title Number	BUDGET	NET REVISIONS TOTAL BUDGET	MTD REVENUE YTD REVENUE	PREV YR MTD PREV YR YTD	% COL YTD % COL LYTD	UNCOLLECTED BAL
RESTITUTION 10-400-090	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
MISC INCOME 10-400-095	250.00	.00 250.00	.00 12.00	.00 6.00	4.80 20.00	238.00
OPIOID SETTLEMENT 10-400-096	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
POLICE SECURITY 10-400-097	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE SALES TAX 10-400-110	1,400,000.00	.00 1,400,000.00	138,200.73 586,612.01	161,112.53 598,214.80	41.90 43.91	813,387.99
STREET SALES TAX 10-400-111	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
PROPERTY RELIEF SALES TAX 10-400-115	350,000.18	.00 350,000.18	34,550.19 146,653.01	40,278.13 149,553.72	41.90 43.91	203,347.17
MIXED BEVERAGE TAX 10-400-120	24,000.00	.00 24,000.00	1,898.41 11,461.81	2,070.51 12,607.54	47.76 43.13	12,538.19
NSF CHECK FEE 10-400-125	35.00	.00 35.00	35.00 35.00	.00 .00	100.00 .00	.00
FRANCHISE TAX 10-400-150	70,000.00	.00 70,000.00	315.17 42,158.19	2,605.02 43,857.96	60.23 48.00	27,841.81
AMERICAN TOWER LEASE 10-400-151	16,700.00	.00 16,700.00	.00 .00	.00 .00	.00 .00	16,700.00
SALE OF PROPERTY 10-400-152	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
CERTIFICATE OF OCCUPANCY 10-400-155	1,800.00	.00 1,800.00	50.00 800.00	175.00 600.00	44.44 37.50	1,000.00
LITTLE LEAGUE ANNUAL FEES 10-400-156	28,500.00	.00 28,500.00	.00 28,500.00	.00 28,530.00	100.00 100.00	.00
LEASE PROCEEDS 10-400-190	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
GRANT REVENUE PD EQUIP 10-400-205	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
GRANT REVENUE - PARK PROJECT 10-400-215	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
GRANT - CARES ACT - GEN 10-400-216	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
LEOSE TRAINING INCOME 10-400-451	2,750.00	.00 2,750.00	.00 .00	1,225.67 1,225.67	.00 45.04	2,750.00

REVENUE REPORT - ALL FUNDS
February 2026

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Section 4, Item B.
JM PERIOD 02/2026

Account Title Number	BUDGET	NET REVISIONS TOTAL BUDGET	MTD REVENUE YTD REVENUE	PREV YR MTD PREV YR YTD	% COL YTD % COL LYTD	UNCOLLECTED BAL
PD NATIONAL NIGHT OUT 10-400-455	1,000.00	.00 1,000.00	.00 .00	.00 .00	.00 .00	1,000.00
PD GOLF TOURAMENT REVENUE 10-400-456	17,000.00	.00 17,000.00	.00 .00	.00 .00	.00 .00	17,000.00
MISCELLANEOUS POLICE INCOME 10-400-901	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
COURT HOUSE SECURITY FEE 10-410-210	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
COURT COSTS - DEFERRED FEE 10-410-215	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE COURT COSTS INCOME ADJ 10-410-220	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE COURT COST INCOME: FIN 10-410-225	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE COURT COSTS INCOME IDF 10-410-230	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE COURT COSTS INCOME: JR 10-410-235	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE COURT COSTS INCOME JSI 10-410-240	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE COURT COSTS INCOME: LOO 10-410-245	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE COURT COSTS INCOME MV 10-410-250	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE COURT COSTS - SCHOOL ZON 10-410-257	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE COURT COST INCOME: ST 10-410-260	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE COURT COSTS INCOME STT 10-410-265	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE COURT COSTS INCOME: TE 10-410-270	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE COURT COSTS INCOME TIN 10-410-275	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE COURT COSTS INCOME: WA 10-410-280	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STATE COURT COSTS DISMISSAL FE 10-410-284	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00

REVENUE REPORT - ALL FUNDS
February 2026

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JM PERIOD 02/2026
Section 4, Item B.

Account Title Number	BUDGET	NET REVISIONS TOTAL BUDGET	MTD REVENUE YTD REVENUE	PREV YR MTD PREV YR YTD	% COL YTD % COL LYTD	UNCOLLECTED BAL
MISC INCOME 10-410-285	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
LVISD SRO OFFICER 10-410-286	150,000.00	.00 150,000.00	148,187.73 148,187.73	.00 72,414.09	98.79 25.00	1,812.27
OMNI COLLECTIONS 10-410-290	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
COPS LVISD 10-410-296	16,000.00	.00 16,000.00	4,777.50 14,122.50	1,610.00 10,797.50	88.27 68.98	1,877.50
LVISD ADMINISTRATION FEES 10-410-297	17,000.00	.00 17,000.00	15,392.07 16,513.47	193.20 8,553.08	97.14 27.58	486.53
POLICE REPORTS 10-410-298	365.00	.00 365.00	48.00 234.00	48.00 233.10	64.11 47.46	131.00
LEASE PROCEED INCOME 10-410-299	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
MDD OVERHEAD TRANSFER IN 10-410-300	60,000.00	.00 60,000.00	.00 60,000.00	.00 60,000.00	100.00 100.00	.00
MDD TRANSFER IN 10-410-301	.00	.00 .00	40,253.38 167,002.52	.00 .00	.00 .00	-167,002.52
INDINGENT DEFENSE FUND (IDF) 10-415-315	45.00	.00 45.00	.00 16.00	10.00 25.12	35.56 44.02	29.00
LOCAL TRAFFIC FINE 10-415-320	1,000.00	.00 1,000.00	87.71 388.54	93.14 409.55	38.85 29.91	611.46
LOCAL CONSOLIDATED COURT COST 10-415-321	300.00	.00 300.00	.00 43.79	14.26 197.26	14.60 61.07	256.21
MOVING VIOLATION FEE (MVF) 10-415-325	2.00	.00 2.00	.00 .40	.10 .40	20.00 47.06	1.60
STATE JURY FEE (JRF) 10-415-330	90.00	.00 90.00	.00 32.00	20.00 50.25	35.56 43.68	58.00
LOCAL JURY 10-415-331	4.00	.00 4.00	.00 .20	.20 1.27	5.00 32.99	3.80
STATE JUDICIAL SUPPORT FUND (J) 10-415-335	600.00	.00 600.00	.00 48.00	6.00 51.37	8.00 8.06	552.00
STATE CONSOLIDATED COURT COST 10-415-340	27,000.00	.00 27,000.00	2,269.25 10,035.63	2,388.16 11,498.02	37.17 32.90	16,964.37
STATE TRAFFIC FINE (STF) 10-415-345	15,500.00	.00 15,500.00	1,461.91 6,215.98	1,332.33 6,267.58	40.10 28.97	9,284.02
TECHNOLOGY FUND 10-415-350	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00

REVENUE REPORT - ALL FUNDS
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FINE 10-415-355	40,000.00	.00 40,000.00	2,452.21 11,492.54	3,217.41 17,643.04	28.73 34.08	28,507.46
TIME PAYMENT FEE 10-415-360	120.00	.00 120.00	.00 55.00	.00 39.05	45.83 29.95	65.00
WARRANT FEE 10-415-365	5,000.00	.00 5,000.00	217.73 1,524.11	408.16 2,293.85	30.48 41.63	3,475.89
ADMINISTRATIVE FEE 10-415-370	1,400.00	.00 1,400.00	82.38 462.38	110.00 634.08	33.03 34.67	937.62
DISMISSAL FEE 10-415-371	650.00	.00 650.00	.00 100.00	60.00 360.00	15.38 37.89	550.00
ARREST FEE 10-415-372	2,200.00	.00 2,200.00	183.80 809.32	201.47 956.33	36.79 33.66	1,390.68
COLLECTION FEE (AMS) 10-415-375	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
OMNI COLLECTION FEE 10-415-380	1,600.00	.00 1,600.00	53.54 484.82	201.81 757.42	30.30 40.39	1,115.18
DEFERRED FEE 10-415-385	16,000.00	.00 16,000.00	2,483.50 10,512.30	2,893.57 7,248.21	65.70 33.12	5,487.70
CHILD SAFETY FINE 10-415-390	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
SCHOOL ZONE VIOLATION FEE 10-415-391	500.00	.00 500.00	25.00 175.00	100.00 200.00	35.00 38.10	325.00
TRUANCY PREVENTION FEE 10-415-392	2,000.00	.00 2,000.00	183.81 784.69	181.38 853.54	39.23 31.90	1,215.31
SEATBELT FEE 10-415-393	5.00	.00 5.00	.00 -46.90	13,192.63 -9,892.64	-938.00 102.89	51.90
LOCAL TRUANCY PREVENTION 10-415-394	5.00	.00 5.00	.00 .00	.00 .00	.00 .00	5.00
RESTITUTION INCOME 10-415-395	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
COURT SECURITY FEES 10-415.310	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
GAIN ON SALE OF FIXED ASSETS 10-420-300	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
MUNICIPAL DEVELOPMENT DISTRICT 10-420-403	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
PD BUILDING LOAN PAYMENT 10-520-285	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00

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POLICE GOLF TOUR 10-520-286	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
TRANSFER IN 10-900-100	.00	.00 .00	.00 .00	.00 12,666.66	.00 .00	.00
2024 SERIES COO PROCEEDS 11-400-010	500,000.00	.00 500,000.00	.00 .00	.00 .00	.00 .00	500,000.00
BOND ADDITIONAL FEES 11-400-015	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
INTEREST INCOME 11-400-080	1,000.00	.00 1,000.00	1,019.34 6,597.60	91.48 515.17	659.76 1.18	-5,597.60
BANK INTEREST 12-400-080	10,000.00	.00 10,000.00	.00 513.02	898.82 5,644.01	5.13 36.83	9,486.98
MISC INCOME 12-400-095	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
MUNICIPAL DEVELOPMENT DISTRICT 12-400-100	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
SALES TAX 12-400-110	585,000.00	.00 585,000.00	67,532.51 287,472.87	78,625.43 293,024.65	49.14 43.99	297,527.13
EVENT VENDORS/DONATIONS 12-400-120	40,000.00	.00 40,000.00	500.00 14,321.86	.00 4,570.00	35.80 6.81	25,678.14
TRANSFER FROM HOT 12-400-130	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
STREET MAINTENANCE TAX 14-400-010	285,000.00	.00 285,000.00	34,550.19 146,653.01	40,278.13 149,553.70	51.46 43.91	138,346.99
INTEREST INCOME 14-400-080	1,000.00	.00 1,000.00	2,128.00 11,094.78	102.87 453.42	1,109.48 3.28	-10,094.78
INTEREST INCOME 15-400-080	750.00	.00 750.00	1,339.62 7,698.81	69.50 351.03	1,026.51 30.15	-6,948.81
HOTEL TAX REVENUE 15-400-100	57,962.00	.00 57,962.00	10,511.97 25,981.80	4,756.72 25,928.49	44.83 40.04	31,980.20
FORFEITURES 16-400-010	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
INTEREST 16-400-080	85,000.00	.00 85,000.00	8.91 52.23	.57 2.87	.06 31.92	84,947.77
GENERAL - CARES ACT GRANT 18-400-100	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
PD - AACOG - COVID GRANT 18-410-100	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00

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PD - AACOG BODY ARM GRANT REV 18-415-100	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
PD AACOG TRAINING/ AED GRANT 18-416-100	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
PD/FIRE RADIO GRANT 18-417-100	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
ACOG 2023 GRANT PD 18-418-100	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
PARK - GRANTS 18-420-100	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
GVEC POWER UP GRANT REVENUE 18-430-100	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
FEMA COVID RECOVERY REVENUE 18-440-100	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
AD VALOREM TAX 20-100-101	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
TRANSFER FROM OTHER FUNDS 20-100-102	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
INTEREST 20-100-103	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
DEFERRED REVENUE 20-200-310	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
AD VALORUM TAXES - CURRENT 20-400-010	100,000.00	.00 100,000.00	43,843.65 311,480.79	9,265.57 91,423.75	311.48 81.69	-211,480.79
AD VALORUM TAXES - PEN & INT 20-400-025	300.00	.00 300.00	69.54 95.66	.00 .00	31.89 .00	204.34
INTEREST INCOME 20-400-080	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
Misc Income 20-400-285	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
TRANSFER IN 20-900-100	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
INTEREST 25-400-080	3.00	.00 3.00	15.61 68.62	.33 1.02	2,287.33 18.05	-65.62
COURTHOUSE SECURITY FEES 25-410-210	2,000.00	.00 2,000.00	180.14 777.31	182.94 850.43	38.87 32.06	1,222.69
INTEREST 35-400-080	55.00	.00 55.00	86.68 488.77	4.96 27.08	888.67 33.20	-433.77

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STATE COURT COST - TECH FEE 35-410-270	1,650.00	.00 1,650.00	147.05 646.95	157.09 716.52	39.21 32.43	1,003.05
INTEREST INCOME 40-400-080	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
MISC INCOME 40-400-095	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
NSF CHECK FEE 40-400-125	220.00	.00 220.00	.00 70.00	.00 140.00	31.82 44.44	150.00
SALES TAX INCOME 40-400-505	25,000.00	.00 25,000.00	2,739.84 13,625.63	2,734.35 13,914.16	54.50 .00	11,374.37
WATER SALES 40-400-510	918,500.00	.00 918,500.00	87,755.48 501,937.86	77,241.69 415,226.97	54.65 39.13	416,562.14
SEWER SALES 40-400-520	280,500.00	.00 280,500.00	29,051.83 148,368.39	25,100.45 124,241.88	52.89 37.97	132,131.61
INFRASTRUCTURE REPAIR 40-400-525	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
PENALTIES 40-400-530	9,000.00	.00 9,000.00	1,753.52 7,236.82	1,639.43 5,597.14	80.41 44.47	1,763.18
METER TAMPERING FEE 40-400-535	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
OPER & MAINTENANCE 40-400-540	30,000.00	.00 30,000.00	2,503.33 13,082.37	2,549.59 13,676.94	43.61 45.64	16,917.63
GARBAGE SALES 40-400-550	420,000.00	.00 420,000.00	42,661.57 214,772.38	41,048.71 206,860.94	51.14 40.85	205,227.62
OVERPAYMENT 40-400-555	.00	.00 .00	731.95 3,019.34	-372.75 -3,176.99	.00 .00	-3,019.34
NEW WATER METER FEES 40-400-560	13,000.00	.00 13,000.00	.00 2,606.55	.00 286.00	20.05 6.55	10,393.45
NEW WATER CONSTRUCTIONS FEE 40-400-562	10,000.00	.00 10,000.00	.00 8,098.42	.00 1,539.23	80.98 16.87	1,901.58
NEW SEWER CONSTRUCTION FEES 40-400-565	3,000.00	.00 3,000.00	.00 2,890.57	.00 .00	96.35 .00	109.43
RECONNECTIONS 40-400-570	4,000.00	.00 4,000.00	670.27 2,262.82	331.55 1,777.40	56.57 40.40	1,737.18
DRAINAGE IMPACT FEES 40-400-575	7,500.00	.00 7,500.00	.00 .00	.00 .00	.00 .00	7,500.00
SEWER IMPACT FEES 40-400-580	500,000.00	.00 500,000.00	.00 .00	.00 .00	.00 .00	500,000.00

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WATER IMPACT FEES 40-400-585	400,000.00	.00 400,000.00	.00 .00	.00 .00	.00 .00	400,000.00
WATER DEPOSITS 40-400-590	21,000.00	.00 21,000.00	2,550.00 6,418.35	300.00 6,642.03	30.56 .00	14,581.65
ADMIN FEE 40-400-591	2,500.00	.00 2,500.00	200.00 800.00	50.00 1,031.66	32.00 36.20	1,700.00
GREASE TRAP PERMITS 40-400-592	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
ADJUSTMENTS 40-400-595	1,300.00	.00 1,300.00	80.49 431.47	40.43 1,060.54	33.19 .00	868.53
METER REPLACEMENT INCOME 40-400-825	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
WELL PROJECTS 2009 40-400-901	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
INFRASTRUCTURE GRANT LOAN 40-400-902	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
NEW LOAN WATER WELL 40-400-903	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
FEMA COVID RECOVERY REVENUE 40-440-100	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
2016 SERIES COO PROCEEDS 41-400-010	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
INTEREST INCOME 41-400-080	.00	.00 .00	.29 1.67	.02 .09	.00 32.14	-1.67
ELEVATED TOWER CONSTRUCTION 41-530-900	.00	.00 .00	.00 .00	.00 .00	.00 .00	.00
INTEREST INCOME 50-400-080	250.00	.00 250.00	47.74 1,336.03	22.81 127.21	534.41 34.12	-1,086.03
WATER IMPACT FEES 50-400-585	.00	.00 .00	200,395.40 205,348.04	158.16 474.48	.00 8.26	-205,348.04
INTEREST INCOME 51-400-080	42.00	.00 42.00	75.93 405.77	4.11 22.92	966.12 34.12	-363.77
SEWER IMPACT FEES 51-400-580	.00	.00 .00	677.07 1,929.36	32.43 97.29	.00 6.72	-1,929.36
*** GRAND TOTAL	7,389,232.18	.00 7,389,232.18	1,010,266.72 3,650,585.27	556,050.25 2,769,697.24	49.40 43.99	3,738,646.91

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Expenses:						
WAGES - CODE ENFORCEMENT 10-500-010	31,662.54 .00	.00 31,662.54	2,374.69 10,388.43	1,575.57 6,447.66	.00 32.81	21,274.11 21,274.11
OVERTIME 10-500-015	400.00 .00	.00 400.00	.00 .00	.00 221.04	.00 .00	400.00 400.00
SOCIAL SECURITY 10-500-110	2,452.78 .00	.00 2,452.78	181.67 805.60	120.52 510.12	.00 32.84	1,647.18 1,647.18
TMRS 10-500-115	1,574.27 .00	.00 1,574.27	116.60 526.08	79.57 341.67	.00 33.42	1,048.19 1,048.19
EMPLOYEE INSURANCE 10-500-150	20.00 .00	.00 20.00	.00 .00	2.72 12.24	.00 .00	20.00 20.00
OFFICE EXPENSE 10-500-210	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
OFFICE SUPPLIES 10-500-220	1,000.00 .00	.00 1,000.00	.00 1,012.25	.00 .00	.00 101.23	-12.25 -12.25
DUES AND SUBSCRIPTIONS 10-500-230	100.00 .00	.00 100.00	.00 .00	.00 100.00	.00 .00	100.00 100.00
TELEPHONE 10-500-240	600.00 .00	.00 600.00	.00 173.17	.00 .00	.00 28.86	426.83 426.83
UNIFORMS 10-500-250	70.00 .00	.00 70.00	.00 67.98	.00 .00	.00 97.11	2.02 2.02
TECHNOLOGY/SOFTWARE UPGRADES 10-500-270	692.50 .00	.00 692.50	.00 .00	.00 .00	.00 .00	692.50 692.50
MEDIA 10-500-271	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
CONTRACT SERVICES - BV 10-500-300	100,000.00 .00	.00 100,000.00	2,566.13 12,257.79	.00 87,640.75	.00 12.26	87,742.21 87,742.21
FIRE INSPECTIONS SERVICES 10-500-301	12,000.00 .00	.00 12,000.00	.00 3,000.00	.00 3,000.00	.00 25.00	9,000.00 9,000.00
PROPERTY & LIABILITY INSURANCE 10-500-310	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
WORKERS COMP INSURANCE 10-500-320	144.28 .00	.00 144.28	.00 42.38	.00 .00	.00 29.37	101.90 101.90
BONDING 10-500-330	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
LEGAL & PROFESSIONAL - ENGINEER 10-500-410	.00 .00	.00 .00	.00 -360.00	.00 .00	.00 .00	360.00 360.00
LEGAL & PROFESSIONAL - P&Z 10-500-411	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00

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LEGAL & PROFESSIONAL - LEGAL 10-500-420	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
MUNI CODES 10-500-425	7,500.00 .00	.00 7,500.00	.00 5,535.66	.00 646.86	.00 73.81	1,964.34 1,964.34
EMPLOYEE TRAINING 10-500-450	1,000.00 .00	.00 1,000.00	.00 30.34	.00 585.00	.00 3.03	969.66 969.66
VEHICLE FUEL 10-500-610	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
VEHICLE REPAIR 10-500-620	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
MISCELLANEOUS 10-500-920	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
WAGES - GENERAL 10-510-010	196,188.72 .00	.00 196,188.72	20,652.56 90,849.62	16,199.20 88,551.02	.00 46.31	105,339.10 105,339.10
OVERTIME 10-510-015	500.00 .00	.00 500.00	.00 .00	.00 .00	.00 .00	500.00 500.00
CAR/ PHONE ALLOWANCE 10-510-020	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PAYROLL TAXES 10-510-110	15,008.44 .00	.00 15,008.44	1,605.27 6,738.38	1,237.82 6,766.36	.00 44.90	8,270.06 8,270.06
TMRS 10-510-115	9,632.87 .00	.00 9,632.87	1,063.22 4,600.73	818.06 4,553.79	.00 47.76	5,032.14 5,032.14
EMPLOYEE INSURANCE 10-510-150	32,323.56 .00	.00 32,323.56	3,021.68 13,024.13	2,595.88 13,535.66	.00 40.29	19,299.43 19,299.43
AFLAC 10-510-159	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
OFFICE EXPENSE 10-510-210	3,150.00 .00	.00 3,150.00	109.90 1,022.90	590.37 1,191.83	.00 32.47	2,127.10 2,127.10
OFFICE EQUIPMENT RENTALS 10-510-212	8,000.00 .00	.00 8,000.00	.00 755.26	1,009.90 4,090.49	.00 9.44	7,244.74 7,244.74
BUILDING EXPENSE - CH 10-510-214	10,000.00 .00	.00 10,000.00	.00 577.50	2,970.00 14,027.04	.00 5.78	9,422.50 9,422.50
OFFICE CLEANING 10-510-215	6,800.00 .00	.00 6,800.00	500.00 2,500.00	500.00 2,625.00	.00 36.76	4,300.00 4,300.00
OFFICE SUPPLIES 10-510-220	5,350.00 .00	.00 5,350.00	.00 1,518.84	45.51 1,138.49	.00 28.39	3,831.16 3,831.16
DUES AND SUBSCRIPTIONS 10-510-230	2,300.00 .00	.00 2,300.00	.00 381.94	14.99 564.39	.00 16.61	1,918.06 1,918.06

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TELEPHONE 10-510-240	10,000.00 .00	.00 10,000.00	.00 2,872.09	745.10 3,678.55	.00 28.72	7,127.91 7,127.91
UNIFORMS 10-510-250	900.00 .00	.00 900.00	.00 181.50	.00 643.00	.00 20.17	718.50 718.50
POSTAGE 10-510-260	2,000.00 .00	.00 2,000.00	.00 557.55	120.19 649.05	.00 27.88	1,442.45 1,442.45
TECHNOWLEDGE/SOFTWARE UPGRADES 10-510-270	35,000.00 .00	.00 35,000.00	2,849.83 28,157.06	3,639.18 47,805.17	.00 80.45	6,842.94 6,842.94
RETURNED CHECKS 10-510-280	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
UTILITIES 10-510-290	8,500.00 .00	.00 8,500.00	.00 2,327.45	926.78 3,699.44	.00 27.38	6,172.55 6,172.55
NATIONAL NIGHT EXPENSES 10-510-300	.00 .00	.00 .00	.00 .00	.00 214.22	.00 .00	.00 .00
PROPERTY & LIABILITY INSURANCE 10-510-310	20,000.00 .00	.00 20,000.00	.00 10,528.00	.00 14,781.39	.00 52.64	9,472.00 9,472.00
WORKERS COMP INSURANCE 10-510-320	490.47 .00	.00 490.47	.00 381.48	.00 260.95	.00 77.78	108.99 108.99
BONDING 10-510-330	50.00 .00	.00 50.00	.00 .00	.00 .00	.00 .00	50.00 50.00
LEGAL & PROFESSIONAL - ENGINEER 10-510-410	.00 .00	.00 .00	.00 -3,976.25	.00 588.00	.00 .00	3,976.25 3,976.25
LEGAL & PROFESSIONAL - LEGAL 10-510-420	17,500.00 .00	.00 17,500.00	973.50 5,052.00	733.50 4,725.06	.00 28.87	12,448.00 12,448.00
LEGAL & PROFESSIONAL - COLLECT 10-510-421	9,500.00 .00	.00 9,500.00	.00 824.96	.00 4,255.84	.00 8.68	8,675.04 8,675.04
FOOD LICENSE EXPENSE 10-510-435	6,000.00 .00	.00 6,000.00	600.00 2,300.00	490.00 2,890.00	.00 38.33	3,700.00 3,700.00
EMPLOYEE TRAINING 10-510-450	4,500.00 .00	.00 4,500.00	4,890.20 6,728.10	915.00 1,500.00	.00 149.51	-2,228.10 -2,228.10
WCAD COLLECTION FEE 10-510-451	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
WCAC QUARTERLY PAYMENT 10-510-452	8,500.00 .00	.00 8,500.00	.00 3,532.58	.00 3,922.46	.00 41.56	4,967.42 4,967.42
AUDIT EXPENSE 10-510-460	32,000.00 .00	.00 32,000.00	.00 .00	.00 16,028.58	.00 .00	32,000.00 32,000.00
ELECTION EXPENSE 10-510-465	2,000.00 .00	.00 2,000.00	292.00 292.00	.00 799.70	.00 14.60	1,708.00 1,708.00

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BANK SERVICE CHARGES 10-510-470	4,000.00 .00	.00 4,000.00	1,034.74 3,848.48	.00 -417.20	.00 96.21	151.52 151.52
MERCHANT CREDIT CARD FEES 10-510-471	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
CONTRACT LABOR 10-510-475	24,000.00 .00	.00 24,000.00	2,000.00 10,000.00	.00 .00	.00 41.67	14,000.00 14,000.00
CONTRACT SERVICES - CSI 10-510-476	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
ADVERTISING 10-510-490	900.00 .00	.00 900.00	.00 568.56	.00 82.10	.00 63.17	331.44 331.44
ALARM SERVICES 10-510-495	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
VEHICLE PURCHASE 10-510-600	.00 .00	.00 .00	.00 .00	-12,683.97 7,532.97	.00 .00	.00 .00
VEHICLE FUEL 10-510-610	800.00 .00	.00 800.00	.00 184.72	289.10 312.87	.00 23.09	615.28 615.28
VEHICLE REPAIR 10-510-620	1,000.00 .00	.00 1,000.00	.00 440.54	.00 957.22	.00 44.05	559.46 559.46
GENERAL SUPPLIES 10-510-670	.00 .00	.00 .00	.00 .00	20.37 232.90	.00 .00	.00 .00
EQUIPMENT PURCHASE 10-510-690	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
LIBRARY DONATION 10-510-700	1,000.00 .00	.00 1,000.00	.00 .00	.00 .00	.00 .00	1,000.00 1,000.00
CHILD ADVOCACY 10-510-710	5,000.00 .00	.00 5,000.00	.00 .00	.00 .00	.00 .00	5,000.00 5,000.00
ANIMAL CONTROL CONTRACT 10-510-720	5,000.00 .00	.00 5,000.00	.00 10,000.00	.00 .00	.00 200.00	-5,000.00 -5,000.00
CITY PARK 10-510-755	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
CONTINGENCY FUND 10-510-900	96,796.00 .00	.00 96,796.00	.00 .00	.00 .00	.00 .00	96,796.00 96,796.00
MISCELLANEOUS EXPENSE 10-510-920	2,500.00 .00	.00 2,500.00	97.00 1,925.09	.00 406.70	.00 77.00	574.91 574.91
FELPS EXPENSE 10-510-921	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
HEB SALES TAX EXPENSE 10-510-930	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00

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HEB PROPERTY TAX EXPENSE 10-510-931	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
WAGES - COURT 10-515-010	30,171.96 .00	.00 30,171.96	4,540.87 15,098.40	2,175.58 11,208.83	.00 50.04	15,073.56 15,073.56
OVERTIME 10-515-015	.00 .00	.00 .00	.00 .00	.00 221.04	.00 .00	.00 .00
PAYROLL TAXES 10-515-110	2,308.15 .00	.00 2,308.15	301.48 925.52	166.44 782.63	.00 40.10	1,382.63 1,382.63
TMRS 10-515-115	1,481.44 .00	.00 1,481.44	193.50 602.84	79.57 433.61	.00 40.69	878.60 878.60
EMPLOYEE INSURANCE 10-515-150	20.00 .00	.00 20.00	.00 .00	2.72 12.24	.00 .00	20.00 20.00
OFFICE EXPENSE 10-515-210	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
OFFICE SUPPLIES 10-515-220	150.00 .00	.00 150.00	.00 437.81	.00 .00	.00 291.87	-287.81 -287.81
DUES AND SUBSCRIPTIONS 10-515-230	200.00 .00	.00 200.00	.00 .00	.00 .00	.00 .00	200.00 200.00
UNIFORMS 10-515-250	70.00 .00	.00 70.00	.00 76.00	.00 .00	.00 108.57	-6.00 -6.00
COURT TECHNOLOGY 10-515-270	692.50 .00	.00 692.50	.00 .00	.00 .00	.00 .00	692.50 692.50
TECHNOLOGY/SOFTWARE UPGRADES 10-515-271	3,000.00 .00	.00 3,000.00	360.00 1,800.00	260.00 1,300.00	.00 60.00	1,200.00 1,200.00
WORKERS COMP INSURANCE 10-515-320	75.43 .00	.00 75.43	.00 42.38	.00 58.24	.00 56.18	33.05 33.05
PROSECUTOR SERVICES 10-515-415	11,000.00 .00	.00 11,000.00	1,298.68 5,254.98	966.63 3,321.23	.00 47.77	5,745.02 5,745.02
JURY EXPENSE 10-515-420	200.00 .00	.00 200.00	-3.68 -15.28	-3.23 -25.80	.00 -7.64	215.28 215.28
EMPLOYEE TRAINING 10-515-450	1,300.00 .00	.00 1,300.00	.00 675.00	.00 300.00	.00 51.92	625.00 625.00
OMNI COLLECTION 10-515-474	1,600.00 .00	.00 1,600.00	.00 216.00	.00 324.00	.00 13.50	1,384.00 1,384.00
STATE COURT COSTS 10-515-550	20,000.00 .00	.00 20,000.00	.00 24,450.29	.00 .00	.00 122.25	-4,450.29 -4,450.29
WAGES - POLICE 10-520-010	996,106.06 .00	.00 996,106.06	79,544.39 437,016.15	65,364.40 369,951.01	.00 43.87	559,089.91 559,089.91

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CONTRACT LABOR 10-520-011	22,000.00 .00	.00 22,000.00	1,250.00 8,900.00	1,875.00 12,275.00	.00 40.45	13,100.00 13,100.00
SHIFT DIFFERENTIAL 10-520-012	5,200.00 .00	.00 5,200.00	500.00 2,825.00	550.00 2,625.00	.00 54.33	2,375.00 2,375.00
OVERTIME 10-520-015	25,200.00 .00	.00 25,200.00	979.30 7,392.40	3,223.56 14,309.49	.00 29.33	17,807.60 17,807.60
CELL PHONE ALLOWANCE 10-520-020	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PAYROLL TAXES 10-520-110	78,527.71 .00	.00 78,527.71	6,115.32 33,613.99	5,157.33 28,891.32	.00 42.81	44,913.72 44,913.72
TMRS 10-520-115	50,401.45 .00	.00 50,401.45	3,978.26 22,239.31	3,491.48 19,905.14	.00 44.12	28,162.14 28,162.14
EMPLOYEE INSURANCE 10-520-150	135,843.28 .00	.00 135,843.28	10,575.88 50,613.14	8,900.16 44,871.64	.00 37.26	85,230.14 85,230.14
AFLAC 10-520-159	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
MEDICAL COST 10-520-160	3,000.00 .00	.00 3,000.00	.00 .00	.00 .00	.00 .00	3,000.00 3,000.00
OFFICE EXPENSE 10-520-210	5,500.00 .00	.00 5,500.00	.00 1,741.82	34.00 2,462.84	.00 31.67	3,758.18 3,758.18
OFFICE SUPPLIES 10-520-220	4,000.00 .00	.00 4,000.00	.00 394.65	89.04 243.13	.00 9.87	3,605.35 3,605.35
BUILDING EXPENSE 10-520-230	26,000.00 .00	.00 26,000.00	6,710.00 9,485.62	.00 .00	.00 36.48	16,514.38 16,514.38
TELEPHONE 10-520-240	15,500.00 .00	.00 15,500.00	.00 5,961.82	1,686.05 7,875.58	.00 38.46	9,538.18 9,538.18
UNIFORMS 10-520-250	13,500.00 .00	.00 13,500.00	.00 3,542.93	765.53 -198.44	.00 26.24	9,957.07 9,957.07
TECHNOLOGY/SOFTWARE UPGRADES 10-520-270	55,000.00 .00	.00 55,000.00	3,911.23 39,787.64	170.00 33,941.00	.00 72.34	15,212.36 15,212.36
POLICE EVENTS 10-520-287	5,200.00 .00	.00 5,200.00	.00 586.61	.00 .00	.00 11.28	4,613.39 4,613.39
UTILITIES 10-520-290	2,000.00 .00	.00 2,000.00	.00 1,502.06	.00 .00	.00 75.10	497.94 497.94
PROPERTY & LIABILITY INSURANCE 10-520-310	50,000.00 .00	.00 50,000.00	.00 30,656.00	.00 34,939.13	.00 61.31	19,344.00 19,344.00
WORKERS COMP INSURANCE 10-520-320	38,904.58 .00	.00 38,904.58	.00 14,963.00	1,794.33 20,924.20	.00 38.46	23,941.58 23,941.58

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UNEMPLOYMENT TWC 10-520-325	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
BONDING 10-520-330	100.00 .00	.00 100.00	.00 .00	.00 .00	.00 .00	100.00 100.00
PROFESSIONAL FEES 10-520-400	500.00 .00	.00 500.00	.00 129.29	.00 .00	.00 25.86	370.71 370.71
EMPLOYEE TRAINING 10-520-450	9,000.00 .00	.00 9,000.00	3,800.00 5,262.64	.00 413.00	.00 58.47	3,737.36 3,737.36
LEOSE TRAINING EXPENSE 10-520-451	750.00 .00	.00 750.00	.00 .00	.00 600.00	.00 .00	750.00 750.00
LEOSE FUNDS 10-520-452	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
CONTRACT SERVICES CAMERA 10-520-476	16,000.00 .00	.00 16,000.00	.00 15,000.00	.00 15,000.00	.00 93.75	1,000.00 1,000.00
LAB TEST 10-520-477	100.00 .00	.00 100.00	.00 .00	.00 .00	.00 .00	100.00 100.00
K-9 CONTRACT LABOR 10-520-478	4,000.00 .00	.00 4,000.00	.00 1,393.16	1,265.40 1,886.39	.00 34.83	2,606.84 2,606.84
COPS LVISD CONTRACT PAY 10-520-479	40,000.00 .00	.00 40,000.00	1,732.50 10,692.50	1,400.00 7,858.00	.00 26.73	29,307.50 29,307.50
EVIDENCE SUPPLIES 10-520-480	2,000.00 .00	.00 2,000.00	.00 .00	.00 146.34	.00 .00	2,000.00 2,000.00
EXPLORER PROGRAM 10-520-485	1,000.00 .00	.00 1,000.00	.00 .00	.00 .00	.00 .00	1,000.00 1,000.00
ADVERTISING 10-520-490	600.00 .00	.00 600.00	.00 54.13	.00 290.00	.00 9.02	545.87 545.87
ADVERTISING - PUBLICATIONS 10-520-499	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
VEHICLE PURCHASE 10-520-600	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
VEHICLE FUEL 10-520-610	55,000.00 .00	.00 55,000.00	3,118.24 13,084.27	3,225.79 17,270.95	.00 23.79	41,915.73 41,915.73
VEHICLE REPAIR 10-520-620	52,500.00 .00	.00 52,500.00	.00 22,801.94	4,542.87 34,484.56	.00 43.43	29,698.06 29,698.06
GENERAL SUPPLIES 10-520-670	.00 .00	.00 .00	.00 215.87	101.31 501.89	.00 .00	-215.87 -215.87
EQUIPMENT PURCHASES 10-520-690	38,000.00 .00	.00 38,000.00	.00 10,110.71	964.98 5,303.44	.00 26.61	27,889.29 27,889.29

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WILSON COUNTY SOFTWARE 10-520-700	4,000.00 .00	.00 4,000.00	.00 .00	.00 .00	.00 .00	4,000.00 4,000.00
WCSO DISPATCH 10-520-910	3,000.00 .00	.00 3,000.00	.00 3,000.00	.00 .00	.00 100.00	.00 .00
MISCELLANEOUS 10-520-920	5,000.00 .00	.00 5,000.00	.00 2,300.74	229.46 1,559.96	.00 46.01	2,699.26 2,699.26
WAGES - PUBLIC WORKS 10-530-010	.00 .00	.00 .00	.00 2,152.92	6,151.20 33,684.80	.00 .00	-2,152.92 -2,152.92
CONTRACT LABOR 10-530-011	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
OVERTIME 10-530-015	.00 .00	.00 .00	.00 .00	423.64 1,673.27	.00 .00	.00 .00
PAYROLL TAXES 10-530-110	.00 .00	.00 .00	.00 255.95	505.27 2,714.11	.00 .00	-255.95 -255.95
TMRS 10-530-115	.00 .00	.00 .00	.00 240.87	476.70 2,019.98	.00 .00	-240.87 -240.87
ON CALL PAY 10-530-120	.00 .00	.00 .00	.00 60.00	.00 .00	.00 .00	-60.00 -60.00
EMPLOYEE INSURANCE 10-530-150	.00 .00	.00 .00	.00 188.86	370.84 1,685.92	.00 .00	-188.86 -188.86
AFLAC 10-530-159	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
OFFICE EXPENSE 10-530-210	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
BUILDING MAINTENANCE PW 10-530-214	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
OFFICE SUPPLIES 10-530-220	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
TELEPHONE 10-530-240	.00 .00	.00 .00	.00 .00	280.92 1,415.81	.00 .00	.00 .00
UNIFORMS 10-530-250	.00 .00	.00 .00	.00 .00	116.71 843.30	.00 .00	.00 .00
PROPERTY & LIABILITY INSURANCE 10-530-310	.00 .00	.00 .00	.00 .00	.00 18,002.38	.00 .00	.00 .00
WORKERS COMP INSURANCE 10-530-320	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
EMPLOYEE TRAINING 10-530-450	.00 .00	.00 .00	.00 .00	.00 104.47	.00 .00	.00 .00

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VEHICLE FUEL 10-530-610	.00 .00	.00 .00	.00 .00	1,548.87 6,946.31	.00 .00	.00 .00
VEHICLE REPAIR 10-530-620	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
REPAIR AND MAINTENANCE 10-530-655	.00 .00	.00 .00	.00 .00	.00 573.86	.00 .00	.00 .00
TOOLS 10-530-660	.00 .00	.00 .00	.00 .00	205.99 205.99	.00 .00	.00 .00
STREET REPAIR 10-530-665	.00 .00	.00 .00	.00 .00	427.00 6,092.00	.00 .00	.00 .00
GENERAL SUPPLIES 10-530-670	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
LANDSCAPE 10-530-680	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
EQUIPMENT 10-530-690	.00 .00	.00 .00	.00 .00	.00 2,878.86	.00 .00	.00 .00
EQUIPMENT - BIG ITEMS 10-530-791	.00 .00	.00 .00	.00 .00	.00 6,333.33	.00 .00	.00 .00
MISCELLANEOUS EXPENSE 10-530-920	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
ENGINEERING FEES 10-530-930	.00 .00	.00 .00	.00 .00	5,127.50 10,010.00	.00 .00	.00 .00
WAGES 10-550-010	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PAYROLL TAXES 10-550-110	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
TMRS 10-550-115	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
EMPLOYEE INSURANCE 10-550-150	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PROPERTY & LIABILITY INSURANCE 10-550-310	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
WORKERS COMP 10-550-320	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
WAGES - PARK DEPARTMENT 10-580-010	85,285.20 .00	.00 85,285.20	6,336.96 36,018.96	6,113.61 33,529.88	.00 42.23	49,266.24 49,266.24
OVERTIME 10-580-015	4,000.00 .00	.00 4,000.00	101.99 440.61	208.36 1,509.09	.00 11.02	3,559.39 3,559.39

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PAYROLL TAXES 10-580-110	6,830.32 .00	.00 6,830.32	492.57 2,803.35	485.92 2,689.67	.00 41.04	4,026.97 4,026.97
TMRS 10-580-115	4,383.90 .00	.00 4,383.90	316.15 1,833.92	319.25 2,260.82	.00 41.83	2,549.98 2,549.98
EMPLOYEE INSURANCE 10-580-150	21,549.04 .00	.00 21,549.04	1,510.84 8,309.62	2,225.04 11,125.20	.00 38.56	13,239.42 13,239.42
TELEPHONE 10-580-240	900.00 .00	.00 900.00	.00 338.75	86.56 432.66	.00 37.64	561.25 561.25
UNIFORMS 10-580-250	2,000.00 .00	.00 2,000.00	.00 834.90	54.16 616.78	.00 41.75	1,165.10 1,165.10
UTILITIES - PARK 10-580-290	11,400.00 .00	.00 11,400.00	.00 3,971.18	858.44 4,883.98	.00 34.83	7,428.82 7,428.82
PROPERTY & LIABILITY INSURANCE 10-580-310	6,000.00 .00	.00 6,000.00	.00 3,456.78	.00 .00	.00 57.61	2,543.22 2,543.22
WORKERS COMP INSURANCE 10-580-320	438.05 .00	.00 438.05	.00 1,587.00	.00 213.12	.00 362.29	-1,148.95 -1,148.95
EMPLOYEE TRAINING 10-580-450	500.00 .00	.00 500.00	.00 .00	.00 .00	.00 .00	500.00 500.00
CAPITAL OUTLAY- PARK 10-580-500	112,500.00 .00	.00 112,500.00	1,450.00 79,571.22	.00 .00	.00 70.73	32,928.78 32,928.78
VEHICLE PURCHASE 10-580-600	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
VEHICLE FUEL 10-580-610	5,500.00 .00	.00 5,500.00	222.89 768.81	388.90 1,662.03	.00 13.98	4,731.19 4,731.19
VEHICLE REPAIR 10-580-620	6,000.00 .00	.00 6,000.00	.00 878.17	1,565.80 5,776.84	.00 14.64	5,121.83 5,121.83
REPAIR AND MAINTENANCE 10-580-655	13,900.00 .00	.00 13,900.00	.00 11,683.23	906.82 965.37	.00 84.05	2,216.77 2,216.77
TOOLS 10-580-660	1,000.00 .00	.00 1,000.00	.00 41.98	.00 861.46	.00 4.20	958.02 958.02
CITY PARK SUPPLIES 10-580-670	5,500.00 .00	.00 5,500.00	.00 647.20	640.62 2,463.04	.00 11.77	4,852.80 4,852.80
PARK EQUIPMENT 10-580-690	19,500.00 .00	.00 19,500.00	.00 1,146.57	4,477.92 14,183.92	.00 5.88	18,353.43 18,353.43
PARK- CHRISTMAS 10-580-695	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PARK GRANT ITEMS 10-580-791	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00

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CAPITAL OUTLAY 10-800-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
TRANSFER OUT 10-900-200	.00 .00	.00 .00	.00 -5,582.92	.00 .00	.00 .00	5,582.92 5,582.92
DRAINAGE PROJECT 11-500-100	500,000.00 .00	.00 500,000.00	150.00 40,779.68	.00 2,709.00	.00 8.16	459,220.32 459,220.32
ENGINEERING FEE 11-510-100	50,000.00 .00	.00 50,000.00	.00 .00	.00 .00	.00 .00	50,000.00 50,000.00
BANK SERVICE CHARGES 11-510-470	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
WAGES - MDD 12-500-010	118,045.20 .00	.00 118,045.20	8,944.88 48,260.02	4,038.40 23,061.70	.00 40.88	69,785.18 69,785.18
OVERTIME 12-500-015	2,000.00 .00	.00 2,000.00	.00 .00	.00 .00	.00 .00	2,000.00 2,000.00
CAR & CELL PHONE ALLOWANCE 12-500-020	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PAYROLL TAXES 12-500-050	7,537.76 .00	.00 7,537.76	684.28 3,691.86	308.94 1,764.22	.00 48.98	3,845.90 3,845.90
SOCIAL SECURITY TAXES 12-500-110	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
TMRS 12-500-115	4,837.96 .00	.00 4,837.96	439.20 2,412.11	203.94 1,186.51	.00 49.86	2,425.85 2,425.85
EMPLOYEE INSURANCE 12-500-150	21,549.04 .00	.00 21,549.04	1,510.84 7,554.20	55.88 279.40	.00 35.06	13,994.84 13,994.84
OFFICE SUPPLIES 12-500-220	4,000.00 .00	.00 4,000.00	.00 2,412.68	.00 435.90	.00 60.32	1,587.32 1,587.32
SUBSCRIPTIONS 12-500-230	17,600.00 .00	.00 17,600.00	.00 14,752.77	62.89 13,991.48	.00 83.82	2,847.23 2,847.23
NEWS PUBLICATIONS/SUBSCRIPTION 12-500-231	.00 .00	.00 .00	.00 .00	318.62 749.00	.00 .00	.00 .00
TELEPHONE 12-500-240	800.00 .00	.00 800.00	.00 586.23	43.28 216.33	.00 73.28	213.77 213.77
IT SERVICES 12-500-270	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PROPERTY & LIABILITY INSURANCE 12-500-310	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
WORKERS COMP INSURANCE 12-500-320	246.33 .00	.00 246.33	.00 84.76	.00 56.13	.00 34.41	161.57 161.57

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FACILITY & OVERHEAD COST TO GF 12-500-400	60,000.00 .00	.00 60,000.00	.00 60,000.00	.00 60,000.00	.00 100.00	.00 .00
ENGINEERING 12-500-410	5,000.00 .00	.00 5,000.00	.00 .00	.00 .00	.00 .00	5,000.00 5,000.00
LEGAL 12-500-420	3,000.00 .00	.00 3,000.00	11.50 382.50	80.50 264.50	.00 12.75	2,617.50 2,617.50
EQUIPMENT EXPENSE 12-500-430	63,785.00 .00	.00 63,785.00	.00 24,482.33	.00 31,507.46	.00 38.38	39,302.67 39,302.67
TRAINING/CONFERENCE/TRAVEL 12-500-450	5,000.00 .00	.00 5,000.00	.00 2,453.43	808.56 4,608.56	.00 49.07	2,546.57 2,546.57
BUSINESS RECRUITMENT 12-500-455	500.00 .00	.00 500.00	.00 .00	.00 .00	.00 .00	500.00 500.00
ECONOMIC DEVELOPMENT 12-500-456	6,000.00 .00	.00 6,000.00	.00 .00	.00 .00	.00 .00	6,000.00 6,000.00
EVENT PLANNING 12-500-460	250,000.00 .00	.00 250,000.00	35,783.00 108,141.22	11,250.00 44,092.85	.00 43.26	141,858.78 141,858.78
COMMUNITY PROGRAMS 12-500-465	6,700.00 .00	.00 6,700.00	.00 144.50	.00 .00	.00 2.16	6,555.50 6,555.50
ECONOMIC DEVELOPMENT PROJECT 12-500-470	.00 .00	.00 .00	.00 4,299.50	44,154.00 44,154.00	.00 .00	-4,299.50 -4,299.50
CONSULTING/DEVELOPMENT/PLAN 12-500-475	300,000.00 .00	.00 300,000.00	.00 .00	.00 33,887.08	.00 .00	300,000.00 300,000.00
ADVERTISING 12-500-476	10,000.00 .00	.00 10,000.00	.00 4,493.23	550.38 910.54	.00 44.93	5,506.77 5,506.77
FACADE/BEAR GRANTS 12-500-477	50,000.00 .00	.00 50,000.00	.00 1,000.00	5,000.00 10,000.00	.00 2.00	49,000.00 49,000.00
TRAFFIC STUDY 12-500-478	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
COVID-19 RELIEF 12-500-479	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
CONTINGENCY 12-500-500	111,487.60 .00	.00 111,487.60	.00 .00	649,268.09 649,268.09	.00 .00	111,487.60 111,487.60
VEHICLE PURCHASE 12-500-600	.00 .00	.00 .00	.00 .00	-12,683.97 -12,683.97	.00 .00	.00 .00
PD BUILDING LOAN 2025 12-500-700	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
OVERTIME 12-510-015	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00

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CAPITAL OUTLAY 12-800-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
TRANSFER OUT 12-900-200	.00 .00	.00 .00	40,253.38 167,002.52	.00 12,666.66	.00 .00	-167,002.52 -167,002.52
STREET REPAIR 14-500-100	320,000.00 .00	.00 320,000.00	.00 .00	.00 .00	.00 .00	320,000.00 320,000.00
STREET CONTINGENCY 14-500-110	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PROFESSIONAL - ENGINEERING 14-500-410	15,000.00 .00	.00 15,000.00	.00 .00	.00 .00	.00 .00	15,000.00 15,000.00
MISCELLANEOUS EXPENSE 14-500-920	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
CAPITAL OUTLAY 14-800-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
HOTEL ABATEMENT EXPENSE 15-500-200	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
TRANSFER TO MDD 15-500-201	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
MISC EXPENSE 15-500-210	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
BANK SERVICE CHARGES 15-510-470	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
MISC POLICE EXPENSE 16-500-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
CAPITAL OUTLAY 16-800-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
GENERAL - CARE ACT GRANT EXPEN 18-500-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PD - AACOG COVID GRANT EXPENSE 18-510-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PD - AACOG BODY ARMOUR EXPENSE 18-515-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PD AACOG TRAINING/ AED GRANT 18-516-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PD/FIRE RADIO GRANT/ SHIELDS 18-517-100	.00 .00	.00 .00	.00 .00	.00 76,641.20	.00 .00	.00 .00
PARK - GRANT EXPENSES 18-520-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00

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GVEC POWER UP GRANT EXPENSES 18-530-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
FEMA COVID RECOVERY EXPENSES 18-540-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PW CARES ACT GRANT 18-550-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
SAFETY GRANT 18-560-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
ACOG 2023 GRANT PD 18-570-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
CAPITAL OUTLAY 18-800-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
TRANSFER OUT 18-900-200	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
2017 REFUNDING PRINCIPAL 20-100-104	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
2017 REFUNDING INTEREST 20-100-105	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
SARA LOAN PRINCIPAL 20-100-106	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
SARA LOAN INTEREST 20-100-107	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
2016 SERIES PRINCIPAL 20-100-108	150,000.00 .00	.00 150,000.00	.00 .00	.00 .00	.00 .00	150,000.00 150,000.00
2016 SERIER INTEREST 20-100-109	77,700.00 .00	.00 77,700.00	38,850.00 38,850.00	41,025.00 41,025.00	.00 50.00	38,850.00 38,850.00
2016 SERIES BOND- ADMIN FEE 20-100-110	450.00 .00	.00 450.00	200.00 200.00	200.00 450.00	.00 44.44	250.00 250.00
2024 SERIES PRINCIPAL 20-100-111	65,000.00 .00	.00 65,000.00	.00 65,000.00	.00 40,000.00	.00 100.00	.00 .00
2024 SERIES INTEREST 20-100-112	46,775.00 .00	.00 46,775.00	.00 23,875.00	.00 48,134.16	.00 51.04	22,900.00 22,900.00
2024 SERIES BOND- ADMIN FEE 20-100-113	450.00 .00	.00 450.00	.00 250.00	.00 .00	.00 55.56	200.00 200.00
BOND OBLIG 2003 SERIES - PRIN 20-800-800	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
BOND OBLIG 2003 SERIES - INT 20-800-810	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00

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BOND OBLIG 2003 SERIES - ADMIN 20-800-820	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
LEASE PROCEED (TRANSFER OUT) 20-800-830	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
MISCELLANEOUS 20-800-840	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
COURT BAILIFF 25-500-100	200.00 .00	.00 200.00	.00 .00	.00 .00	.00 .00	200.00 200.00
BUILDING SECURITY 25-500-200	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
ALARM SERVICES 25-900-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
CONTINGENCY 25-900-110	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
MISCELLANEOUS EXPENSE 25-900-920	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
ANNUAL SOFTWARE MAINTENANCE 35-900-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
MISCELLANEOUS EXPENSE 35-900-920	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
CONTINGENCY 40-500-500	130,281.77 .00	.00 130,281.77	.00 82,523.86	.00 .00	.00 63.34	47,757.91 47,757.91
WAGES 40-540-010	328,002.20 .00	.00 328,002.20	27,413.83 131,476.17	12,332.80 67,395.81	.00 40.08	196,526.03 196,526.03
OVERTIME 40-540-015	16,000.00 .00	.00 16,000.00	2,530.69 7,715.31	901.85 3,119.65	.00 48.22	8,284.69 8,284.69
CALL DUTY: WAGES 40-540-017	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PAYROLL TAXES 40-540-110	26,316.17 .00	.00 26,316.17	1,917.80 9,700.72	999.11 5,316.38	.00 36.86	16,615.45 16,615.45
CALL DUTY WAGES 40-540-112	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
TMRS 40-540-115	16,890.51 .00	.00 16,890.51	1,271.96 6,433.45	523.68 2,964.64	.00 38.09	10,457.06 10,457.06
CALL DUTY TMRS 40-540-116	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
CALL DUTY TAXES 40-540-117	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00

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ON CALL PAY 40-540-120	1,600.00 .00	.00 1,600.00	120.00 600.00	120.00 480.00	.00 37.50	1,000.00 1,000.00
EMPLOYEE INSURANCE 40-540-150	64,647.12 .00	.00 64,647.12	4,532.52 21,907.17	2,225.04 11,513.17	.00 33.89	42,739.95 42,739.95
AFLAC 40-540-159	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
OFFICE EXPENSE 40-540-210	1,750.00 .00	.00 1,750.00	.00 74.37	.00 331.29	.00 4.25	1,675.63 1,675.63
OFFICE SUPPLIES 40-540-220	.00 .00	.00 .00	.00 393.60	.00 .00	.00 .00	-393.60 -393.60
DUES AND SUBSCRIPTIONS 40-540-230	4,000.00 .00	.00 4,000.00	.00 1,903.75	1,903.75 1,903.75	.00 47.59	2,096.25 2,096.25
TELEPHONE 40-540-240	7,500.00 .00	.00 7,500.00	.00 3,290.45	476.57 2,423.96	.00 43.87	4,209.55 4,209.55
UNIFORMS 40-540-250	5,000.00 .00	.00 5,000.00	.00 2,901.85	.00 .00	.00 58.04	2,098.15 2,098.15
POSTAGE 40-540-260	3,500.00 .00	.00 3,500.00	.00 1,386.49	1,000.00 2,000.00	.00 39.61	2,113.51 2,113.51
TECHNOLOGY/SOFTWARE UPGRADES 40-540-270	16,400.00 .00	.00 16,400.00	.00 9,068.00	.00 1,500.00	.00 55.29	7,332.00 7,332.00
RETURNED CHECK 40-540-280	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
DEPOSIT REFUND 40-540-281	.00 .00	.00 .00	44.27 739.87	492.15 1,715.88	.00 .00	-739.87 -739.87
BAD DEBT 40-540-283	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
APPLIED DEPOSIT REIMBURSEMENT 40-540-284	.00 .00	.00 .00	574.14 2,726.02	934.83 4,393.26	.00 .00	-2,726.02 -2,726.02
UTILITIES 40-540-290	95,000.00 .00	.00 95,000.00	.00 35,139.44	8,052.42 41,106.13	.00 36.99	59,860.56 59,860.56
PROPERTY & LIABILITY INSURANCE 40-540-310	57,700.00 .00	.00 57,700.00	.00 28,871.00	.00 .00	.00 50.04	28,829.00 28,829.00
WORKERS COMP INSURANCE 40-540-320	2,758.83 .00	.00 2,758.83	.00 4,780.00	3,588.67 5,490.36	.00 173.26	-2,021.17 -2,021.17
PROFESSIONAL FEES 40-540-400	4,000.00 .00	.00 4,000.00	.00 .00	.00 .00	.00 .00	4,000.00 4,000.00
LEGAL & PROFESSIONAL - ENGINEER 40-540-410	70,000.00 .00	.00 70,000.00	.00 17,473.80	.00 .00	.00 24.96	52,526.20 52,526.20

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PERMITS & INSPECTIONS 40-540-411	6,000.00 .00	.00 6,000.00	.00 4,071.33	.00 5,572.86	.00 67.86	1,928.67 1,928.67
EMPLOYEE TRAINING & LICENSING 40-540-450	6,700.00 .00	.00 6,700.00	.00 5,464.36	1,072.46 2,586.77	.00 81.56	1,235.64 1,235.64
CRWA MEETING REIMBURSEMENT 40-540-455	300.00 .00	.00 300.00	.00 .00	.00 .00	.00 .00	300.00 300.00
AUDIT EXPENSE 40-540-460	9,400.00 .00	.00 9,400.00	.00 .00	.00 2,671.42	.00 .00	9,400.00 9,400.00
BANK SERVICE CHARGES 40-540-470	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
PAYCLIX EXPENSE 40-540-471	12,000.00 .00	.00 12,000.00	1,697.12 8,642.23	1,527.95 6,929.48	.00 72.02	3,357.77 3,357.77
ADVERTISING 40-540-490	3,000.00 .00	.00 3,000.00	.00 .00	615.84 1,135.46	.00 .00	3,000.00 3,000.00
INFRASTRUCTURE REPAIR 40-540-525	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
VEHICLE FUEL 40-540-610	20,500.00 .00	.00 20,500.00	1,288.91 4,993.18	.00 .00	.00 24.36	15,506.82 15,506.82
VEHICLE REPAIR 40-540-620	16,000.00 .00	.00 16,000.00	54.96 6,692.32	379.43 9,457.72	.00 41.83	9,307.68 9,307.68
TOOLS 40-540-660	3,100.00 .00	.00 3,100.00	9.00 87.96	.00 .00	.00 2.84	3,012.04 3,012.04
EQUIPMENT 40-540-690	15,000.00 .00	.00 15,000.00	.00 185.94	.00 .00	.00 1.24	14,814.06 14,814.06
GARBAGE COLLECTION EXPENSE 40-540-710	350,000.00 .00	.00 350,000.00	.00 142,337.74	35,395.73 173,049.38	.00 40.67	207,662.26 207,662.26
SALES TAX EXPENSE 40-540-720	.00 .00	.00 .00	2,989.88 13,969.99	3,229.25 11,082.07	.00 .00	-13,969.99 -13,969.99
VALVE REPAIR 40-540-805	5,000.00 .00	.00 5,000.00	.00 .00	.00 .00	.00 .00	5,000.00 5,000.00
SUPPLIES AND REPAIRS 40-540-810	323,500.00 .00	.00 323,500.00	20,163.69 84,329.21	6,648.40 68,283.62	.00 26.07	239,170.79 239,170.79
WWTP OPERATION 40-540-820	150,000.00 .00	.00 150,000.00	12,089.00 64,819.33	14,910.66 75,701.42	.00 43.21	85,180.67 85,180.67
METER REPLACEMENT 40-540-825	100,000.00 .00	.00 100,000.00	21,641.56 38,909.39	4,825.80 73,488.07	.00 38.91	61,090.61 61,090.61
WATER ANALYSIS LAB 40-540-830	15,000.00 .00	.00 15,000.00	824.00 4,400.00	686.00 6,501.00	.00 29.33	10,600.00 10,600.00

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CHEMICALS 40-540-840	30,000.00 .00	.00 30,000.00	1,164.89 10,012.93	3,951.79 15,385.92	.00 33.38	19,987.07 19,987.07
BULK WATER PURCHASE 40-540-880	50,000.00 .00	.00 50,000.00	1,997.61 14,834.62	1,925.02 32,326.08	.00 29.67	35,165.38 35,165.38
LINE USE AND ADMIN 40-540-885	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
WATER PROJECT CONTINGENCY 40-540-889	15,392.00 .00	.00 15,392.00	.00 15,392.00	.00 .00	.00 100.00	.00 .00
WELL PROJECTS 40-540-901	175,000.00 .00	.00 175,000.00	6,170.85 47,994.45	17,250.00 75,283.80	.00 27.43	127,005.55 127,005.55
LAND LEASE 40-540-902	45,000.00 .00	.00 45,000.00	.00 27,998.10	.00 .00	.00 62.22	17,001.90 17,001.90
EQUIPMENT PURCHASE 40-540-906	59,500.00 .00	.00 59,500.00	.00 45,471.89	.00 1,116.00	.00 76.42	14,028.11 14,028.11
DEPRECIATION 40-540-908	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
C OF O 2011 PRINCIPAL 40-540-909	.00 .00	.00 .00	.00 .00	.00 313,000.00	.00 .00	.00 .00
SARA LOAN PRINCIPAL 40-540-910	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
W & S 1975 BOND PRINCIPAL 40-540-911	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
C OF O 2011 INTEREST 40-540-912	.00 .00	.00 .00	.00 .00	.00 1,024.72	.00 .00	.00 .00
SARA LOAN INTEREST 40-540-913	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
W & S 1975 INTEREST 40-540-914	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
W & S 1975 BOND ADMIN FEE 40-540-915	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
BOND ISSUE COST 40-540-916	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
2016 SERIES BOND PAYMENT 40-540-916 -	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
2016 SERIES - INTEREST PAYMENT 40-540-917	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
2016 SERIES BOND - ADMIN FEE 40-540-918	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00

EXPENSE REPORT - ALL FUNDS
February 2026

0
Section 4, Item B.
JM PERIOD 02/2026

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
2017 REFUNDING/INTEREST 40-540-919	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
MISCELLANEOUS EXPENSE 40-540-920	8,000.00 .00	.00 8,000.00	.00 -416.03	-1,288.06 3,381.55	.00 -5.20	8,416.03 8,416.03
CAPITAL OUTLAY 40-599-500	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
WATER METERS 41-500-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
WATER LINE REPLACEMENT 41-510-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
ENGINEERING - WATER LINE 41-510-115	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
WELL #7 PROJECT 41-520-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
ENGINEERING - WATER WELL #7 41-520-115	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
MISC - WATER WELL #7 41-520-120	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
ELEVATED TOWER CONSTRUCTION 41-530-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
ELEVATED TOWER CONSTRUCTION 41-530-101	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
ELEVATED TOWER MISC/CONTINGENC 41-530-110	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
ELEVATED TOWER LEGAL/ACQUIS 41-530-111	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
ENG - ELEVATED WATER TOWER 41-530-115	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
ELEVATED TOWER 41-530-116	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
Water/Filter Plant Line 41-540-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
Water/Filter Plant Misc 41-540-110	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
Water/Filter Plant Engineer 41-540-115	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
UNFUNDED HWY 87 PROJECT 50-500-200	.00 .00	.00 .00	224,817.00 302,390.84	.00 .00	.00 .00	-302,390.84 -302,390.84

EXPENSE REPORT - ALL FUNDS
February 2026

0
JM PERIOD 02/2026
Section 4, Item B.

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
WELL PROJECT 50-540-100	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
TRANSFER OUT 51-500-200	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
SEWER IMPACT PROJECTS 51-500-300	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
TRANSFER OUT 51-900-200	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00	.00 .00
Grand Total::	7,432,697.99 .00	.00 7,432,697.99	644,407.12 3,031,449.79	1,034,765.45 3,385,730.64	.00 40.79	4,401,248.20 4,401,248.20

Quarterly Investment Report-

1st Quarter

Jan-March 2026

City of La Vernia, TX



City of La Vernia
1st Quarter Investment Report
For the Period: January – February – March 2026
Prepared by: Jennifer Mair
Date: April 6, 2026

Wells Fargo Sweep ZBA Investment Summary

January 1 – January 31, 2026 (Removed General Fund)

Pool Name	Beginning Balance	Shares Purchased	Shares Redeemed	Interest	Ending Balance
Stagecoach Sweep	\$2,702,154.37	\$280,400.55	\$2,033,137.66	\$6,931.25	\$949,417.26

Transaction Detail – January

Transaction Date	Description	Percent	Dividends Earned YTD
01/31/2026	7-Day Simple Yield	3.56685%	\$6,931.25

January 31 – February 27, 2026 (Opened MDD Fund)

Pool Name	Beginning Balance	Shares Purchased	Shares Redeemed	Interest	Ending Balance
Stagecoach Sweep	\$0.00	\$1,839,635.14	\$40,253.38	\$4,563.00	\$1,799,381.76

Transaction Detail – February

Transaction Date	Description	Percent	Dividends Earned YTD
02/27/2026	7-Day Simple Yield	3.56244%	\$4,563.00

March 1 – March 31, 2026

Pool Name	Beginning Balance	Shares Purchased	Shares Redeemed	Interest	Ending Balance
Stagecoach Sweep	\$1,799,381.76	\$52,731.08	\$4,321.59	\$5,493.67	\$1,847,791.25

Transaction Detail – March

Transaction Date	Description	Percent	Dividends Earned YTD
03/31/2026	7-Day Simple Yield	3.53773%	\$10,232.62

Quarter Summary Statement

The City’s investment in the Wells Fargo Stagecoach Sweep has performed steadily throughout the first quarter of 2026, with consistent monthly interest earnings. The **average balance for the quarter was approximately \$1,532,196.76** and total interest earned during the quarter was **\$16,987.92**.

Compliance Statement

I hereby certify that this investment report has been prepared in compliance with the City of La Vernia’s Investment Policy and the Texas Public Funds Investment Act.

Signed:

Jennifer Mair

Finance Administrator

Date: April 6, 2026

City of La Vernia
1st Quarter Investment Report
For the Period: January – February – March 2026
Prepared by: Jennifer Mair
Date: April 6, 2026

TexPool Investment Summary

January 1 – January 31, 2026

Pool Name	Beginning Balance	Deposits	Withdrawals	Interest	Ending Balance	Average Balance
Texas Local Government Investment Pool	\$2,294,968.38	\$0.00	\$0.00	\$7,231.02	\$2,302,199.40	\$2,295,434.90

Transaction Detail – January

Transaction Date	Description	Amount	Share Price	Shares Transacted	Total Shares
01/01/2026	Beginning Balance	\$2,294,968.38	\$1.00	–	2,294,968.380
01/30/2026	Monthly Posting	\$7,231.02	\$1.00	7,231.020	2,302,199.400

February 1 – February 28, 2026

Pool Name	Beginning Balance	Deposits	Withdrawals	Interest	Ending Balance	Average Balance
Texas Local Government Investment Pool	\$2,302,199.40	\$0.00	\$0.00	\$6,500.15	\$2,308,699.55	\$2,302,663.70

Transaction Detail – February

Transaction Date	Description	Amount	Share Price	Shares Transacted	Total Shares
02/01/2026	Beginning Balance	\$2,302,199.40	\$1.00	–	2,302,199.400

Transaction Date	Description	Amount	Share Price	Shares Transacted	Total Shares
02/27/2026	Monthly Posting	\$6,500.15	\$1.00	6,500.150	2,308,699.550

March 1 – March 31, 2026

Pool Name	Beginning Balance	Deposits	Withdrawals	Interest	Ending Balance	Average Balance
Texas Local Government Investment Pool	\$2,308,699.55	\$0.00	\$0.00	\$7,200.94	\$2,315,900.49	\$2,308,931.84

Transaction Detail – March

Transaction Date	Description	Amount	Share Price	Shares Transacted	Total Shares
03/01/2026	Beginning Balance	\$2,308,699.55	\$1.00	–	2,308,699.550
03/31/2026	Monthly Posting	\$7,200.94	\$1.00	7,200.940	2,315,900.490

Quarter Summary Statement

The City’s investment in the Texas Local Government Investment Pool (TexPool) has performed steadily throughout the first quarter of 2026, with no withdrawals and consistent monthly interest earnings. The **average balance for the quarter was approximately \$2,302,343.48** and total interest earned during the quarter was **\$20,932.11**.

Compliance Statement

I hereby certify that this investment report has been prepared in compliance with the City of La Vernia’s Investment Policy and the Texas Public Funds Investment Act.

Signed:

Jennifer Mair

Finance Administrator

Date: April 6, 2026

THIS CERTIFICATE IS PROUDLY PRESENTED TO

Leilani Smith

ON BEHALF OF THE CITY OF LA VERNIA, WE PROUDLY RECOGNIZE
AND CONGRATULATE YOU ON EARNING THE ARROW OF LIGHT
AWARD, THE HIGHEST RANK IN CUB SCOUTS.

THROUGH DEDICATION, PERSEVERANCE, AND A STRONG
COMMITMENT TO PERSONAL GROWTH, YOU HAVE SUCCESSFULLY
COMPLETED ALL REQUIRED ADVENTURES, INCLUDING BOBCAT,
OUTDOOR ADVENTURER, PERSONAL FITNESS, CITIZENSHIP, FIRST
AID, AND DUTY TO GOD, ALONG WITH YOUR ELECTIVE
ACHIEVEMENTS, SAFETY TRAINING, AND CHARACTER
DEVELOPMENT.

YOUR ACCOMPLISHMENT REFLECTS NOT ONLY THE MASTERY OF
IMPORTANT SKILLS, BUT ALSO YOUR DEMONSTRATION OF
LEADERSHIP, RESPONSIBILITY, AND THE VALUES THAT DEFINE
OUTSTANDING CITIZENSHIP. THESE QUALITIES PREPARE YOU WELL
FOR YOUR CONTINUED JOURNEY INTO SCOUTS BSA AND BEYOND.

THE CITY OF LA VERNIA COMMENDS YOU FOR YOUR HARD WORK,
DETERMINATION, AND SERVICE TO YOUR COMMUNITY. WE ARE
PROUD OF YOUR ACHIEVEMENT AND CONFIDENT IN YOUR BRIGHT
FUTURE.

GIVEN THIS 9TH DAY OF APRIL, 2026

MAYOR POORE
CITY OF LA VERNIA

THIS CERTIFICATE IS PROUDLY PRESENTED TO

Ethan Sheehan

ON BEHALF OF THE CITY OF LA VERNIA, WE PROUDLY RECOGNIZE
AND CONGRATULATE YOU ON EARNING THE ARROW OF LIGHT
AWARD, THE HIGHEST RANK IN CUB SCOUTS.

THROUGH DEDICATION, PERSEVERANCE, AND A STRONG
COMMITMENT TO PERSONAL GROWTH, YOU HAVE SUCCESSFULLY
COMPLETED ALL REQUIRED ADVENTURES, INCLUDING BOBCAT,
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FUTURE.

GIVEN THIS 9TH DAY OF APRIL, 2026

MAYOR POORE
CITY OF LA VERNIA

THIS CERTIFICATE IS PROUDLY PRESENTED TO

Corwyn Neeley

ON BEHALF OF THE CITY OF LA VERNIA, WE PROUDLY RECOGNIZE AND CONGRATULATE YOU ON EARNING THE ARROW OF LIGHT AWARD, THE HIGHEST RANK IN CUB SCOUTS.

THROUGH DEDICATION, PERSEVERANCE, AND A STRONG COMMITMENT TO PERSONAL GROWTH, YOU HAVE SUCCESSFULLY COMPLETED ALL REQUIRED ADVENTURES, INCLUDING BOBCAT, OUTDOOR ADVENTURER, PERSONAL FITNESS, CITIZENSHIP, FIRST AID, AND DUTY TO GOD, ALONG WITH YOUR ELECTIVE ACHIEVEMENTS, SAFETY TRAINING, AND CHARACTER DEVELOPMENT.

YOUR ACCOMPLISHMENT REFLECTS NOT ONLY THE MASTERY OF IMPORTANT SKILLS, BUT ALSO YOUR DEMONSTRATION OF LEADERSHIP, RESPONSIBILITY, AND THE VALUES THAT DEFINE OUTSTANDING CITIZENSHIP. THESE QUALITIES PREPARE YOU WELL FOR YOUR CONTINUED JOURNEY INTO SCOUTS BSA AND BEYOND.

THE CITY OF LA VERNIA COMMENDS YOU FOR YOUR HARD WORK, DETERMINATION, AND SERVICE TO YOUR COMMUNITY. WE ARE PROUD OF YOUR ACHIEVEMENT AND CONFIDENT IN YOUR BRIGHT FUTURE.

GIVEN THIS 9TH DAY OF APRIL, 2026

MAYOR POORE
CITY OF LA VERNIA



March 30, 2026

To Whom it may Concern:

I was recently asked to write a letter of recommendation for Mabry Henry, who is looking to join the Naval Academy in the future. I was first made aware of Mabry when I saw an article in the La Vernia News regarding a La Vernia High School Swimmer. I was rather taken aback, as I was not aware that our high school had a swimming program. Turns out it did not...until now. This young lady, who is a Junior in high school took it upon herself to reach out to her coaches and the school board to become the first and only member of the inaugural La Vernia Swim Team. Now, I think that is a pretty amazing feat.

It turns out that a friend of mine, Kim Kimball, actually wrote the article and reached out to me for this letter of recommendation. I have a great deal of trust and admiration for Mrs. Kimball, so I asked her to have Mabry get in touch with me. In addition to her motivation to push for the creation of the La Vernia High School Swim Team, this girl has amazing plans for her future. When I was her age, I knew that I wanted to attend college but was not even sure of my intended major. Mabry is so committed to the Naval Academy that she is preparing to attend their Summer Seminar Camp as soon as school is out.

The youngest of four siblings, she moved to La Vernia in August of 2022. Committed to swimming this past school year, with the help of her coaches, she reached out to the La Vernia school board and was awarded the honor of creating the La Vernia Swim Team. Placing 3rd at District, she went on to compete at the Regional Swim Meet. She is not only an innovative athlete; she is also enrolled in OnRamps Physics, U.S History, and English through my alma matter, The University of Texas at Austin. Also enrolled in other high school honors classes, she is currently in the top 8% of her class.

She informed me that she is going to Kathmandu, Nepal in June on a humanitarian trip to build school buildings, teach basic math and English, as well as good hygiene. Her other extracurricular activities include National Honor Society, National Society of High School Scholars, Streamline Aquatics Swim Team, volunteering at the La Vernia Library, and volunteering through her church.

This girl has some mad leadership skills. She is driven to become a future military officer. She is hardworking, determined, optimistic, attentive, and loyal. The self-discipline to push herself to be the sole member of the swimming team is quite amazing to me. In talking to her, she even used the word "nobility". She is a very impressive young lady.

I am delighted to present this letter of recommendation for Mabry Henry, a Junior at La Vernia High School. In brief conversations with her, I am confident that her drive, leadership, and academic excellence will make her a valuable member of society. I recommend her for anything she sets her mind to and look forward to hearing about her successes.

Sincerely,

Martin Poore
Mayor, City of La Vernia



International
Dark Sky Week
2026

WHEREAS, the aesthetic beauty and wonder of a natural night sky is a shared heritage of all humankind; and

WHEREAS, the experience of standing under a starry night sky inspires feelings of wonder and awe, encouraging a growing interest in science and nature, particularly among young people and visitors from outside the local communities.; and

WHEREAS, light pollution has scientifically established economic and environmental consequences, which result in significant impacts on the ecology and human health of all communities; and

WHEREAS, 80 percent of the world’s population, including many people in La Vernia, lives under a dome of light pollution—excessive artificial lighting at night that disrupts natural darkness—and may never experience the visual wonder or ecological and health benefits of living under a dark sky; and

WHEREAS, light pollution represents a waste of natural resources amounting to roughly \$3 billion per year of wasted energy in the United States and contributes to diminished energy security; and

WHEREAS, the City of La Vernia, as a growing community in Wilson County, values its rural character, natural landscapes, and quality of life, and recognizes that responsible outdoor lighting can preserve the visibility of the night sky while enhancing public safety and reducing energy costs; and

WHEREAS, South Central Texas is home to diverse nocturnal wildlife species that rely on natural darkness for navigation, feeding, and reproduction, and excessive artificial lighting can disrupt these vital ecosystems; and

WHEREAS, DarkSky International, the globally recognized authority on light pollution, recognizes International Dark-Sky Week to raise awareness of the effects of light pollution, provide free education, resources, and solutions to the public, and encourage the protection of and enjoyment of dark skies and responsible outdoor lighting.

Now, Therefore, I, Martin Poore, Mayor of La Vernia, do hereby declare April 13-20, 2026 as

INTERNATIONAL DARK-SKY WEEK in the City of La Vernia, Texas, and ask each resident to join me not only in observing and pondering upon this important week but also in raising awareness and support for protecting our precious dark sky as a resource.

Mayor, Martin Poore

City of La Vernia, Texas



Child Abuse Prevention Awareness Proclamation

Section 6, Item B.

WHEREAS an estimated 558,899 children were victims of child abuse and neglect in 2022, the most recent year for which there is national data.

WHEREAS in Federal fiscal year 2023, 3.8 million reports were made to Child Protective Services and CACs investigated 247,543 cases involving sexual abuse.

WHEREAS, in 2025, an estimated 2,000 children died from abuse and neglect in the United States, a number consistently on the rise over the previous five years.

WHEREAS, in 2024, Children's Advocacy Centers around the country served some 372,613 child victims of abuse, providing victim advocacy and support to these children and their families.

WHEREAS, it is estimated that at least 350,000 children are in the child welfare system in 2025 due to abuse and neglect.

WHEREAS child abuse can have long-term psychological, emotional, and physical effects that have lasting consequences for victims of abuse; and

WHEREAS, in Texas, 1 in 4 girls and 1 in 6 boys will be sexually abused before their 18th birthday; 98% of the perpetrators are someone the victim knows; and

WHEREAS protective factors are conditions that reduce or eliminate risk and promote social, emotional, and developmental well-being of children; and

WHEREAS effective child abuse prevention activities succeed because of the partnerships created between child welfare professionals, education, health, community, and faith-based organizations, businesses, law enforcement agencies, and families; and

WHEREAS child abuse and neglect are a serious problem affecting every segment of our community, and finding solutions requires input and action from everyone; and

WHEREAS communities must make every effort to promote programs and activities that create strong and thriving children and families; and

WHEREAS we encourage public awareness of child abuse and neglect through education, recommit county resources to the cause, and promote community involvement through local activities; and

WHEREAS we acknowledge that we must work together as a community to increase awareness about child abuse and contribute to promoting the social and emotional well-being of children and families in a safe, stable, and nurturing environment; and

WHEREAS prevention remains the best defense for our children and families.

NOW, THEREFORE, I, Mayor Martin Poore, proclaim April 2026 as CHILD ABUSE PREVENTION MONTH in LaVernia, Texas, and urge all citizens to recognize this month by dedicating ourselves to the task of improving the quality of life for all children and families.

50

April 9, 2026

Mayor Martin Poore

PROCLAMATION: Child Abuse Prevention Month

WHEREAS, in fiscal year 2025, the Texas Department of Family and Protective Services confirmed 27,343 children in state custody due to child abuse or neglect, including 229 in our service area; and

WHEREAS, child abuse and neglect are serious problems affecting every segment of our community, and finding solutions requires input and action from everyone in our community; and

WHEREAS, our children are our most valuable resources and will shape the future of Texas; and

WHEREAS, child abuse can have a long-term psychological, emotional, and physical effects that can have lifelong consequences for victims; and

WHEREAS, protective factors are conditions that reduce or eliminate risk and promote the social, emotional, and developmental well-being of children; and

WHEREAS, effective child abuse prevention activities succeed because of the meaningful connections and partnerships created between child welfare, education, health, community and faith-based organizations, businesses, and law enforcement agencies; and

WHEREAS, communities must make every effort to promote programs and activities that benefit children and their families; and

WHEREAS, we acknowledge that we must work together as a community to increase awareness about child abuse and to promote the social and emotional well-being of children and families in a safe, stable, nurturing environment; and

WHEREAS, prevention remains the best defense for children and families; and


WHEREAS, the impact of abuse and neglect has long-term personal, economic and social costs, therefore hurting Texas' future; and

WHEREAS, Court Appointed Special Advocates – CASA volunteers – are assigned by the court to speak up for a child's best interest and help ensure a child's voice is heard; and

WHEREAS, every child in foster care deserves a CASA volunteer but roughly less than half the children in care do not have a CASA volunteer; and

WHEREAS, 6991 CASA volunteers spoke up for the best interest of 17,431 children, donating 324,820 hours of volunteer service in Texas last year; and

WHEREAS, CASA of South Texas dedicated staff, board and volunteers work to ensure that children in our community have a safe and happy future;

 **NOW, THEREFORE**, I, Mayor Martin Poore, do hereby proclaim *April 2026 as National Child Abuse Prevention Month*, and urge all citizens to recognize this month by dedicating ourselves to the task of improving the quality of life for all children and families.

Signed this 9 day of April 2026,

National Sexual Assault Awareness and Prevention Month **PROCLAMATION**

WHEREAS, every 68 seconds another person in the United States is sexually assaulted, and in Texas 2 in 5 women and 1 in 5 men are victims of sexual assault; **AND** in fiscal year 2025, Thriving Hearts Crisis Center rendered 552 services to 93 survivors of sexual violence and provided 94 hospital accompaniments for sexual assault exams;

WHEREAS, according to a study conducted by the Texas Association Against Sexual Assault and The University of Texas at Austin Institute on Domestic Violence and Sexual Assault approximately 6.3 million Texans have been sexually victimized;

WHEREAS, most victims are sexually assaulted by someone they know and 91 percent of victims did not report to police;

WHEREAS, it is appropriate to salute the more than 20 Million victims who have survived sexual assault in the United States and the efforts of victims, volunteers, and professionals who combat sexual assault;

WHEREAS, national and community organizations and private sector supporters should be recognized and applauded for their work in promoting awareness about sexual assault;

WHEREAS, police, forensic workers, and prosecutors should be recognized and commended for their hard work and innovative strategies to increase the percentage of sexual assault cases that resolve in the prosecution and incarceration of the offenders;

WHEREAS, sexual violence is a persistent and pervasive problem in our society, one that requires attention year-round and in order to foster healthy communities, all citizens must support the effort to end sexual violence every month of the year; and,

WHEREAS, national and community organizations, businesses in the private sector, and the media are urged, through *National Sexual Assault Awareness* of sexual violence and strategies to decrease the incidence of sexual assault.

NOW, THEREFORE, I, Martin Poore, Mayor of the City of LaVernia do hereby proclaim the month of April as “National Sexual Assault Awareness and Prevention Month” in LaVernia and urge all citizens to observe this month by supporting the goals and ideas of victims and those working toward awareness and prevention, and by participating in community efforts.

Presented this 9th Day of April 2026.

City Seal

Martin Poore, Mayor

Attest:

Madison Farrow, City Secretary

ORDINANCE NO. 040926-01

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING ZONING CODE CHAPTER 38 AND THE CITY'S OFFICIAL ZONING MAP PROVIDING FOR THE CHANGE OF ZONING DISTRICT CLASSIFICATION FROM PRESENT CLASSIFICATION OF C-1 RETAIL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT FOR THE PROPERTY DESCRIBED AS 119 SAN ANTONIO RD LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the Property has been zoned as (C-1) Retail District; and

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

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

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

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

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

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

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

Change of Zoning District Classification from the present classification of C-1 Retail District to C-2 General Commercial District for the following property:

119 SAN ANTONIO RD LA VERNIA, TX 78121,CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19 ATTACMENT A

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, ON THIS 9TH DAY OF APRIL, 2026.

Martin Poore, Mayor
City of La Vernia

ATTEST:

Madison Farrow, City Secretary
City of La Vernia

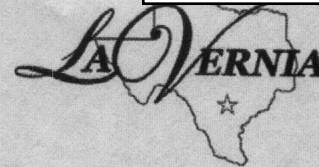
APPROVED AS TO FORM:

City Attorney's Office

ATTACHMENT A

Date Received _____
Permit/Receipt No. _____
Fee Paid _____

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



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

Name BRANDON MCGARREL

Mailing Address 6051 FM 3009 SUITE 248S

Telephone 210-441-0421 Fax _____ Mobile _____ Email _____

Property Address/Location 119 San Antonio Road

Legal Description
Name of Subdivision La Vernia Retail

Lot(s) 1 Block(s) - Acreage 2.19

Existing Use of Property COMMERCIAL USE

Proposed Use of Property (attach additional or supporting information if necessary) COMMERCIAL USE

Zoning Change Request: Current Zoning C-1 Proposed Zoning C-2

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

Reason for request (please explain in detail and attach additional pages if needed) Current zoning doesnt permit drive throughs changing to c-2 for a shell retail building will allow the most for future tenant flexibility (Please see additional attachment)

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, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.
- Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

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

Brandon McGarrel
Signature of Owner(s)/Agent

02/10/2026
Date

For Office Use Only

Date of Publication _____
Date of 200 Ft Notices _____
Ordinance No. _____

Date of P&Z Public Hearing _____
Date of Council Public Hearing _____
Approved _____ Denied _____

I verify I am the owner of 114 San Antonio Road
in La Verne Tx

Brandon Presnell

Form for Ordinary Certificate of Acknowledgment

STATE OF TEXAS §

COUNTY OF Guadalupe §

Before me Margaret R Roeder Notary Public on this day personally appeared Brandon McGarrel known to me (or proved on the oath of) Brandon McGarrel to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed.

“Given under my hand and seal this 10th day of February “2026”



Margaret R Roeder

Signature of Notary Public

Brandon McGarrel

Signature of Signer

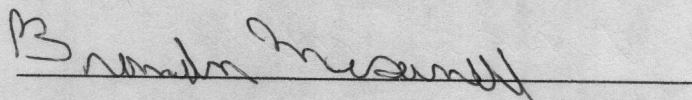
February 9th, 2026

City of La Vernia
102 E. Chihuahua Street
La Vernia, TX 78121

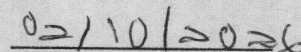
To whom it may concern,

I, **Brandon McGarrel**, property owner of 119 San Antonio Rd. La Vernia, TX 78121, authorize **Stephen J Kramer and team** to act as an authorized agent in all matters related to this property with the city.

Stephen J. Kramer & Team is authorized to communicate with City staff on my behalf and to submit, receive, and discuss documents and information related to the property.



Signature



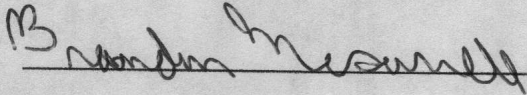
Date

February 9th, 2026

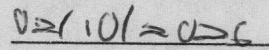
City of La Vernia
102 E. Chihuahua Street
La Vernia, TX 78121

To whom it may concern,

I, **Brandon McGarrel** authorize **Stephen J Kramer and team** to file the zoning change request for the property located at 119 San Antonio Rd. La Vernia, TX 78121.

 _____

Signature

 _____

Date

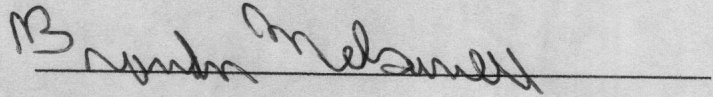
February 9th, 2026

Section 7, Item A.

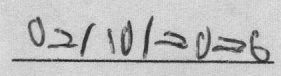
City of La Vernia
102 E. Chihuahua Street
La Vernia, TX 78121

Re: Zoning Application

I, **Brandon McGarrel**, am the sole owner of the property located at 119 San Antonio Rd. La Vernia, TX 78121.



Signature



Date

February 5, 2026

City of La Vernia

Codes Enforcement Department

PO Box 225

102 E Chihuahua

La Vernia, TX 78121

RE: La Vernia Retail

119 San Antonio Road

La Vernia, Texas 78121

To whom it may concern:

Please accept this letter as a request for a zoning change per the adopted UDC City of La Vernia, TX. We are requesting a change that would allow the most flexibility future tenants to obtain a drive thru that is permitted.

The projects are a ground-up building shell that provides space for future tenants varying in business types. The building shell has a drive thru lane incorporated into the design with the potentiality of having a restaurant inhabiting the space.

Per Sec. 38-302.-Permitted use charts and current reviewer direction **zoning C-2** permits the use of drive-thrus. If we can rezone from C-1 to C-2 it will not only permit drive thrus but it will provide the upmost flexibility for future tenants.

If rezoning from C -1 to C-2 is not considered, then the owner is limited to the opportunities of future tenants going through the SUP process for multiple tenants would prove inefficient and time consuming.

The hardship relates to the land and current zoning classification, not personal circumstances. The hardship is not the result of the applicant's own actions; it is due to existing zoning ordinances.

Granting this request will not harm nearby properties and will not disrupt orderly development in the area, because C-2 does not allow businesses with increased hazards.

It is my professional opinion that the proposed exception/variance complies with the intent of the UDC and in no way will it affect the health, safety, or welfare of the public.

Please feel free to contact us at (210) 479 8900 ext. 105 regarding any questions you may have.

Best,



CO



Stephen J. Kramer
ARCHITECTURE
DESIGN

LA VERNIA RETAIL

119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121

TDLR: TABS2026010864



OWNER(S) INFORMATION

MK REAL ESTATE
C/O BRANDON MCGARRELL
6051 FM 3009 SUITE 248 STREET NAME
SCHERTZ, TEXAS 78154
210-441-0421 PHONE
BSMCGAO@GMAIL.COM EMAIL

PROJECT TEAM

ARCHITECT

STEPHEN J. KRAMER
ARCHITECTURE+ DESIGN, INC.
STEPHEN J. KRAMER, A.I.A.
114 E CEVALLOS
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SJKARC.SA@SJKRAMER.COM

CIVIL CONSULTANT

VILLAGOMEZ ENGINEERING COMPANY
JOSE VILLAGOMEZ, P.E.
11107 WURZBACH, SUITE 204
SAN ANTONIO, TEXAS 78230
210-724-0816 PHONE
JLVILLAGOMEZ@VILLAGOMEZENGINEERING.COM

STRUCT. CONSULTANT

MUNOZ ENGINEERING GROUP
FELIX MUNOZ, MCE, PE
9110 N LOOP 1604, SUITE 104 PMB 1196
SAN ANTONIO, TX 78249
210-440-9939 PHONE
munoz@munozengroup.com

MEP CONSULTANT

CEN-TEX ENGINEERING
COOPER GILL, P.E.
18 SOUTH MAIN ST SUITE 610
TEMPLE, TX 76501
254-314-2011 PHONE
cooper@centexeng.com

LANDSCAPE CONSULTANT

COOPER-LOCHTE
LANDSCAPE ARCHITECTURE, LLC
JASON S. LOCHTE
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TX 78249
210-821-5670 PHONE
JasonL@Cooper-Lochte.com

INTERIOR DESIGNER

N/A

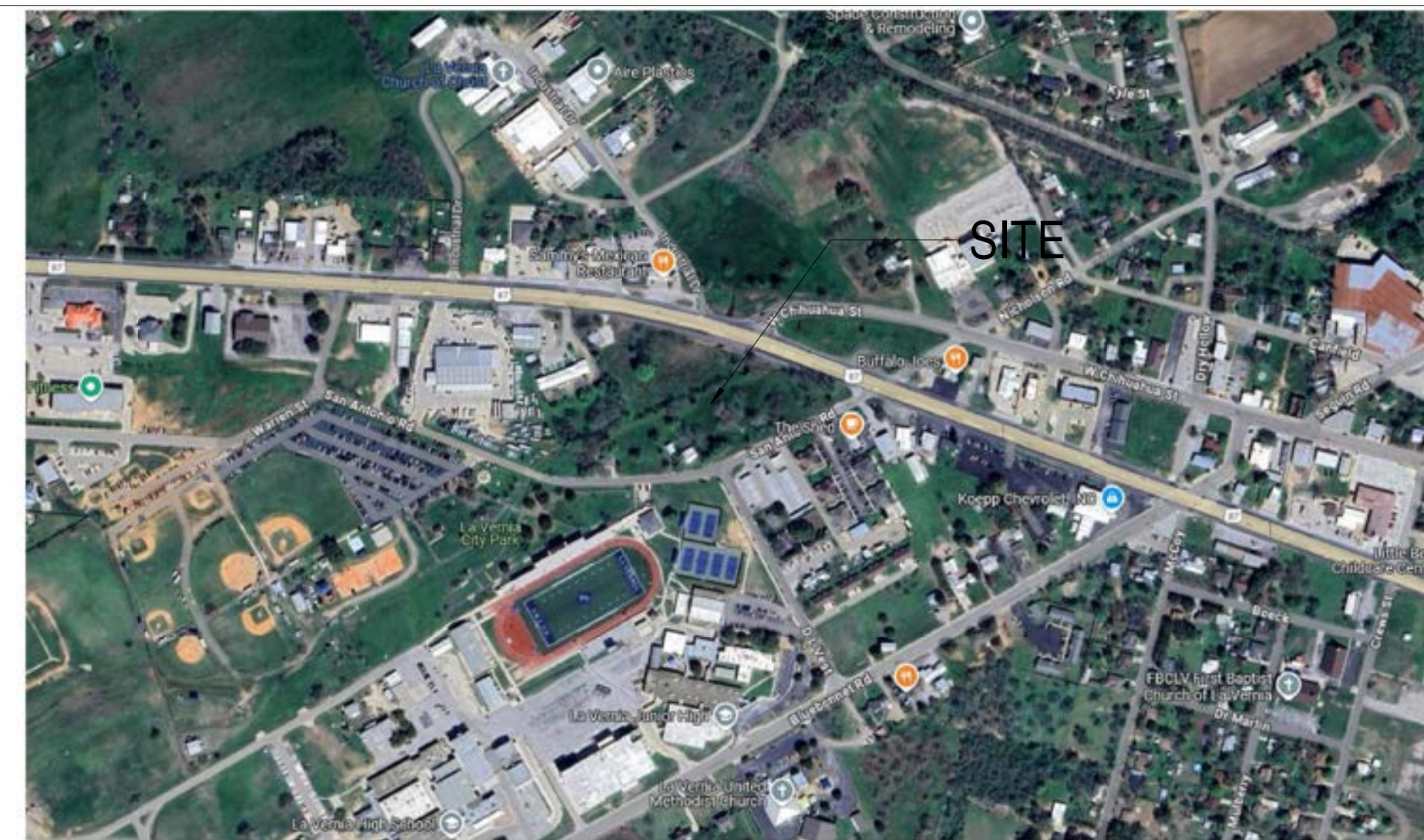
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LOCATION MAPS



CITY MAP
NO SCALE



STREET MAP
NO SCALE

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121



Date: 2.17.26
Dwn: VRB Chk: SJK
Project No.: 2529
Issue: FOR PERMIT

COVER

A0.0



Stephan A. Kramer
ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121



12/17/25

Date: **2.17.26**
Dwn: **VRB** Chk: **SJK**
Project No.: **2529**
Issue: FOR PERMIT

GENERAL NOTES

A0.1

ABBREVIATIONS

A	AFB AL ANOD ARCH AVG &	ABOVE FINISH FLOOR ALUMINUM ANODIZED ARCHITECT(URAL) AVERAGE AND	HD HWHR HM HORIZ HVAC	HEAD HARDWARE HOLLOW METAL HORIZONTAL HEATING, VENTILATION & AIR CONDITIONING	Q	QTY	QUANTITY
B	BLDG BLKG BL BRD BRD B.O.	BUILDING BLOCKING BREAK LINE BOARD BOTTOM OF	INFO INSUL INT	INFORMATION INSULATION INTERIOR	R	RE: RECES RECP T REF REC'D RESIS REINF RESIL RF RO	REFER(ENCE) RECESSED RECEP TICLE REFRIGERATOR REFLECTED REQUIRED RESIST(A)NT(I)VE REINFORCE(D) (I)NG(I)MENT RESILIENT ROOFING ROOM ROUGH OPENING
C	CAB CEM CL CLG CMU CONC CONST CONT CPT CT	CABINET CEMENT(T)TICUS) CENTERLINE CEILING CONCRETE MASONRY UNIT CONCRETE CONSTRUCTION CONTINUOUS CARPET CERMAIC TILE	JAN JT	JANITOR JOINT	S	SECUR SF SGL SIM SS SST STD STL STRFR STRUCT SURF SUSP SYS	SECURE (I)TY SQUARE FOOT SINGLE SIMILAR STAINLESS STEEL STAINLESS STEEL TABLE STANDARD STEEL STOREFRONT STRUCTURE(AL) SURFACE SUSPENDED SYSTEM(S)
D	DBL DEPT DES DF DIA DIFF DIM DISP DIV DN \$ DR DISC DWR	DOUBLE DEPARTMENT DESIGN(ED) DETAIL DRINKING FOUNTAIN DIAMETER DIFFUSER DIMENSION DISPENSER DIVISION DOWN DOLLAR DOOR DISCONNECT DRAWER	LAV LB LT LVL LV/LG LVR	LAVATORY POUNDS LIGHT(ING) LEVEL LEVELING LOUVER	T	THK TLT TRAF TRANS TRTD T&G TYP	THICK TOILET TRAFFIC TRANSPARENT TREATED TONGUE & GROOVE TYPICAL
E	ELAST ELEC ENGR ENT EQ EQUIP EXIST EXP JT EXPS EXT	ELASTOMERIC ELECTRICAL ENGINEER(ING) ENTRANCE EQUAL EQUIPMENT EXISTING EXPANSION JOINT EXPOSE(D) EXTERIOR	MAX MFG MFR MECH MTL MEMB MEZZ MIN MISC MLWK MOIST MTD	MAXIMUM MANUFACTURED(ING) MANUFACTURER MECHANICAL METAL MEMBRANE MEZZANINE MINIMUM MISCELLANEOUS MILLWORK MOISTURE MOUNTED	U	UND UNDRLY UTIL UNO	UNDER UNDERLAYMENT UTILITY UNLESS NOTED OTHERWISE
F	FAB FAB FD FE FE&C FFE FHC FIN FR FRMG FXD FXTR FLR FT FURN FUT	FABRICATION FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER AND CABINET FINISH FLOOR ELEVATION FIRE HOSE CABINET FINISH FIRE RATE(ED)(ING) FRAMING FIXED FIXTURE FLOOR FEET FURNITURE FUTURE	NIC NO NTS	NOT IN CONTRACT NUMBER NOT TO SCALE	V	VEH VERT VIF	VEHICLE VERTICAL VERIFY IN FIELD
G	GA GL GRD GYP	GAUGE GLASS GRADE(E)(ING) GYPSUM	OF OI OPR OPP OVFL OVHD	OWNER FURNISHED OWNER INSTALLED OPENING(S) OPERABLE OPPOSITE OVERFLOW OVERHEAD	W	W/ WC WD WIN W/O WT WP	WITH WATER CLOSET WOOD WINDOW WITHOUT WEIGHT WATERPROOF(ING)

CONTRACTOR NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE BEGINNING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY IN WRITING BEFORE WORK BEGINS.
- CAREFULLY EXAMINE THE CONSTRUCTION SITE TO DETERMINE THE EXTENT OF THE WORK AND THE EXISTING CONDITIONS. NO EXTRA PAYMENTS WILL BE ALLOWED FOR CLAIMS FOR ADDITIONAL WORK THAT COULD HAVE BEEN DETERMINED BY SUCH INSPECTION.
- CHECK AND VERIFY DOCUMENTS AND FIELD CONDITIONS FOR ACCURACY. CONFIRM THAT EXISTING CONDITIONS ARE AS DOCUMENTED BEFORE BEGINNING CONSTRUCTION. IF ANY QUESTIONS OR CONCERNS ARISE THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE ARCHITECT BEFORE PROCEEDING.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN, FOLLOWING THE BEST AND ESTABLISHED PRACTICES OF THE TRADES INVOLVED USING PUBLISHED TRADE ASSOCIATION STANDARDS AND GUIDELINES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK BETWEEN THE TRADES AND FOR THE PROPER SCHEDULING OF WORK AND TRADES ON THE JOB. BUILDING SHALL BE LOCKED AND SECURED AT THE END OF EACH WORKING DAY.
- PROVIDE TEMPORARY SECURE PROTECTION OF THE BUILDING FROM THE ELEMENTS, VANDALISM, ETC. DURING WORK ON THE EXTERIOR WALL AND/ OR ROOF.
- THE GENERAL CONTRACTOR SHALL PAY FOR ALL BUILDING FEES AND SECURE ALL NECESSARY PERMITS AS REQUIRED FOR PROPER COMPLETION OF THE WORK. PROVIDE A CERTIFICATE OF OCCUPANCY TO THE OWNER UPON COMPLETION.
- ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDED INSTRUCTIONS.
- ALL WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. SAFETY PRECAUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTORS. GOVERNING CODES AND ORDINANCES SHALL APPLY.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN PROJECT. FREE FROM TRASH AND DEBRIS. FLOORS SHALL BE KEPT CLEAN AND SWEEP. ADJACENT WORK SHALL BE PROTECTED FROM ONGOING WORK, DAMAGE, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, AND FINISHES SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY. EXISTING WORK SHALL BE KEPT PROTECTED FROM NEW CONSTRUCTION. ANY DAMAGE TO EXISTING CONDITIONS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. THE EXTERIOR OF THE BUILDING SHALL BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AND/ OR APPLIANCES SPECIFIED UNLESS OTHERWISE NOTED. OWNER SUPPLIED EQUIPMENT SHALL BE INSTALLED BY CONTRACTOR. CONTRACTOR SHALL VERIFY ALL ROUGH DIMENSIONS OF ALL EQUIPMENT BEFORE FABRICATION OF ANY ADJACENT WORK.
- PROVIDE BLOCKING BEHIND ALL EQUIPMENT. WALL MOUNTED DOOR STOPS, RESTROOM ACCESSORIES, MILLWORK, ETC. TO PROVIDE PROPER AND STRONG ATTACHMENT.
- SUBMIT SHOP DRAWINGS ON ALL MILLWORK OR OTHER SPECIAL CONSTRUCTION FOR ARCHITECTS OR OWNER'S APPROVAL BEFORE FABRICATIONS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS AND EMERGENCY LIGHTING AS REQUIRED BY LOCAL CODES.
- CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED TYPE FIRE EXTINGUISHER(S) AS DIRECTED BY THOSE GOVERNMENTAL AGENCIES HAVING JURISDICTION. EXTINGUISHERS SHALL BE PROVIDED WITH WALL MOUNT AND BRACKET. UNITS SHALL BE UL. RATED 2A-10BC WITH CAPACITY AS REQUIRED.
- ALL PENETRATIONS OF FIRE RESISTIVE FLOORS OR WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UNDERWRITERS LABORATORIES LISTINGS FOR THROUGH-PENETRATION FIRE STOP SYSTEMS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS FURNISHED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING TO THE ARCHITECT
- AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE CITY INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION WITH ALL VARIABLES DEFINED.
- ALL EXITS SHALL BE OPERABLE FROM THE INSIDE OF THE SPACE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE DURING NORMAL BUSINESS HOURS.
- ALL UTILITIES ARE AVAILABLE AT THE SITE AND SHALL BE AS SHOWN ON THE CIVIL ENGINEER'S PLANS.
- ALL PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS SHALL SECURE SEPARATE PERMITS FOR THEIR WORK IF REQUIRED BY THE CITY.
- ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.
- MANUALLY OPERATED FLUSH EDGE BOLTS, SURFACED MOUNTED BOLTS, AND SURFACE BOLTS ARE PROHIBITED ON EXIT DOORS. IF BOLTS ARE REQUIRED ON ANY EXIT DOOR THEY SHALL BE AUTOMATIC FLUSH BOLTS.

FIRE SAFETY NOTES

- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR. AN ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
- PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS. WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR, CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS, IN ACCORDANCE WITH GOVERNING BUILDING CODES.
- PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL IN ACCORDANCE WITH GOVERNING BUILDING CODES.
- MAINTAIN AISLES OF AT LEAST 44" WIDE IN PUBLIC AREAS. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OR AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE ACCESSIBLE, APPROVED LEVER HANDLES.
- EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OR AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE ACCESSIBLE, APPROVED LEVER HANDLES.
- DOORS OPENING INTO REQUIRED 1-HOUR, FIRE RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20-MINUTE RATING AND SHALL BE SELF-CLOSING.
- 20-MINUTE DOOR JAMBS TO BE TIGHT FITTING, SMOKE AND DRAFT CONTROLLED.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND ALSO IN HAZARDOUS AREAS.
- INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDOR SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING:
A. CLASS I- FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS.
B. CLASS II- FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS.
C. CLASS III- FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.
- PROVIDE FIRE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILINGS.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS SUBSTANCES SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE GOVERNING CODE REQUIREMENTS.
- LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
- EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING FOR THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHERS PER MINUTE.
- DEVICE COVERS TO BE WHITE UNLESS DICTATED OTHERWISE BY LOCAL JURISDICTIONS.
- CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE RATED WALLS (AND CORRESPONDING HOURLY RATING) REQUIRED TO HAVE PROTECTED OPENINGS, CORRIDORS PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, AND EXIT ENCLOSURES EITHER BY INSTALLING SIGNS OR BY STENCILING IN CONCEALED SPACES THE FOLLOWING: 1 HOUR FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS. IDENTIFICATIONS SHALL BE SPACED NO MORE THAN TWELVE (12) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF TWO (2) INCHES IN HEIGHT ON A CONTRACTING BACKGROUND. (SEE SECTION 705.3 AND 2305.1)

POWER AND COMMUNICATION NOTES

- COORDINATE INSTALLATION OF TELECOMMUNICATIONS, DATA AND SECURITY SYSTEMS.
- VERIFY EQUIPMENT SPECIFICATIONS, POWER AND INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION.
- VERIFY MOUNTING REQUIREMENTS OF ELECTRICAL, TELEPHONE AND OTHER EQUIPMENT.
- GANG ADJACENT LIGHT SWITCHES AND COVER WITH A SINGLE PLATE.
- INDICATED DIMENSIONS ARE TO THE CENTER LINE OF THE OUTLET OR SWITCH, OR CLUSTER OF OUTLETS OR SWITCHES, U.N.O.
- INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. DO NOT INSTALL BACK TO BACK.
- PROVIDE MATCHING COVER PLATES, RECEPTACLES AND RELATED ITEMS. PROVIDE ONE-PIECE BY GANG COVER PLATES, U.N.O.
- IDENTIFY DEDICATED OR ISOLATED GROUND ELECTRICAL OUTLETS WITH A RED DOT.

REFLECTED CEILING NOTES

- NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- GYP MUST BE MOISTURE RESISTANT IN TOILET ROOMS.
- REFER TO FLOOR PLANS FOR PARTITIONS THAT EXTEND TO ROOF STRUCTURE.
- CEILING GRIDS CENTERED IN ROOM U.N.O.
- ALL FIXTURES/ DEVICES MAY NOT BE INDICATED COORDINATE WITH MEP, AV, & TELECOM DRAWINGS, AND PROVIDE ADDITIONAL FIXTURES, DIFFUSERS DEVICES AND OTHER ITEMS AS REQUIRED AND INDICATED.
- REFER TO MECHANICAL FOR AIR DEVICES, TYPICAL.
- REFER TO ELECTRICAL FOR CEILING SPEAKER PLACEMENT, LIGHTING AND POWER.
- LIGHTING LAYOUT AT MECHANICAL ROOMS TO BE COORDINATED WITH M.E.P. DEVICES.
- PROVIDE USG#993 CONTROL JOINT IN GWB CEILINGS PER G.A. SPACING RECOMMENDATIONS.
- CENTER ALL LIGHT PATTERNS AND CEILING GRIDS WITHIN ANY GIVEN SPACE. UNLESS NOTED OTHERWISE, FIELD VERIFY AND NOTE ANY DISCREPANCIES TO ARCHITECT BEFORE INSTALLATION. COORDINATE ANY LAYOUT DISCREPANCIES WITH CEILING GRID AND CEILING/DEVICE LAYOUTS WITH ARCHITECT.
- PAINT ALL EXPOSED STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TELECOM, DATA, AND AUDIO-VISUAL WORK, UNLESS NOTED OTHERWISE. ALL MEP WORK SHALL RUN CONCEALED WHERE FINISH CEILINGS ARE PROVIDED.
- RUN ALL CONDUIT, WIRING, PIPING IN EXPOSED CEILING AREAS ALONG STRUCTURE AND WALLS IN SUCH A MANNER TO MINIMIZE RUNS ACROSS OPEN SOFFITS AND DECK. ALL RUNS SHALL BE PERPENDICULAR OR PARALLEL WITH STRUCTURE AND DECK ORIENTATION. PROVIDE FOR ADJUSTMENT IN ALL RUNS.
- REVIEW ALL LIGHT FIXTURE LOCATIONS FOR CONFLICTS WITH STRUCTURE, MECHANICAL DUCTWORK, PIPING AND PLENUM CLEARANCES TO PROVIDE COORDINATION BEFORE INSTALLATION OF ANY WORK ABOVE CEILING
- REVIEW AND VERIFY ALL CEILING HEIGHTS FOR COORDINATION WITH ABOVE-CEILING WORK. COORDINATE ANY CONFLICTS WITH THE ARCHITECT PRIOR TO INSTALLATION OF ABOVE CEILING WORK.
- PROVIDE PAINTED ACCESS PANELS IN GYPSUM BOARD AND PLASTER CEILINGS AT ALL LOCATIONS WHERE NEEDED FOR ACCESS TO ABOVE CEILING MECHANICAL AND ELECTRICAL DEVICES. COORDINATE WITH MECHANICAL AND ELECTRICAL SUBCONTRACTORS. ACCESS PANELS SHALL BE FLUSH TRIMLESS TYPE PAINTED TO MATCH FINISH OF REST OF CEILING. VERIFY ALL LOCATIONS WITH THE ARCHITECT BEFORE INSTALLATION OF CEILINGS.
- SPRINKLER HEADS SHALL BE CENTERED IN LAY-IN CEILING PANELS UNLESS OTHERWISE NOTED. PROVIDE FOR SYMMETRICAL HEAD LAYOUTS IN ALL ROOMS AND CENTERED IN CORRIDORS.
- LOCATED REGISTERS AND LIGHTING FIXTURES WITHIN GRID LINES. CENTER SPEAKERS, RECESSED FIXTURES AND SIMILAR CEILING ELEMENTS IN ACOUSTICAL UNITS UNLESS NOTED OTHERWISE.
- PROVIDE CONT. MATCHING PREFINISHED HEMMED ANGLE TRIM AROUND PERIMETER OF ALL EXTERIOR FLUSH METAL SOFFIT PANELS.

GENERAL NOTES

- NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- IT IS THE INTENT OF THIS DRAWING TO SHOW MANNER OF ACCOMPLISHING THE WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS & CONDITIONS INCLUDED AS PART OF THE WORK. IF DISCREPANCIES FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR THE COMMENCEMENT OF THE WORK.
- COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
- SUBMIT REQUEST FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- OWNER WILL PROVIDE WORK NOTED 'BY OTHERS' OR 'NIC' UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE INSTALLATION.
- COORDINATED TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.
- PROTECT AREA OR WORK AND ADJACENT AREAS FROM DAMAGE.
- PARTITIONS ARE DIMENSIONED FROM STUD FACE TO STUD FACE, UNLESS NOTED OTHERWISE. MAINTAIN DIMENSIONS MARKED 'CLEAR', ALLOW FOR THICKNESS OF FINISHES.
- COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHED BY 1/4 INCH, U.N.O.
- CONCEALED INSULATING MATERIALS INSTALLED WITHIN WALL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
- INSULATING MATERIALS WHICH ARE SUBJECT TO DIRECT EXPOSURE TO POTENTIAL FIRE ON THE INSIDE OF THE BUILDING DUE TO INSTALLATION IN UNCONCEALED SPACES WALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
- MATERIALS EXPOSED WITHIN PLENUMS ARE REQUIRED TO BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OR NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 AS DETERMINED IN ACCORDANCE WITH ASTM E 84.
- CONTRACTOR TO VERIFY WALL LAYOUT TO BE CONSISTENT WITH DRAWINGS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY, PRIOR TO THE INSTALLATION OF THE STUDS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIAL WORK CAUSED BY THE PROGRESSION OF THE WORK BASED ON INCORRECT OR CONFLICTING WALL LAYOUT WHICH WAS NOT RESOLVED.
- UNLESS DIMENSIONED OTHERWISE, ALL DOORS SHALL BE POSITIONED SUCH THAT FINISHED OPENING AT HINGE SIDE SHALL BE AS FOLLOWS:
A. ALL DOORS HINGE SIDE: 4" FROM ADJACENT WALL.
B. DOORS WHICH HAVE A CODE REQUIREMENT OF 18" OF CLEAR WALL AREA AT THE LATCH SIDE OF THE DOOR, MAY BE PLACED WHERE THE JAMB (HINGE SIDE) DIRECTLY ABUTS THE SIDE WALL. IF IT IS REQUIRED TO SATISFY THE 18" CLEARANCE AT THE LATCH SIDE, NOTIFY ARCHITECT OF CONFLICTS WHICH JEOPARDIZE THE FUNCTION OF THE ROOM OR CODE COMPLIANCE.
- THE DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS HAVE PREFERENCE OVER SCALE AND SHALL BE FIELD VERIFIED AND SHALL BE COORDINATED WITH THE WORK OF ALL TRADES IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR THE COMMENCEMENT OF THE WORK.
- ERRORS, OR OMISSIONS IN ROOMS, DOOR OR WINDOW SCHEDULE, ETC. DOES NOT RELIEVE THE CONTRACTOR FROM EXECUTING WORK SHOWN ON DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS. CONTRACTOR WILL CONTACT ARCHITECT FOR CLARIFICATION OF SUCH CIRCUMSTANCES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSTALLATION FOR ALL EQUIPMENT, INCLUDING SUCH ITEMS TO BE PROVIDED BY THE TENANT, BEFORE ANY CONSTRUCTION PERTAINING TO SUCH HAS BEGUN.
- THE CONTRACTOR SHALL VERIFY THE SIZES DIMENSIONS AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS, BASES AND FOUNDATIONS AS WELL AS POWER, WATER AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MANUFACTURER.
- DOUBLE STUDS SHALL BE PROVIDED AT EACH SIDE OF ALL STUD WALL OPENINGS.
- ALL INTERIOR FINISH MATERIAL AND COLOR SELECTIONS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER. SAMPLES SHALL BE SUBMITTED IN FORMAT DESIGNATED BY SPECIFICATIONS.
- THE ARCHITECT PRODUCING THESE PLANS WILL NOT BE RESPONSIBLE FOR FIELD MODIFICATIONS UNLESS NOTIFIED IN WRITING OF CHANGES AND THEN ONLY BY WRITTEN APPROVAL BY THE ARCHITECT.
- IF DRAWINGS OR SUBMITTALS ARE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION ABOVE AND BEYOND THE CONTENT OF THE CONTRACT DOCUMENTS (SIGNED AND SEALED BY THE ARCHITECT AND HIS CONSULTING ENGINEERS), IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT THE ARCHITECT IN ORDER TO OBTAIN ADDITIONAL DOCUMENTATION.
- ANY CONFLICT BETWEEN THE SPECIFICATIONS AND THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR SUCH CLARIFICATIONS. SUCH CONFLICT DOES NOT ALLEVIATE THE CONTRACTOR FROM SATISFYING THE INTENT OF THE DRAWINGS.
- THE CONTRACTOR SHALL NOT INSTALL ANY MATERIAL, PRODUCT, ETC. WHICH CONTAINS ASBESTOS OR OTHER TOXIC SUBSTANCES.
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES, REGULATIONS, ETC. OF ANY PUBLIC AUTHORITY OR UTILITY COMPANY BEARING ON THE PERFORMANCE OF HIS WORK AND THE SAFETY OF PERSONS OR PROPERTIES. IF CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THERE WITHIN ANY RESPECT, HE SHALL PROMPTLY NOTIFY ARCHITECT IN WRITING. IF CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ETC., HE SHALL ASSUME FULL RESPONSIBILITY THEREIN. ANY TEST OR INSPECTIONS REQUIRED BY ANY OF THE ABOVE AGENCIES SHALL BE PAID FOR BY THE CONTRACTOR PERFORMING THE WORK, INCLUDING CRITICAL STRUCTURAL INSPECTION REQUIREMENTS AS REQUIRED BY APPLICABLE CITY AND COUNTY ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, OR SUBMITTALS TO AUTHORITIES HAVING JURISDICTION AS REQUIRED TO SECURE PERMITS OR APPROVALS FOR FULL OR PARTIAL OCCUPANCY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN SUCH REQUIREMENTS FROM THE AUTHORITIES HAVING JURISDICTION.
- ALL GYPSUM BOARD PARTITIONS SHALL HAVE CORNER BEADS AND CASING BEADS. METAL ACCESSORIES AS REQUIRED TO PROVIDE FINISHED SURFACE TERMINATIONS. ALL GYPSUM BOARD SHALL BE 5/8" THICK FIRE RATED TYPE UNLESS OTHERWISE NOTED.
- PATCH AND LEVEL FLOOR SUBSTRATES WITH CONCRETE UNDERPAYMENT AS REQUIRED TO RECEIVE NEW WORK. FLOOR FLATNESS AND LIVELINESS TOLERANCE SHALL BE AS CALLED FOR IN SPECIFICATIONS, BUT SHALL IN NO CASE EXCEED PLUS OR MINUS 1/4" IN 10 FT. IN ANY ONE DIRECTION.
- THE CONTRACTOR SHALL ADVISE ALL UTILITY COMPANIES OF THE PROPER WORK AND SHALL COORDINATE ANY WORK REQUIRED FOR THE TIMELY CONNECTION TO THEIR SERVICES TO THE PROJECT.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICT BEFORE CONSTRUCTION COMMENCE. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- ALL SPACES WITH FLOOR DRAINS TO HAVE FINISHED FLOORS SLOPED TO DRAIN. VERIFY WITH ARCHITECT.
- SET ALL ALUMINUM THRESHOLDS IN BED OF SEALANT AT ALL EXTERIOR DOORS.
- FLOOR ELEVATIONS ARE INTENDED AS RELATIVE. SEE CIVIL DRAWINGS FOR ABSOLUTE ELEVATION VALUES
- ALL PENETRATIONS SHALL BE PROTECTED BY AN APPROVED SOUND ISOLATION SYSTEM UNLESS NOTED OTHERWISE

*ALL NOTES NOT NECESSARILY PERTAINS TO SCOPE OF WORK FOR THIS PROJECT.

BUILDING CODE INFO

PROJECT S.F.:	9283 S.F.
BUILDING USE:	BUILDING SHELL
CONSTRUCTION TYPE (CHAPTER 6):	TYPE II-B
OCCUPANCY CLASSIFICATION (CHAPTER 3):	GROUP M
OCCUPANCY SEPARATION (TABLE 508.4):	NOT APPLICABLE TO SCOPE OF THIS PROJECT

HEIGHT DETERMINATION (SECTION 504.3):

ALLOWABLE BUILDING HEIGHT:	75' - 0"
ALLOWABLE BUILDING STORIES:	4 STORIES
ACTUAL BUILDING HEIGHT:	24' - 0"
ACTUAL BUILDING STORIES:	1 STORIES

EXITS REQUIRED (SECTIONS 1005 & 1006):

NUMBER REQUIRED:	2
NUMBER PROVIDED:	2
OVERALL EXIT WIDTH:	72 INCHES

FIRE PROTECTION (CHAPTER 9):

SPRINKLERS (A.F.E.S.):	NO
FIRE ALARMS:	NO
EMERGENCY LIGHTS:	YES

*SMOKE DETECTION AND FIRE ALARMS TO BE PROVIDED PER INTERNATIONAL FIRE CODE BELOW

BUILDING AGENCY JURISDICTION: CITY OF LA VERNIA, WILSON COUNTY

BUILDING CODES IN EFFECT:

2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
 2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
 2021 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
 2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
 2017 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2012 TEXAS ACCESSIBILITY STANDARDS

SITE INFORMATION

BUILDING ADDRESS: 119 SAN ANTONIO ROAD, BLDG. 1

LOT AND BLOCK NO: LOT 1

ZONING: C-1

LOT COVERAGE (APPROXIMATE):

ACRES: 2.19

ZONING REQUIREMENTS (REFER TO SITE PLAN):

SETBACKS:	
FRONT:	25'-0"
REAR:	10'-0"
SIDE:	25'-0"
SIDE:	10'-0"

CITY PARKING REQ'S:

SPACES REQUIRED: 38
 SPACES SHOWN: 101

PARKING:

CALCULATION PER CITY REQ'S: 1 SPACE PER 250 SF = 38 SPACES

STANDARD SPACES: 96
 ACCESSIBLE (STANDARD): 4
 ACCESSIBLE (VAN): 1

ADA PARKING SITE REQ'S:

SPACES REQ'D PER TABLE 208.2 OF THE ARCHITECTURAL BARRIER TEXAS ACCESSIBILITY STANDARDS (TAS): 5 SPACES

ENERGY SUMMARY

MINIMUM REQUIREMENTS PER IECC 2018

SOLAR REFLECTANCE (TABLE C402.3): 55 MINIMUM

THERMAL EMITTANCE (TABLE C402.3): 0.75 MINIMUM

3-YR AGED SRI (TABLE C402.3): 64 MINIMUM

ROOF R-VALUE (TABLE C402.1.3): R- 25

WALL R-VALUE (TABLE C402.1.3): R- 10 MIN. CONTINUOUS INSULATION (EIFS)

MAXIMUM FENESTRATION REQUIREMENTS PER IECC 2018

OPAQUE DOOR U-FACTOR (TABLE C402.1.3): SWINGING = 0.61 / NON-SWINGING = 0.31

U-FACTOR (TABLE C402.4): FIXED = 0.50 / OPERABLE = .65 / ENTRANCE DOORS = 0.83

SHGC S.E.W ORIENTATION (TABLE C402.4):

PF < 0.2	0.25 (33 FOR NORTH)
0.2 ≤ PF < 0.5	0.30 (37 FOR NORTH)
PF ≥ 0.5	0.40 (40 FOR NORTH)

U-FACTOR (TABLE C402.4): 0.65

SHGC S.E.W ORIENTATION (TABLE C402.4): 0.35

OCCUPANT LOAD:

NAME	OCC. TYPE	AREA	LOAD	OCCUPANCY
MERCANTILE	M	9283 SF	60 SF	154.71
TOTALS		9283 SF		154.71

EXIT TRAVEL DISTANCE:

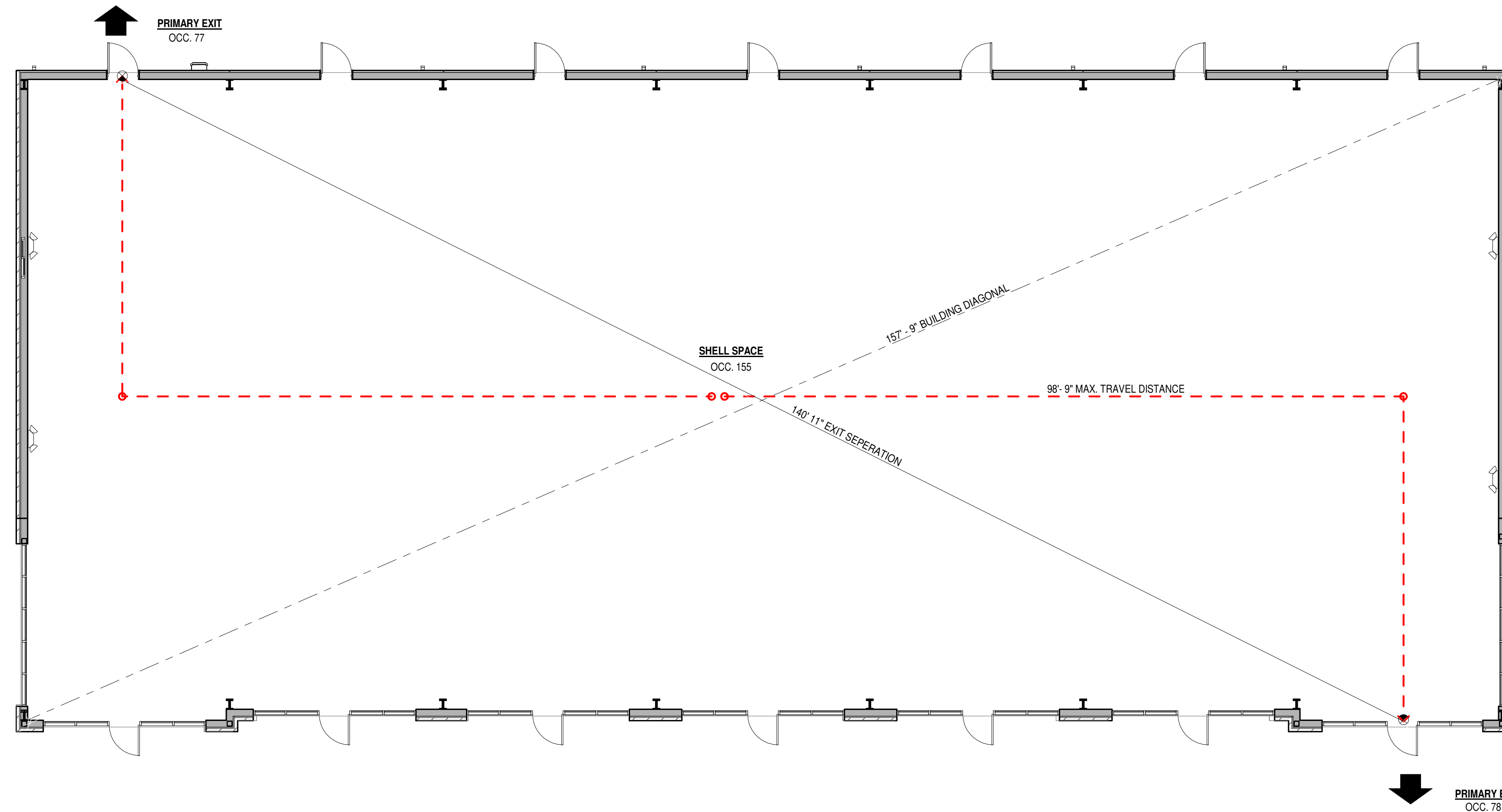
EXIT ACCESS AND CONFIGURATION (SECTION 1007)

BUILDING SUITE DIAGONAL: 157' - 9"
 1/2 OF DIAGONAL: 79' - 11"

EXIT SEPARATION 1: 140' - 11"

MAXIMUM TRAVEL: COMMON PATH OF TRAVEL DISTANCE

COMMON PATH ALLOWED (TABLE 1006.2.1): 75' - 0"
 MAX DISTANCE ALLOWED (TABLE 1017.2): 300' - 0"
 MAX DISTANCE (MEASURED PER 1017.3): 98' - 9"



1 LIFE SAFETY PLAN
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. VERIFY ALL INFORMATION PROVIDED WITH CIVIL DRAWINGS, AS REQUIRED.
2. ALL UTILITIES ARE AVAILABLE AT THE SITE AND SHALL BE AS SHOWN ON THE CIVIL ENGINEER'S PLANS.
3. ALL COMMON AREA AND SITE SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS OF THE ARCHITECTURAL BARRIER ACT (ARTICLE 9102) AND WITH THE UNITED STATES ACCESS BOARD, ADA 1990. REFER TO BUILDING PLAN.
4. MANUALLY OPERATED FLUSH EDGE BOLTS, SURFACED MOUNTED BOLTS, AND SURFACE BOLTS ARE PROHIBITED ON EXIT DOORS. IF BOLTS ARE REQUIRED ON ANY EXIT DOOR THEY SHALL BE AUTOMATIC FLUSH BOLTS.
5. ALL EXITS SHALL BE OPERABLE FROM THE INSIDE OF THE SPACE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE DURING NORMAL BUSINESS HOURS.
6. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.
7. CONTRACTOR MUST INSURE ALL MINIMUM INSULATION VALUES AS PART OF ENERGY SUMMARY ARE MET.
8. ALL PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS SHALL SECURE SEPARATE PERMITS FOR THEIR WORK IF REQUIRED BY THE CITY.
9. AREA TYPE DEFINITIONS PER THE IBC:
 - A. **FLOOR NET AREA:** THE ACTUAL OCCUPIED AREA NOT INCLUDING UNOCCUPIED ACCESSORY AREAS SUCH AS CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS
 - B. **FLOOR GROSS AREA:** THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS...

LIFE SAFETY LEGEND

X SF	OCCUPANT LOAD
(X OCC)	CALCULATED ROOM
↑	PRIMARY EGRESS PATH
↑	SECONDARY EGRESS PATH
---	BUILDING DIAGONAL
---	EXIT SEPARATION
⊖	MAX TRAVEL DISTANCE
⊗	EXIT LIGHTING
⊕	EMERGENCY LIGHTING



LA VERNIA RETAIL
 119 SAN ANTONIO ROAD BLDG 1
 LA VERNIA, TEXAS 78121



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 Project No.: 2529
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LIFE SAFETY
 PLAN AND DATA

A0.2

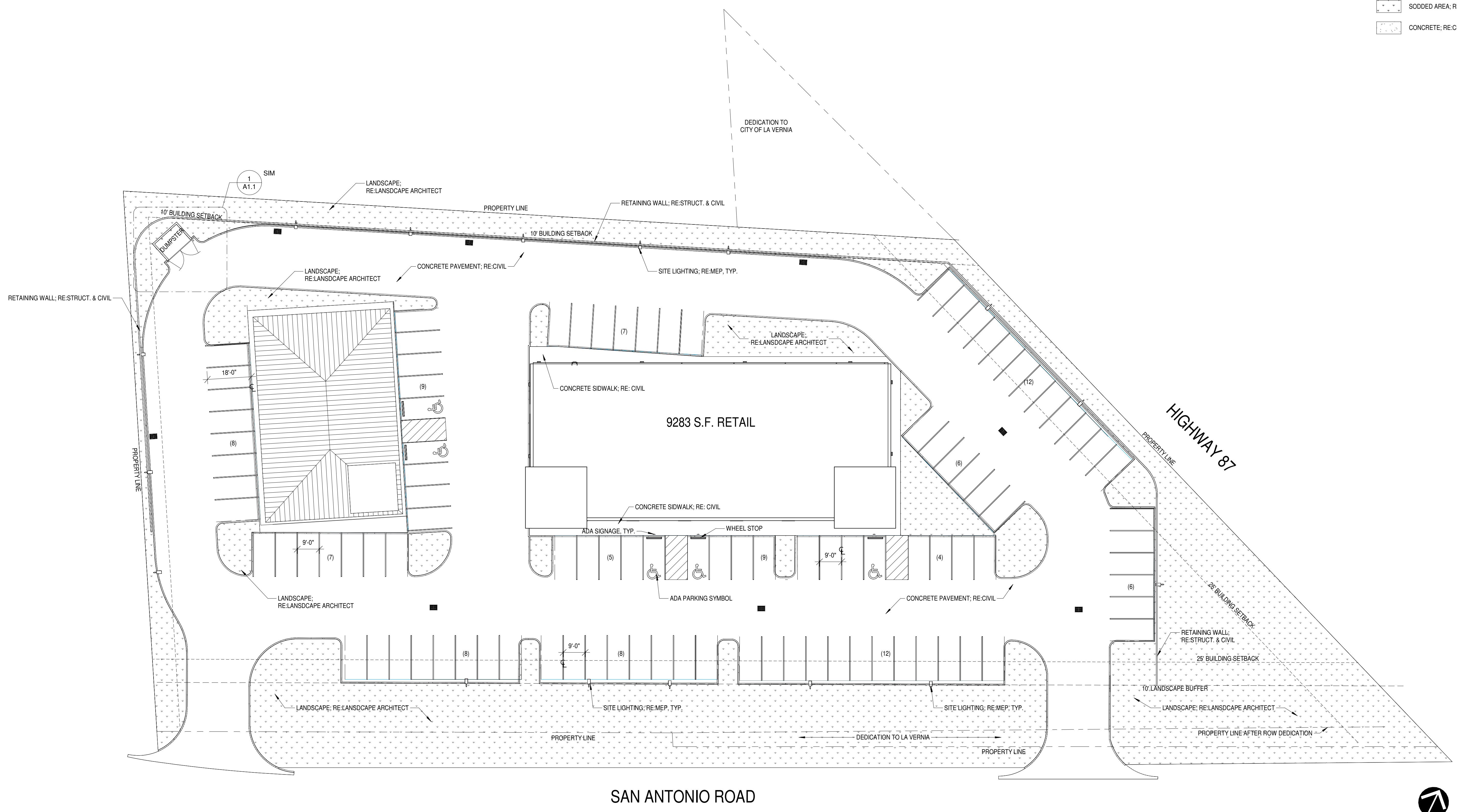


GENERAL SITE NOTES

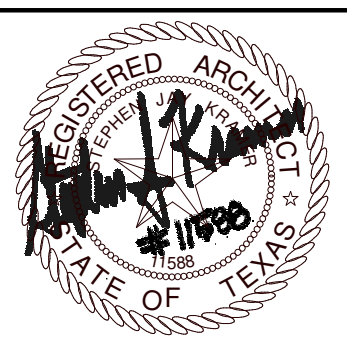
1. REFER TO CIVIL PLANS FOR CONSTRUCTION INFORMATION. THIS PLAN IS FOR REFERENCE ONLY.
2. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS PROVIDED BY OTHERS.
3. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICT BEFORE CONSTRUCTION COMMENCE. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
4. REFER TO LANDSCAPE PLANS FOR ADDITIONAL PLANTING REQUIREMENTS. THIS PLAN IS FOR REFERENCE ONLY.

SITE PLAN LEGENDS

- PROPERTY LINE
- FIRE LANE
SHALL READ "NO PARKING FIRE LANE" EVERY 15'
- [Pattern] SODDED AREA; RE:LANDSCAPE
- [Pattern] CONCRETE; RE:CIVIL



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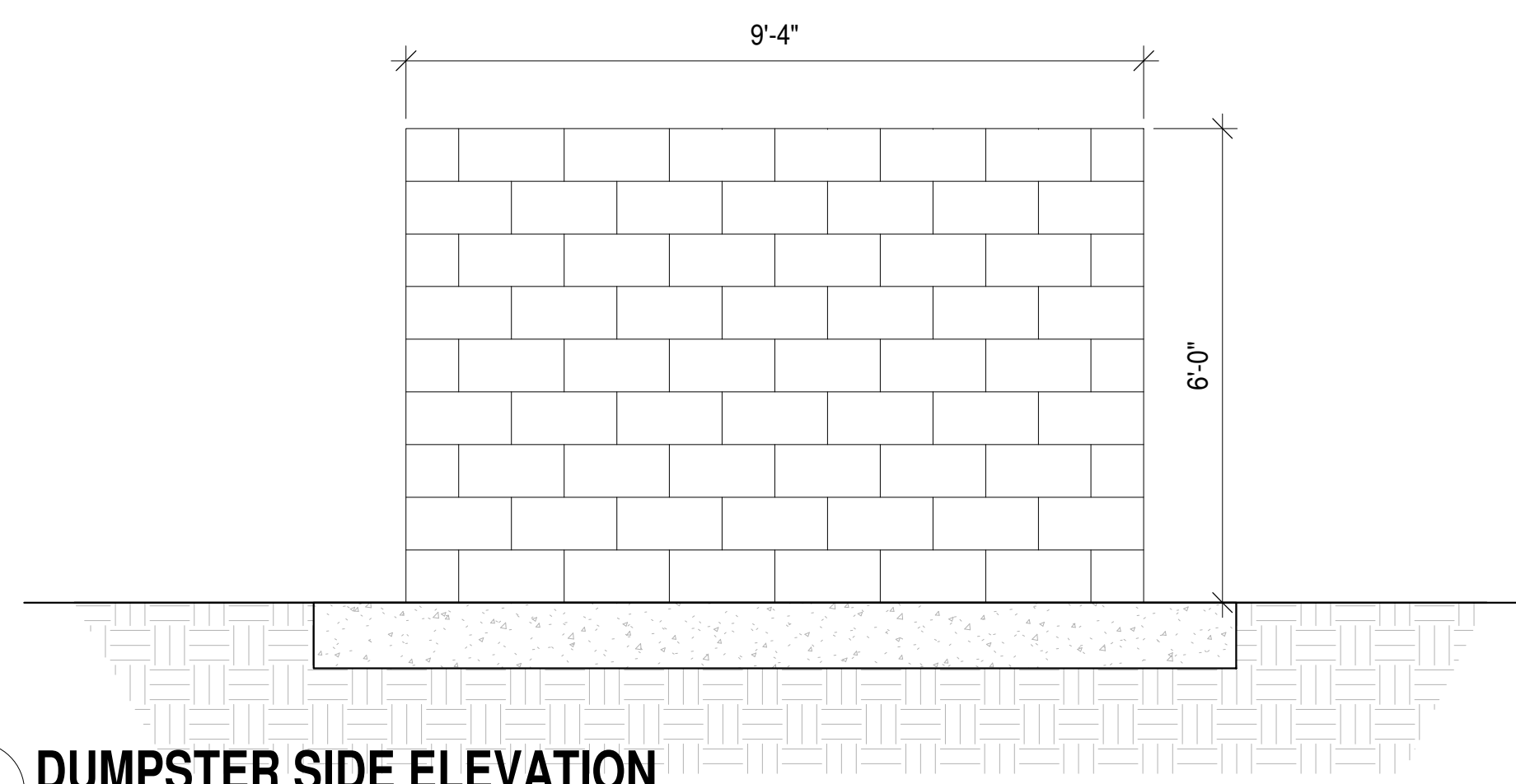
Date: **2.17.26**
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 Project No.: **2529**
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ARCH. SITE PLAN

A1.0

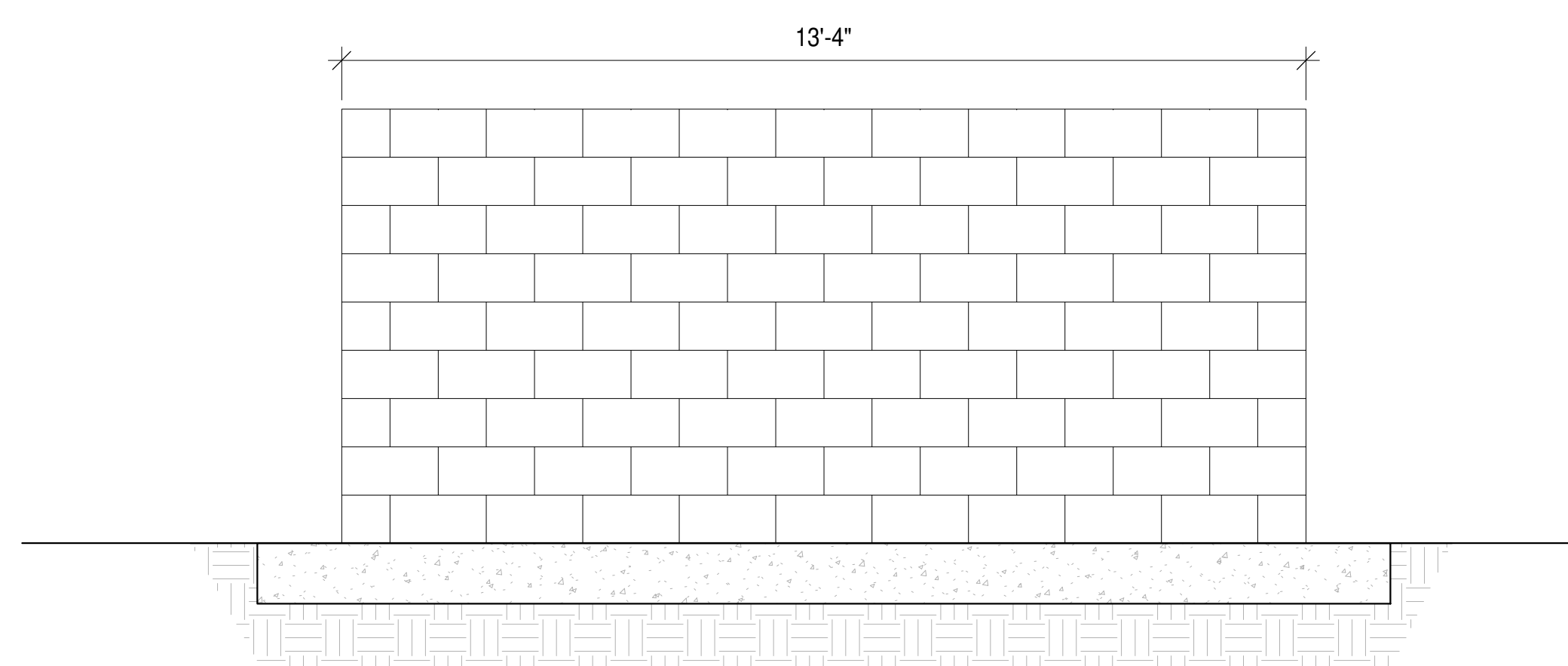
1 SITE PLAN
 SCALE: 1" = 20'-0"

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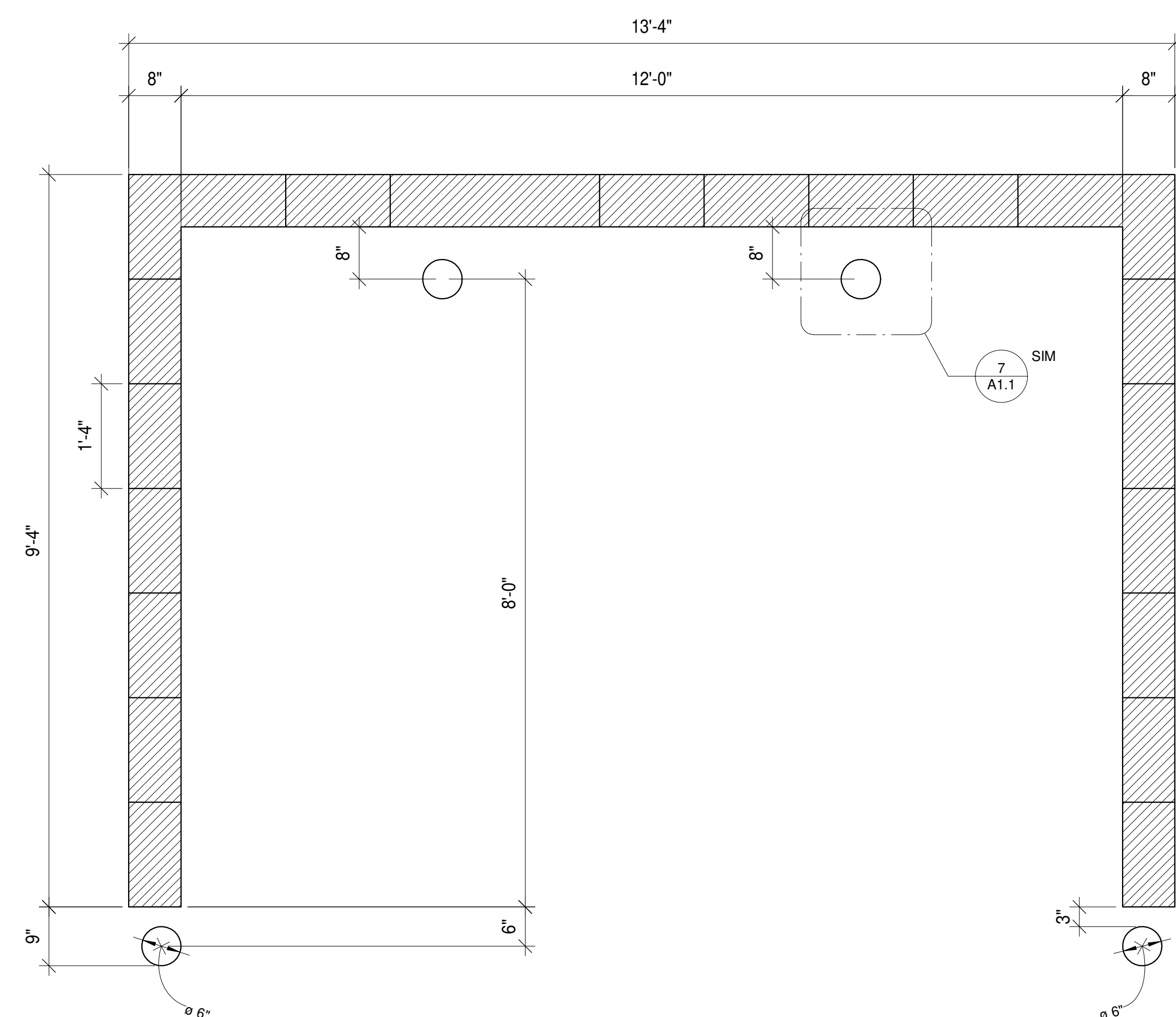
3 DUMPSTER SIDE ELEVATION

SCALE: 1/2" = 1'-0"



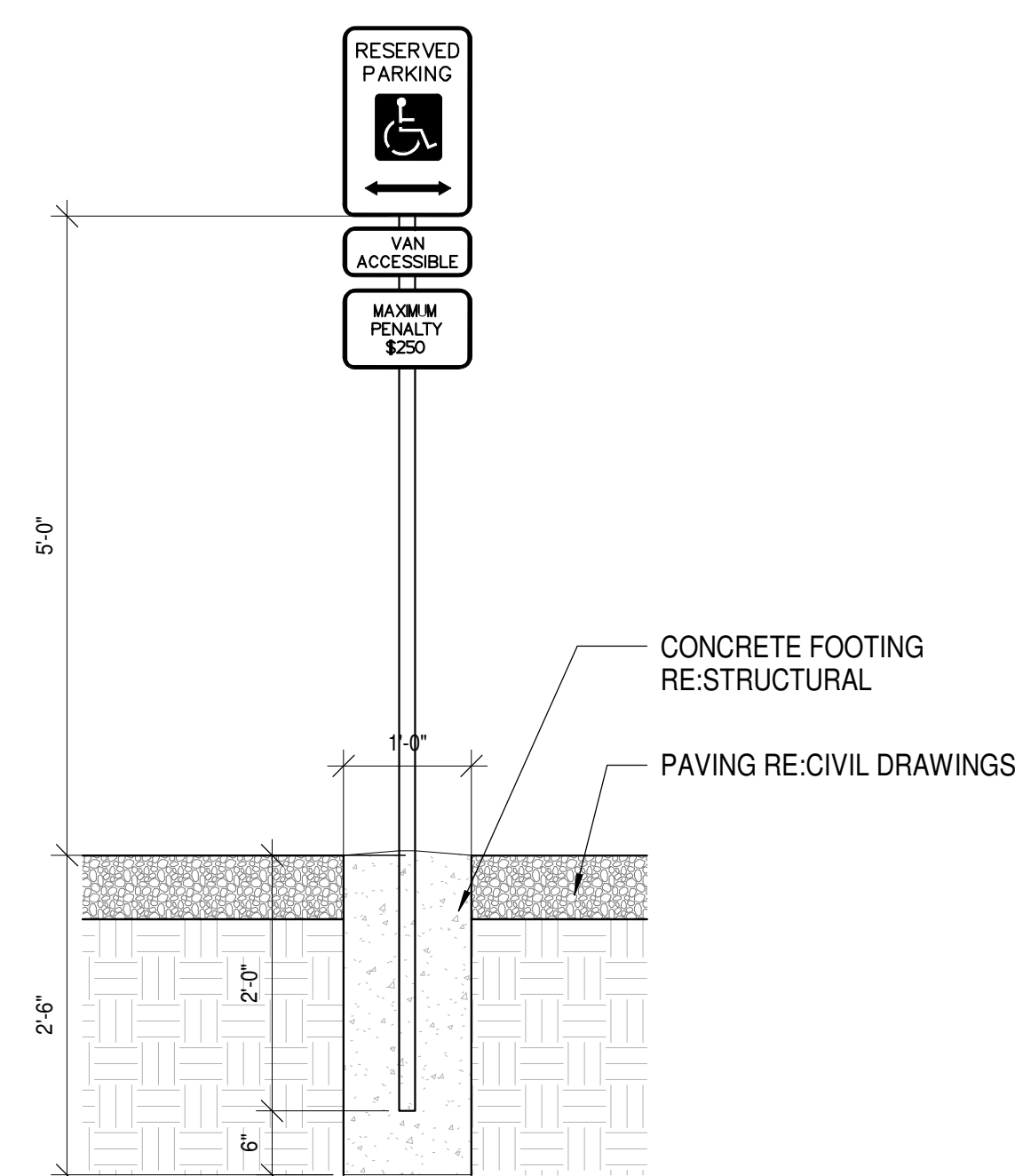
2 DUMPSTER REAR ELEVATION

SCALE: 1/2" = 1'-0"



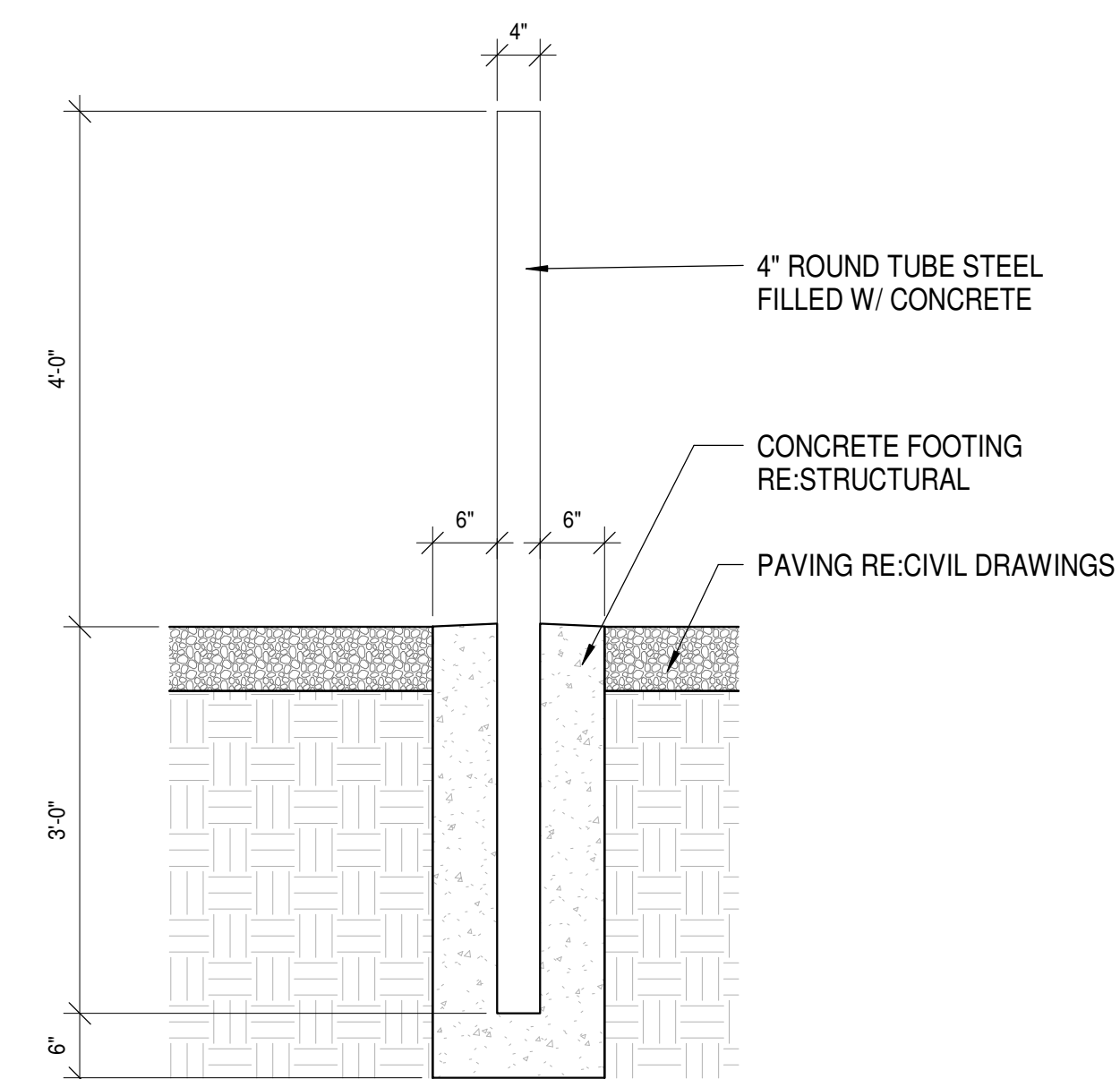
1 DUMPSTER ENCLOSURE FLOOR PLAN

SCALE: 3/4" = 1'-0"



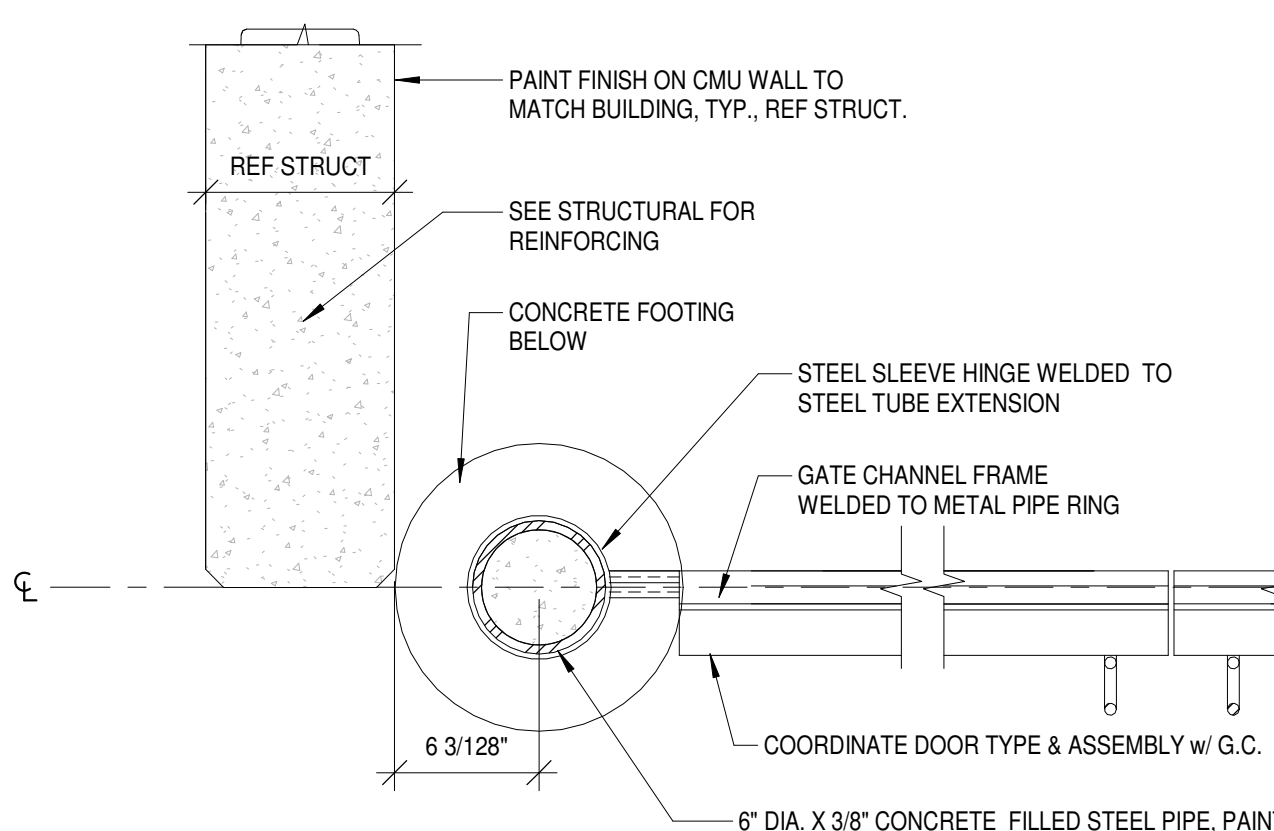
6 TYP. H.C. SIGN DETAIL

SCALE: 3/4" = 1'-0"



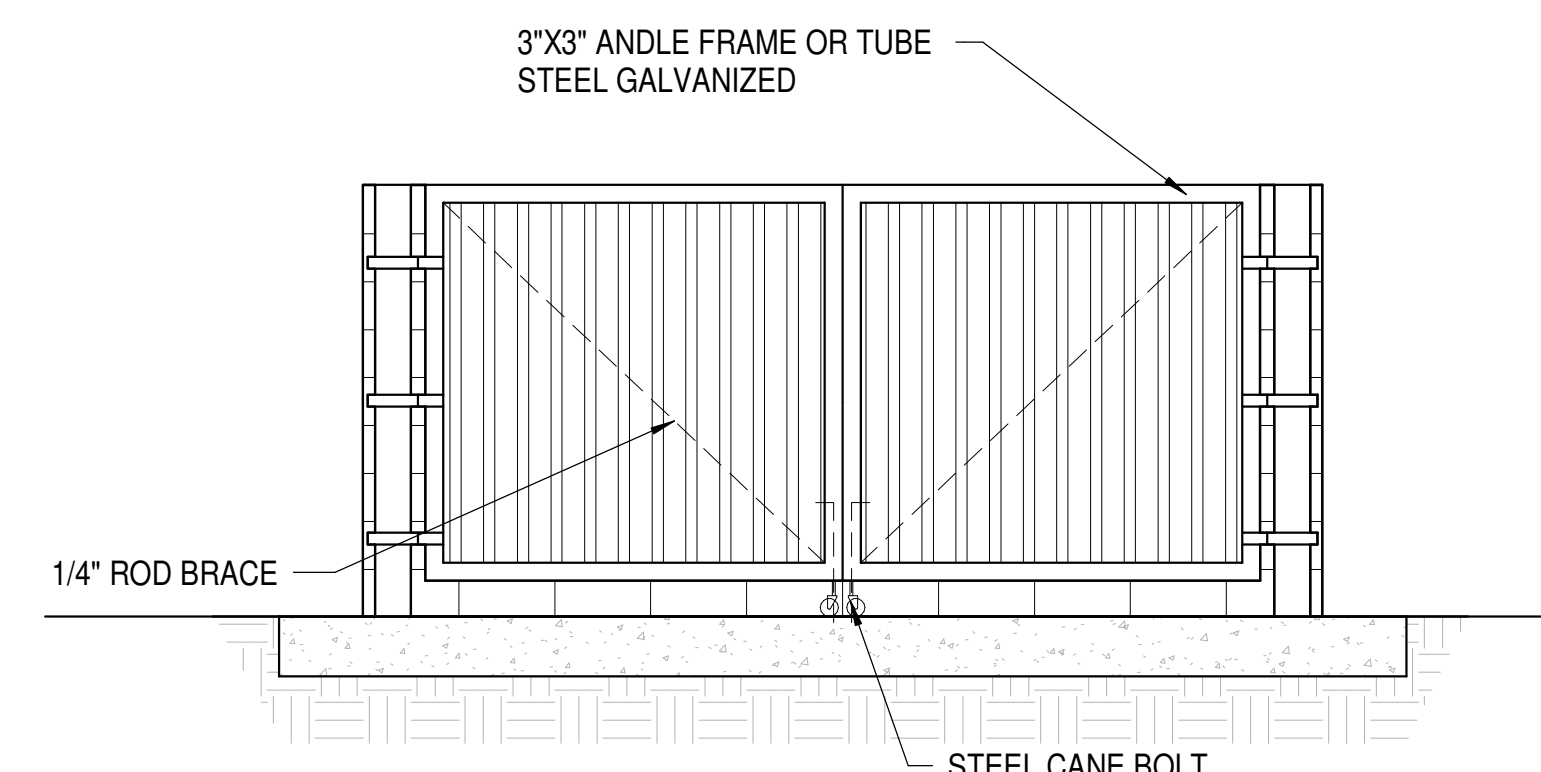
7 TYP. BOLLARD DETAIL

SCALE: 3/4" = 1'-0"



4 GATE JAMB DETAIL

SCALE: 1 1/2" = 1'-0"



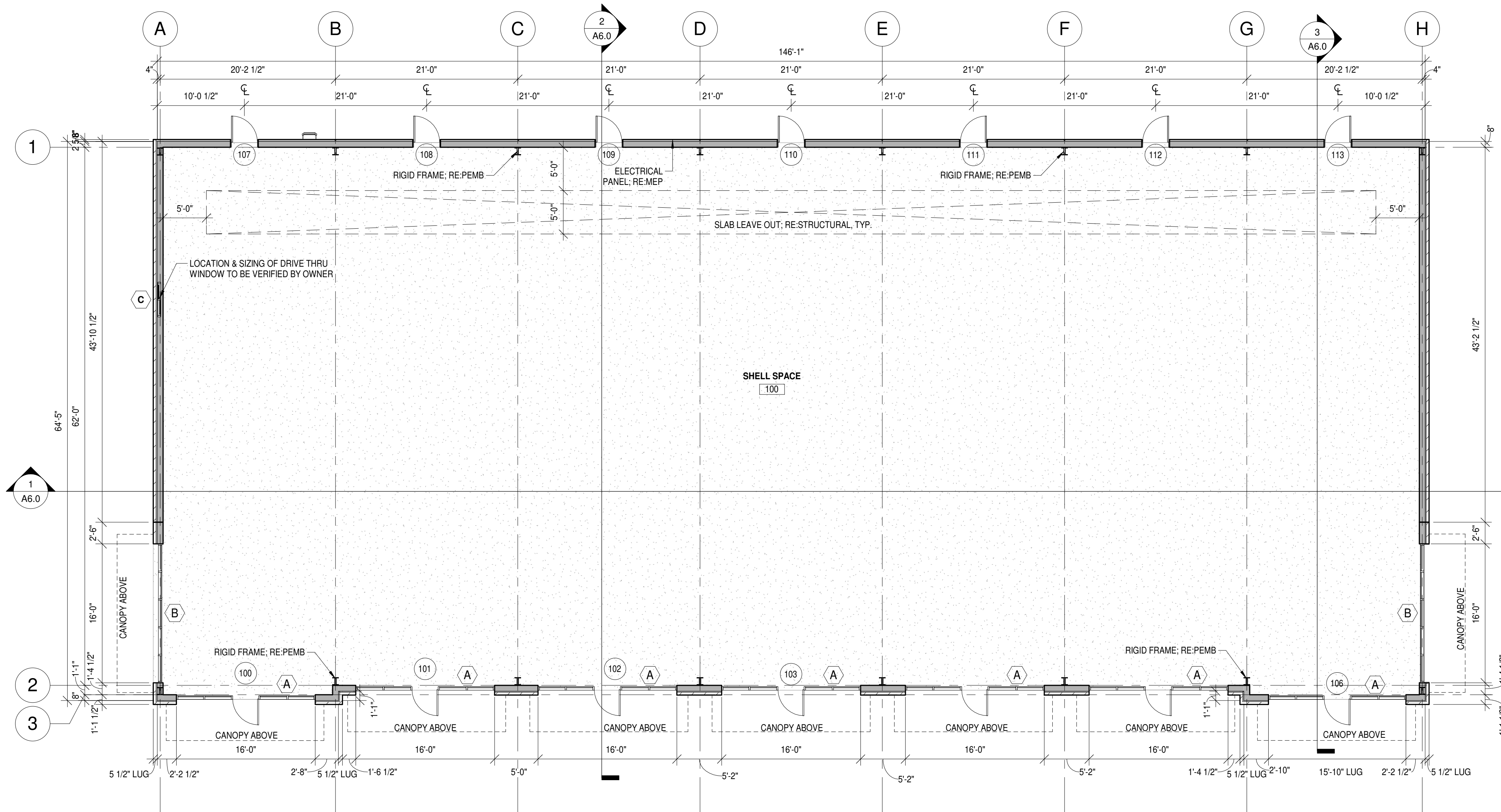
5 DUMPSTER FRONT ELEVATION

SCALE: 3/8" = 1'-0"

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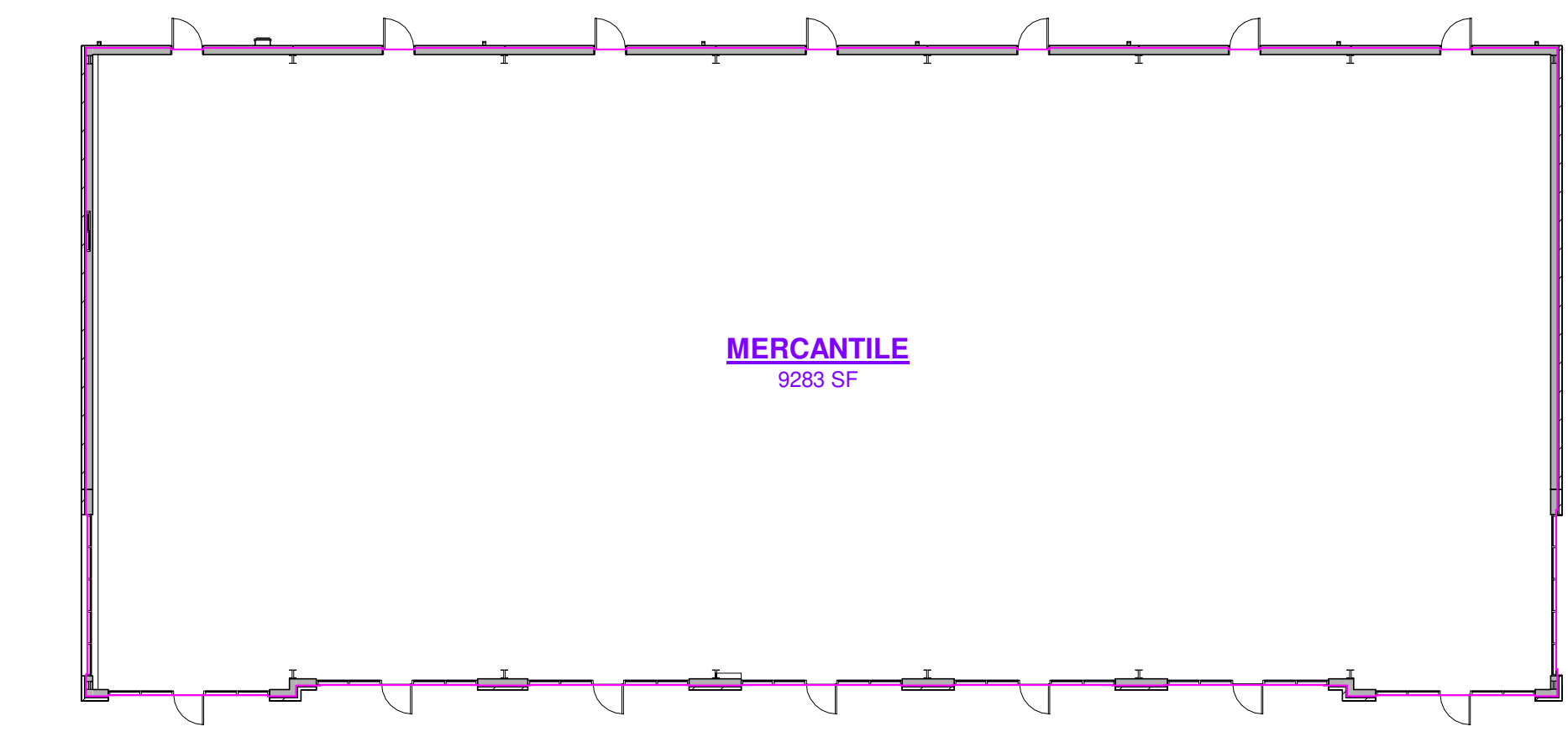


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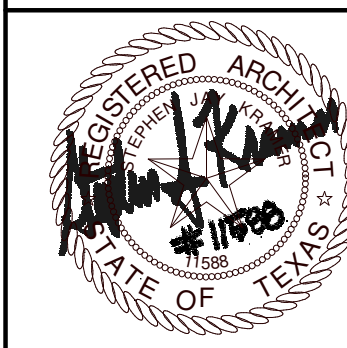


1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

OVERALL S.F. - 9283



2 AREA PLAN
SCALE: 1/16" = 1'-0"



12/17/25
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ARCHITECTURAL
FLOOR PLAN

A2.0



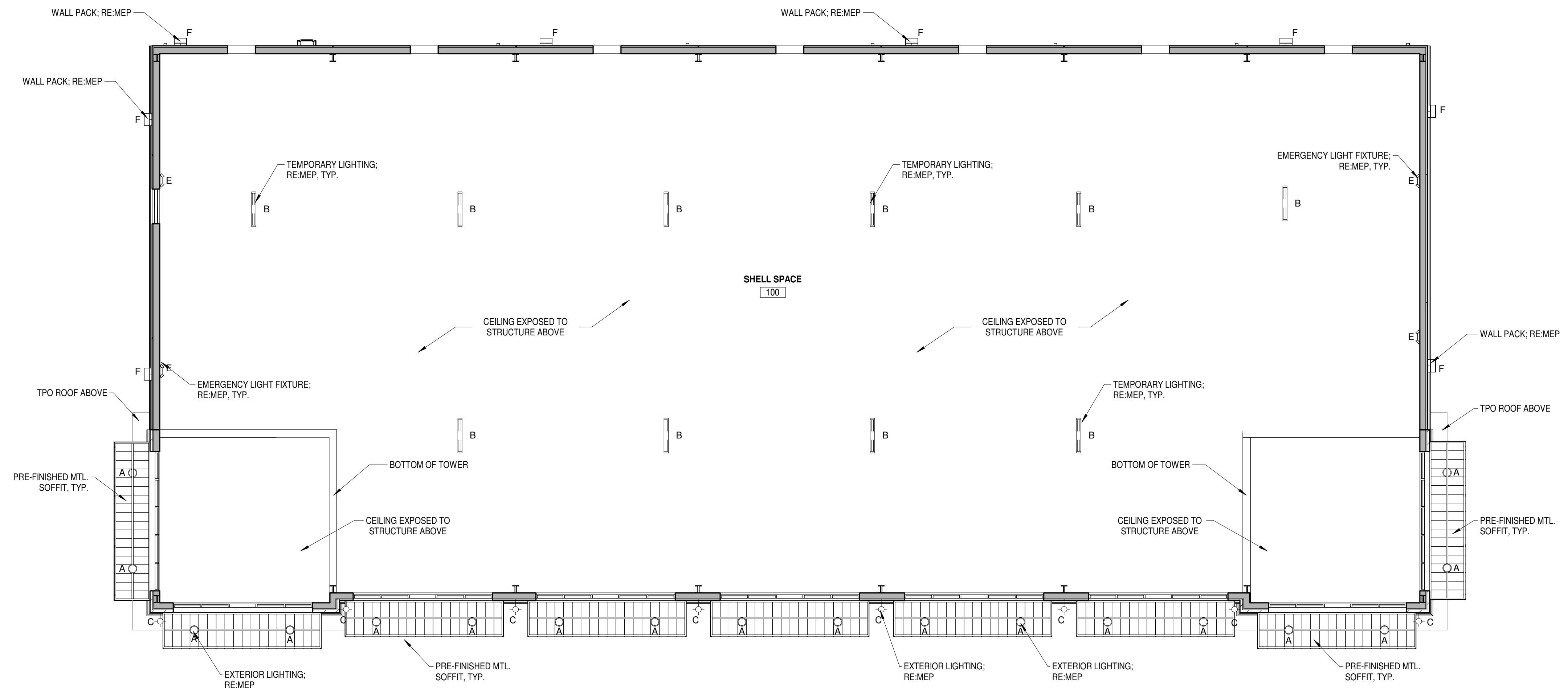
Stephen A. Kramer
ARCHITECTURE
DESIGN

RCP NOTES

1. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL FIXTURES/ DEVICES MAY NOT BE INDICATED COORDINATE WITH MEP, AV, & TELECOM DRAWINGS, AND PROVIDE ADDITIONAL FIXTURES, DIFFUSERS DEVICES AND OTHER ITEMS AS REQUIRED AND INDICATED.
3. REFER TO MECHANICAL FOR AIR DEVICES, TYPICAL.
4. REFER TO ELECTRICAL FOR LIGHTING AND POWER.
5. CENTER ALL LIGHT PATTERNS AND CEILING GRIDS WITHIN ANY GIVEN SPACE, UNLESS NOTED OTHERWISE. FIELD VERIFY AND NOTE ANY DISCREPANCIES TO ARCHITECT BEFORE INSTALLATION. COORDINATE ANY LAYOUT DISCREPANCIES WITH CEILING GRID AND CEILING/DEVICE LAYOUTS WITH ARCHITECT.
6. PAINT ALL EXPOSED STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TELECOM, DATA, AND AUDIO-VISUAL WORK, UNLESS NOTED OTHERWISE. ALL MEP WORK SHALL RUN CONCEALED WHERE FINISH CEILINGS ARE PROVIDED.
7. RUN ALL CONDUIT, WIRING, PIPING IN EXPOSED CEILING AREAS ALONG STRUCTURE AND WALLS IN SUCH A MANNER TO MINIMIZE RUNS ACROSS OPEN SOFFITS AND DECK. ALL RUNS SHALL BE PERPENDICULAR OR PARALLEL WITH STRUCTURE AND DECK ORIENTATION. PROVIDE FOR ADJUSTMENT IN ALL RUNS.
8. REVIEW ALL LIGHT FIXTURE LOCATIONS FOR CONFLICTS WITH STRUCTURE, MECHANICAL DUCTWORK, PIPING AND PLENUM CLEARANCES TO PROVIDE COORDINATION BEFORE INSTALLATION OF ANY WORK ABOVE CEILING.
9. PROVIDE CONT. MATCHING PREFINISHED HEMMED ANGLE TRIM AROUND PERIMETER OF ALL EXTERIOR FLUSH METAL SOFFIT PANELS.

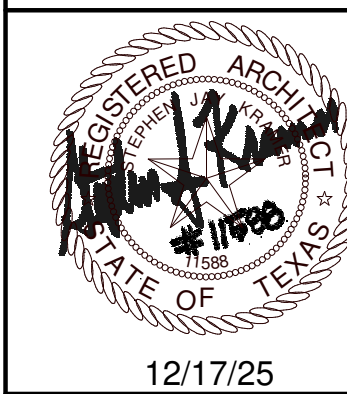
RCP LEGEND

A		SURFACE MOUNTED LED LIGHT FIXTURE
B		6'x4' SURFACE MOUNTED LED STRIP LIGHT
C		DECORATIVE SCONCE
D		EXIT INDICATOR LIGHT FIXTURE (QTY./LOC. PER FIRE CODE)
E		WALL MOUNTED EMERGENCY LIGHT FIXTURE (QTY./LOC. PER FIRE CODE)
F		WALL MOUNTED PACK LIGHT LED LIGHT FIXTURE
		PREFINISHED METAL SOFFIT
		EXPOSED TO STRUCTURE ABOVE



1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

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REFLECTED
CEILING PLAN

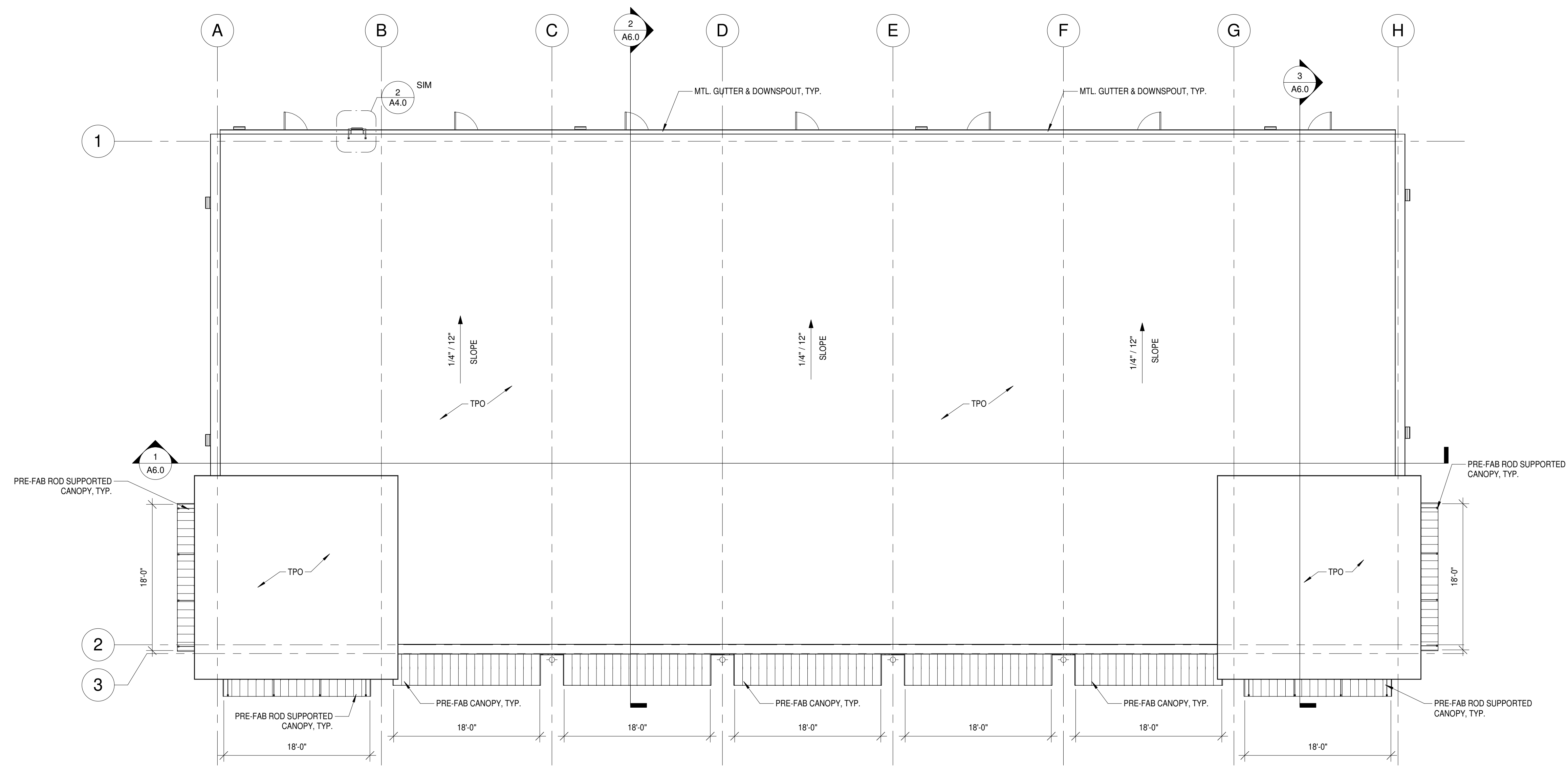
A3.0



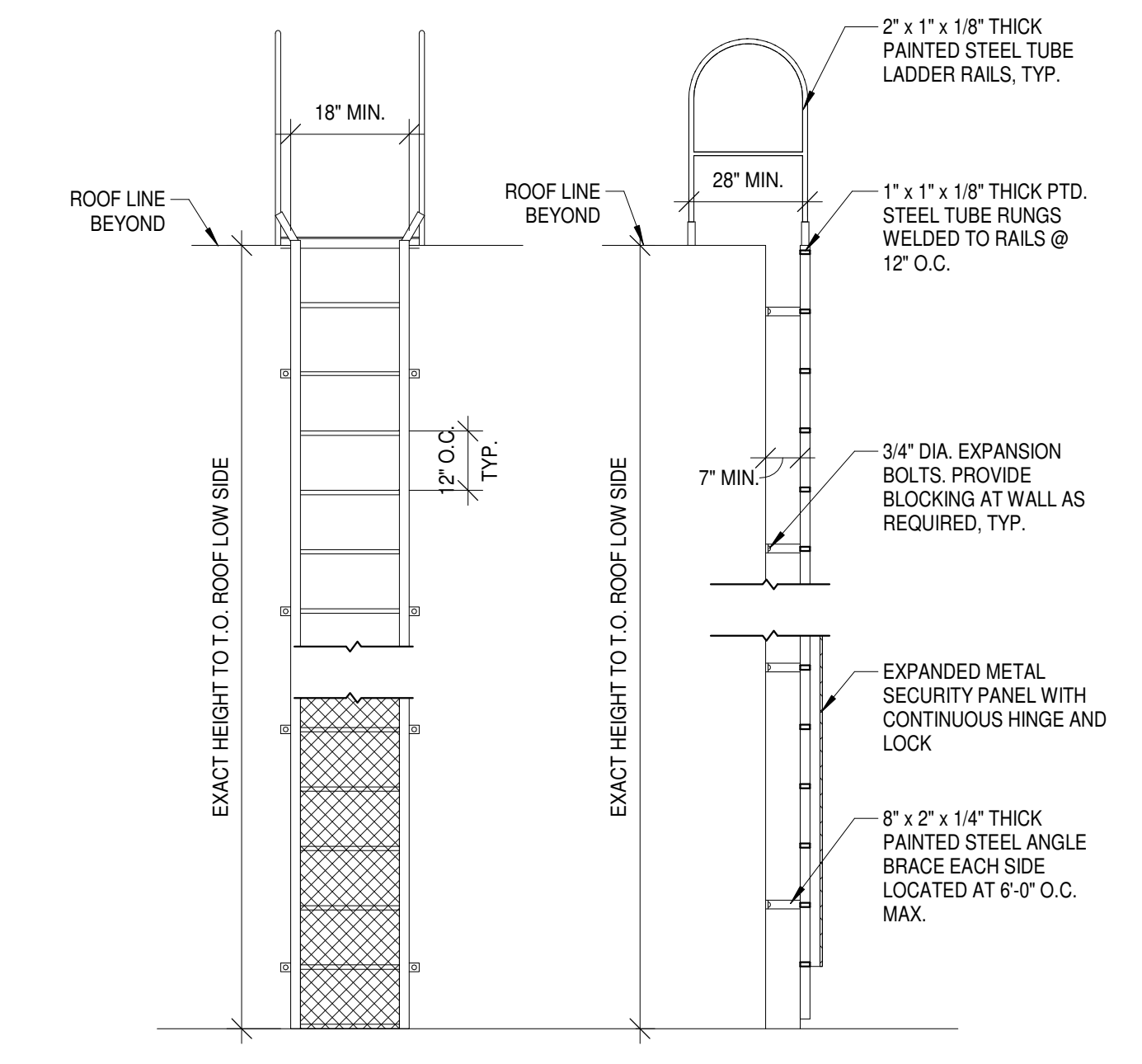
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 LA VERNIA, TEXAS 78121

ROOF PLAN NOTES

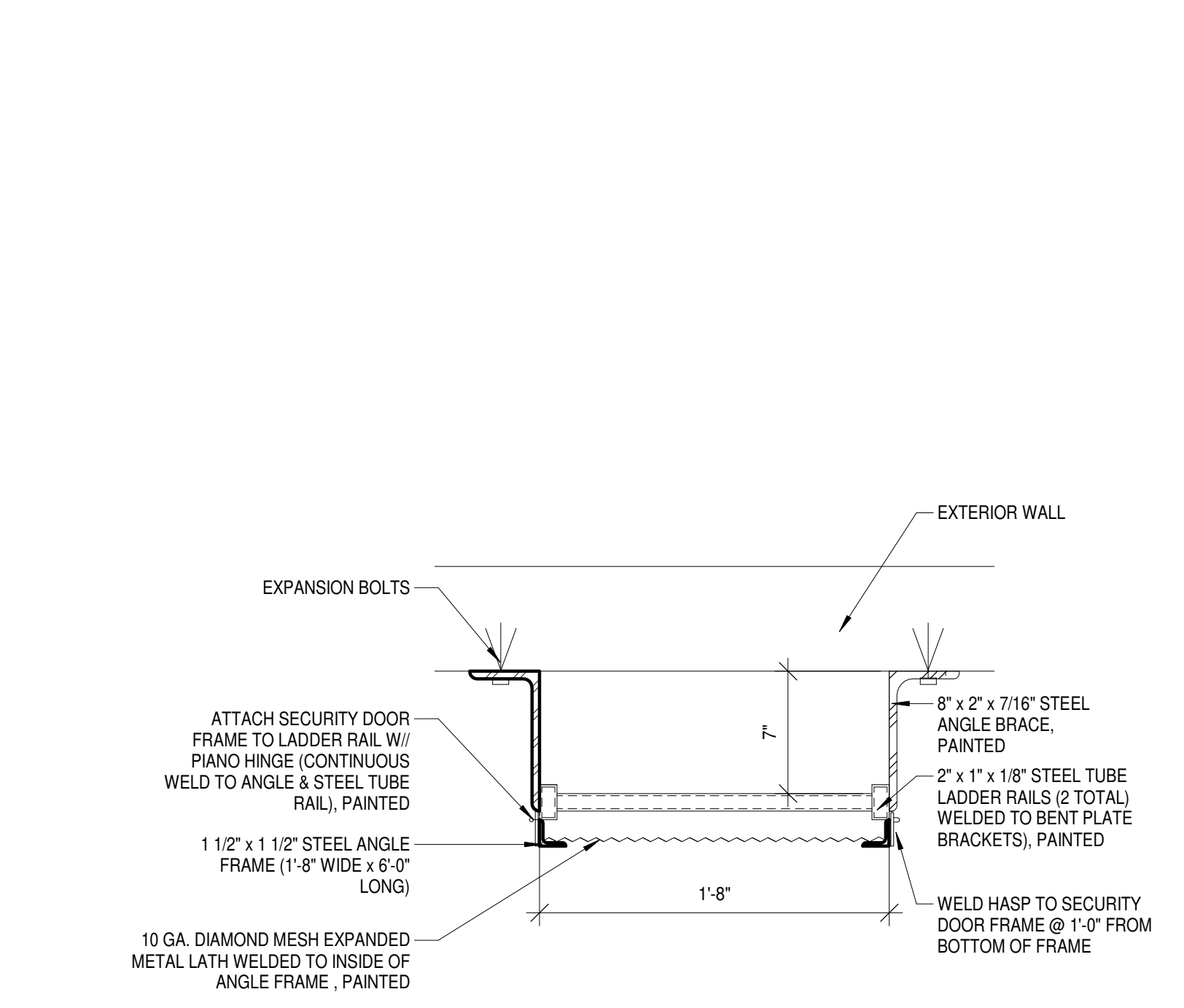
- COORDINATE CURB & ROOFING W/ CURB & ROOF TOP EQUIPMENT.
- ALL ROOF SLOPES SHOWN ARE TO BE REVIEWED AND APPROVED BY THE ROOFING SUPPLIER.
- ALL EQUIPMENT ON ROOF TO BE MOUNTED ON CURBS AND PROPERLY FLASHED PER EQUIPMENT MANUFACTURER'S AND ROOF MANUFACTURER'S RECOMMENDATIONS.
- CRICKETS ARE TO BE PROVIDED WITH SUFFICIENT DEPTH AND SLOPE TO ACCOMMODATE PROPER DRAINAGE ON ROOF AT ALL EQUIPMENT OR PENETRATIONS.
- COORDINATE ALL ROOF PENETRATIONS W/ STRUCTURAL AND MEP CONTRACTOR.
- REFERENCE DETAILS FOR TYP. ROOFING DETAILS.
- PROVIDE QUANTITY AND LOCATION OF ROOF TOP UNITS PER THE HVAC CONTRACTOR. COORDINATE WITH STRUCTURAL AND ARCHITECTURAL PLANS.
- REFER TO SPECIFICATIONS FOR ALL ROOFING MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- COORDINATE ALL TOP OF STEEL COORDINATES W/ STRUCTURAL.
- ALL ROOF SQUARE FOOTAGES ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL SIZES BEFORE ESTIMATING AND ORDERING.
- OVERFLOW DRAINS AND OVERFLOW SCUPPERS SHALL HAVE INLET AT 2' ABOVE ROOF LINE.
- FOR ADDITIONAL ROOF DETAILS, RE:
- REFER TO ELEVATIONS FOR PARAPET HEIGHT.
- ROOF INSULATION & COVER BOARDS:
 - POLYISOCYANURATE BOARD INSULATION: CLOSED CELL POLYISOCYANURATE FOAM WITH BLACK GLASS REINFORCED MAT. LAMINATE TO FACES, COMPLYING W/ ASTM C1289 TYPE II CLASS 1, WITH THE FOLLOWING ADDITIONAL CHARACTERISTICS:
 - THICKNESS: AS INDICATED ELSEWHERE.
 - SIZE: 48 INCHES BY 96 NOMINAL.
 - EXCEPTION: INSULATION TO BE ATTACHED USING ADHESIVE OR ASPHALT MAY BE NO LARGER THAN 48 INCHES BY 48, NOMINAL.
 - R-VALUE (LTR):
 - 1.0" THICKNESS: 6.0, MINIMUM.
 - 1.25" THICKNESS: 7.5, MINIMUM.
 - 1.5" THICKNESS: 9.0, MINIMUM.
 - 1.75" THICKNESS: 10.5, MINIMUM.
 - 2.0" THICKNESS: 12.1, MINIMUM.
 - 3.0" THICKNESS: 18.5, MINIMUM.
 - 4.0" THICKNESS: 25.0, MINIMUM.
 - COMPRESSIVE STRENGTH: 20 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C1289.
 - OZONE DEPLETION POTENTIAL: ZERO; MADE WITHOUT CFC OR HCFC BLOWING AGENTS.
 - RECYCLED CONTENT: 19 PERCENT POST-CONSUMER & 15 PERCENT POST-INDUSTRIAL AVERAGE.
 - ACCEPTABLE PRODUCT: ISO 95+ GL POLYISOCYANURATE INSULATION BY FIRESTONE.
 - ROOF INSULATION CONT.:
 - MAXIMUM BOARD THICKNESS: 3 INCHES. USE AS MANY LAYERS AS NECESSARY; STAGGER JOINTS IN ADJACENT LAYERS.
 - TAPERED: SLOPE AS INDICATED; PROVIDED MINIMUM R-VALUE AT THINNEST POINTS; PLACE TAPERED LAYER ON BOTTOM.
 - TOTAL R-VALUE: 25 MINIMUM.
 - MAXIMUM THICKNESS: 6 INCHES OR AS ALLOWED BY TRANSITION POINTS IN ROOF SYSTEMS.
 - TOP LAYER: POLYISOCYANURATE FOAM BOARD, NON-COMPOSITE; MECHANICALLY FASTENED.
 - CRICKETS: TAPERED INSULATION OF SAME TYPE AS SPECIFIED FOR TOP LAYER; SLOPE AS INDICATED.



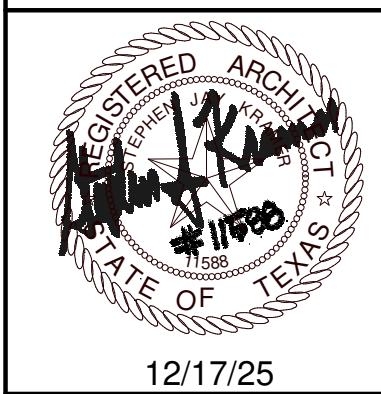
1 ROOF PLAN
 SCALE: 1/8" = 1'-0"



2 ROOF ACCESS LADDER
 SCALE: 3/8" = 1'-0"



3 ROOF LADDER & GATE PLAN
 SCALE: 1 1/2" = 1'-0"



Date: 2.17.26
 Dwn: SJK Chk: SJK
 Project No.: 2529
 Issue: FOR PERMIT

ROOF PLAN

A4.0

2/17/2025 10:26:08 AM



Stephen A. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121



12/17/25

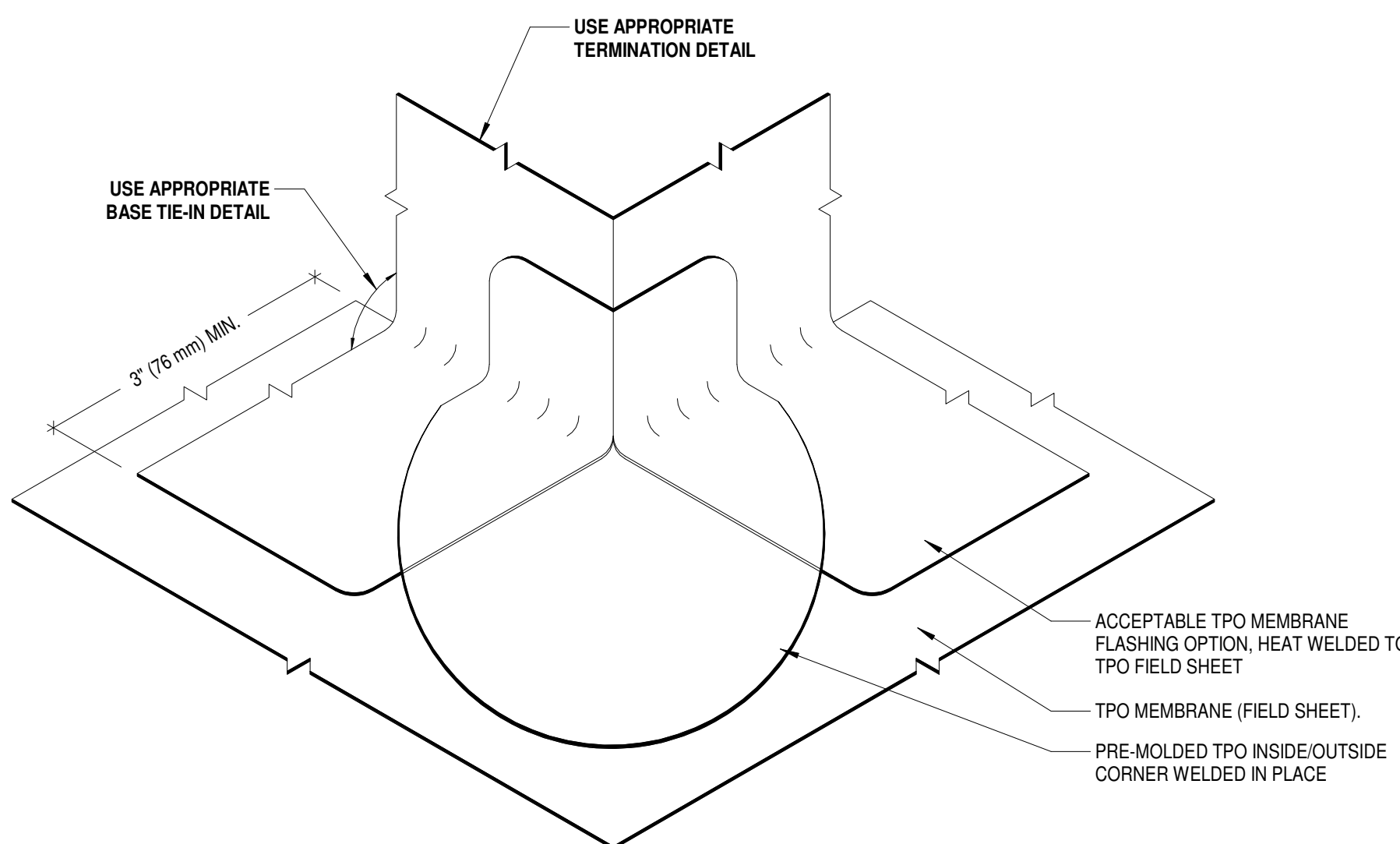
Date: 2.17.26
Dwn: VRB Chk: SJK
Project No.: 2529
Issue: FOR PERMIT

ROOF PLAN DETAILS

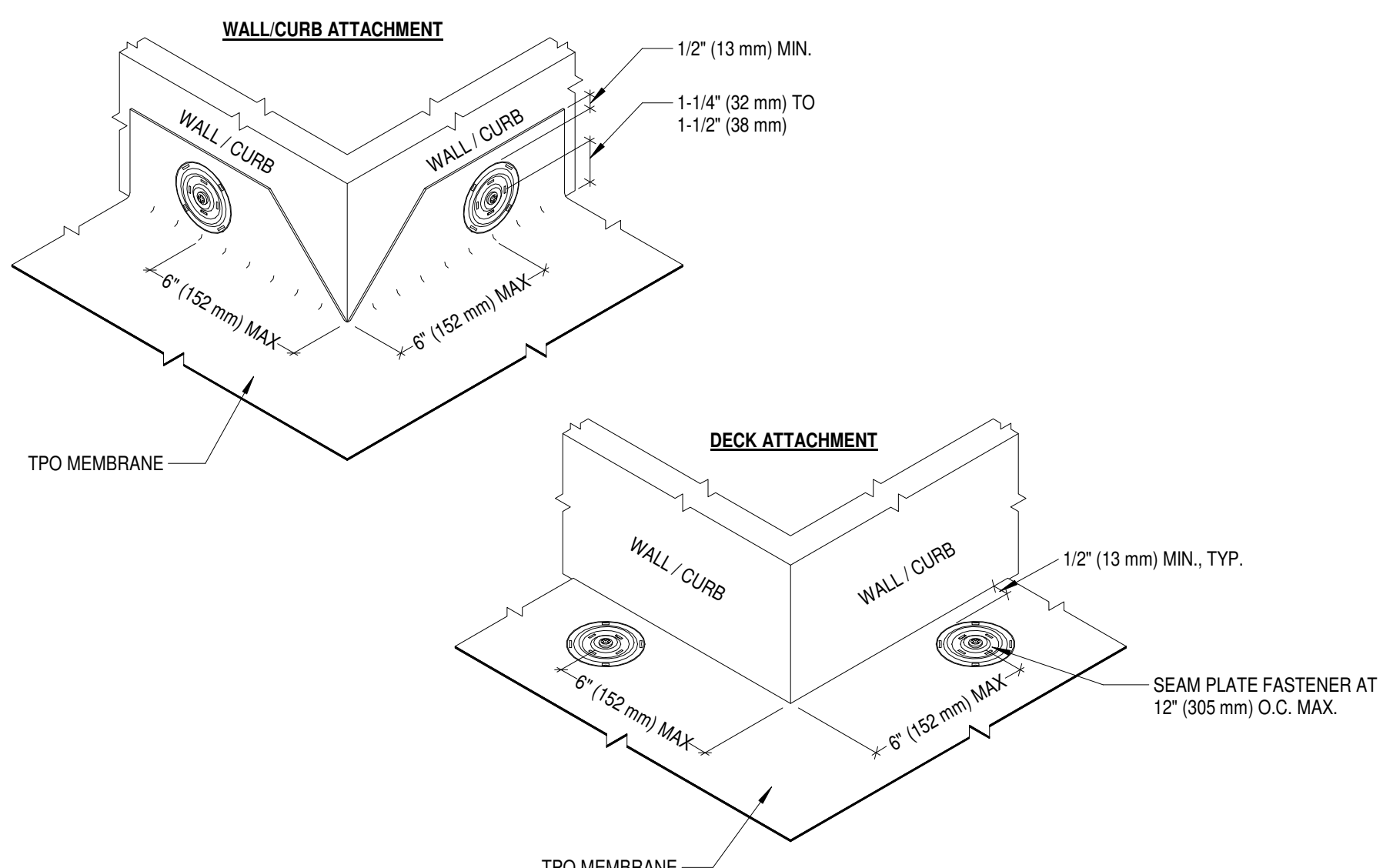
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ROOF PLAN NOTES

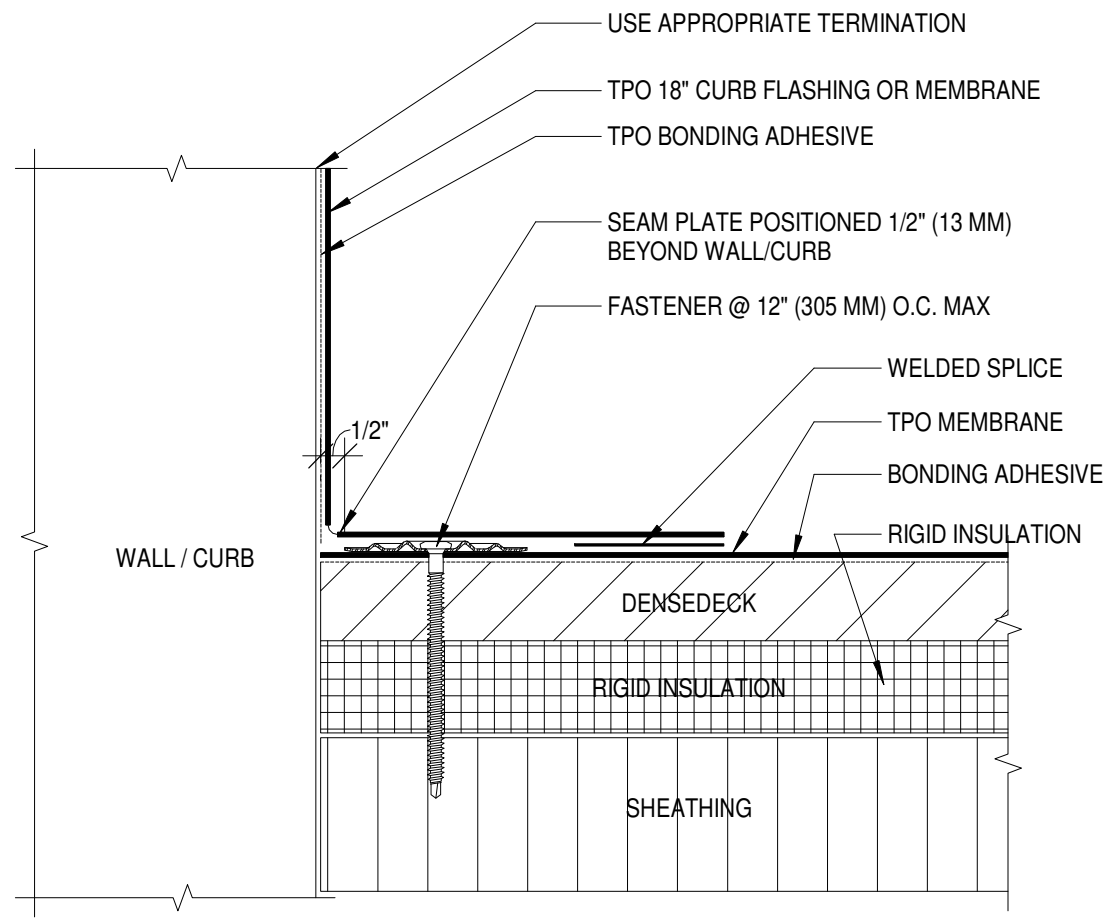
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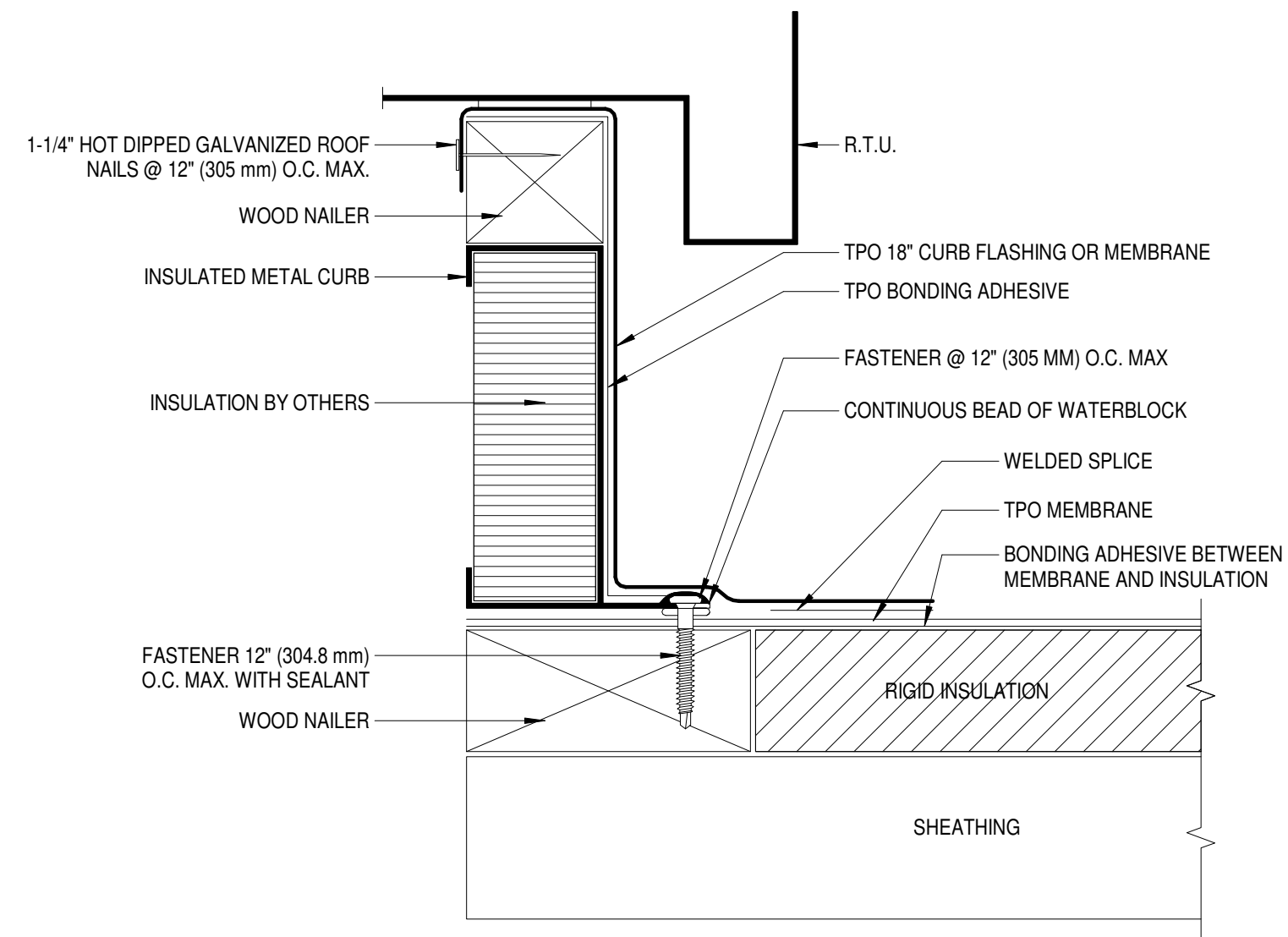
5 ROOF OUTSIDE CORNER
SCALE: 3" = 1'-0"



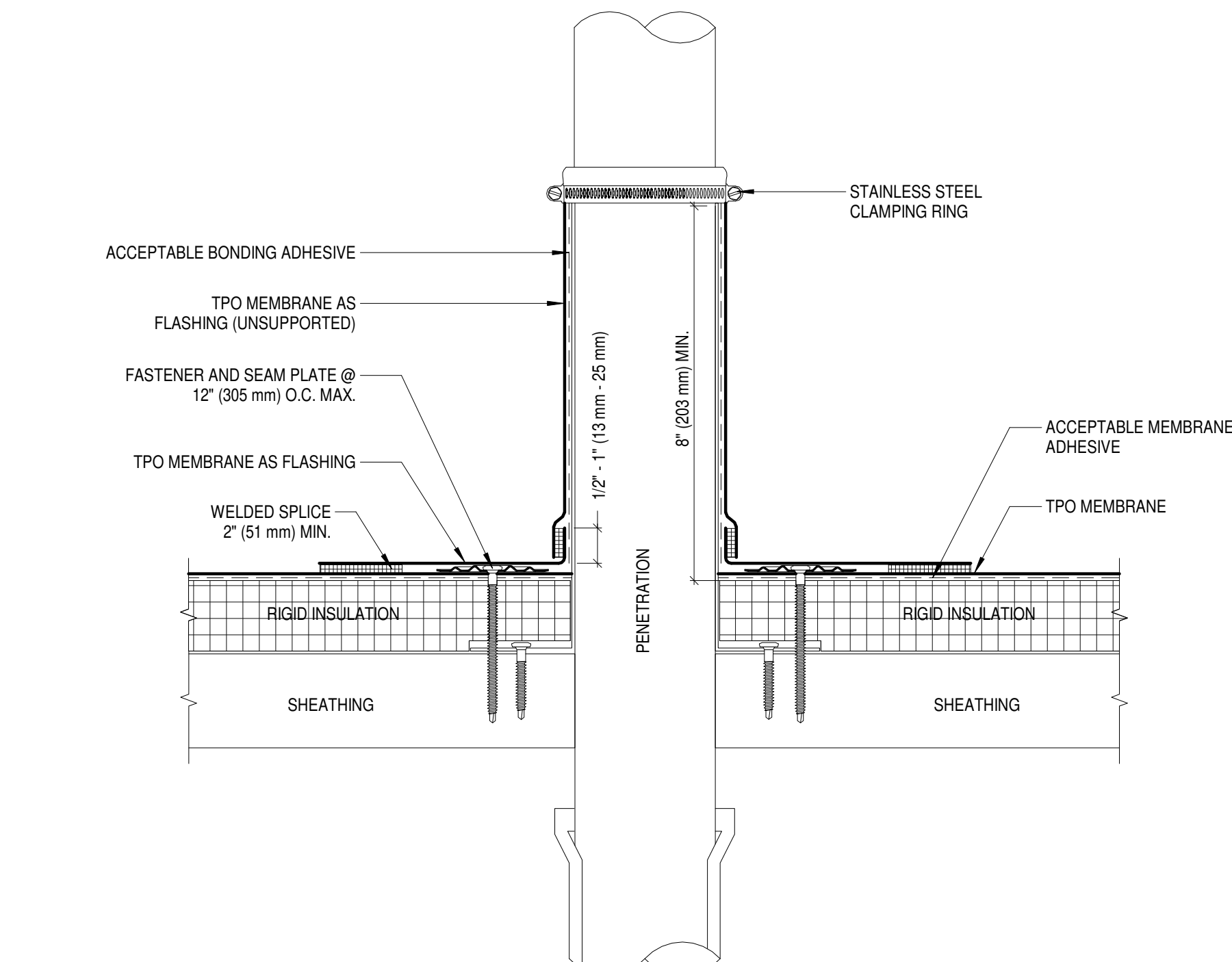
3 MEMBRANE SECUREMENT @ OUTSIDE CORNER
SCALE: 3" = 1'-0"



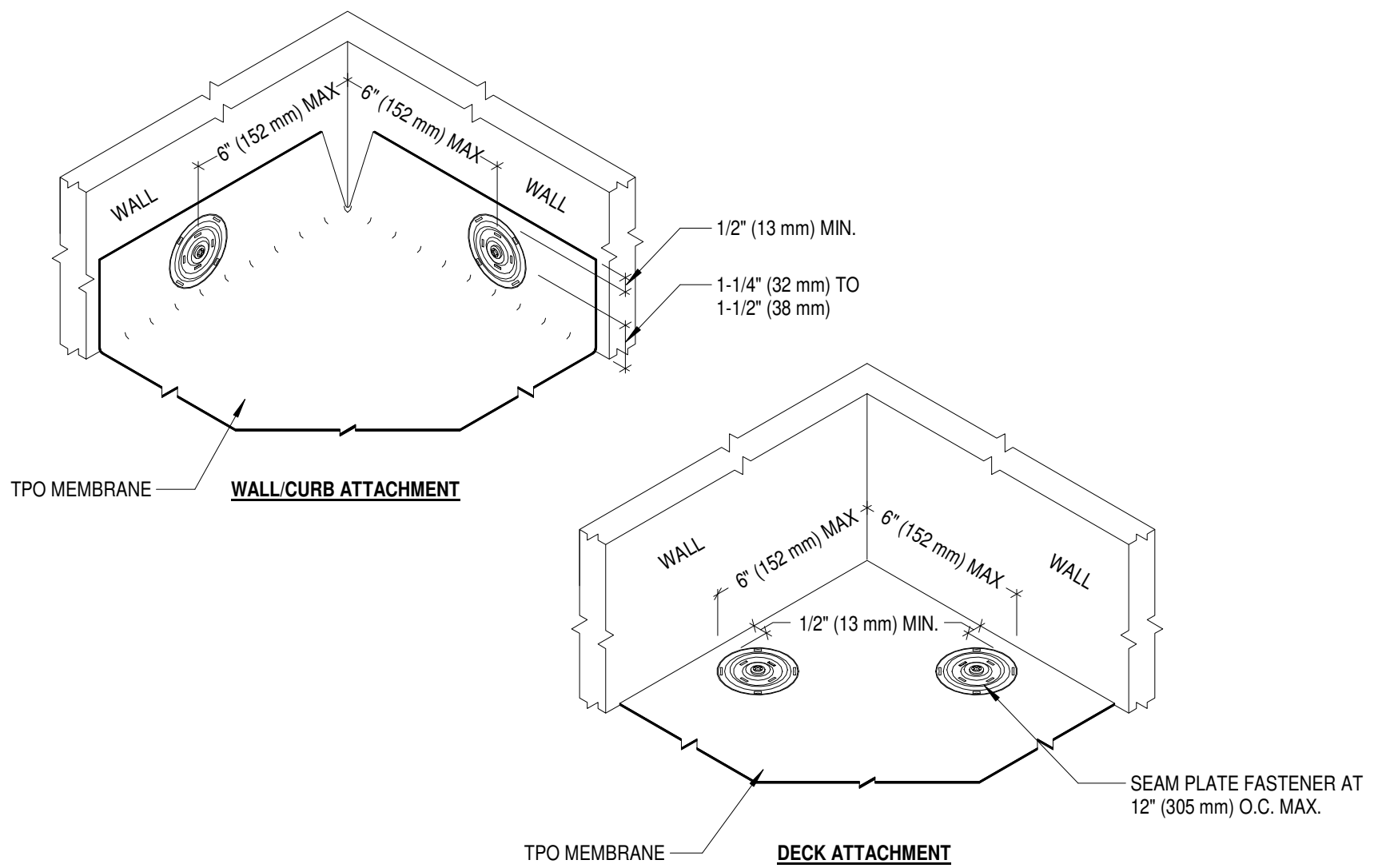
1 BASE TIE-IN WITH HD SEAM PLATES FASTENED TO DECK
SCALE: 3" = 1'-0"



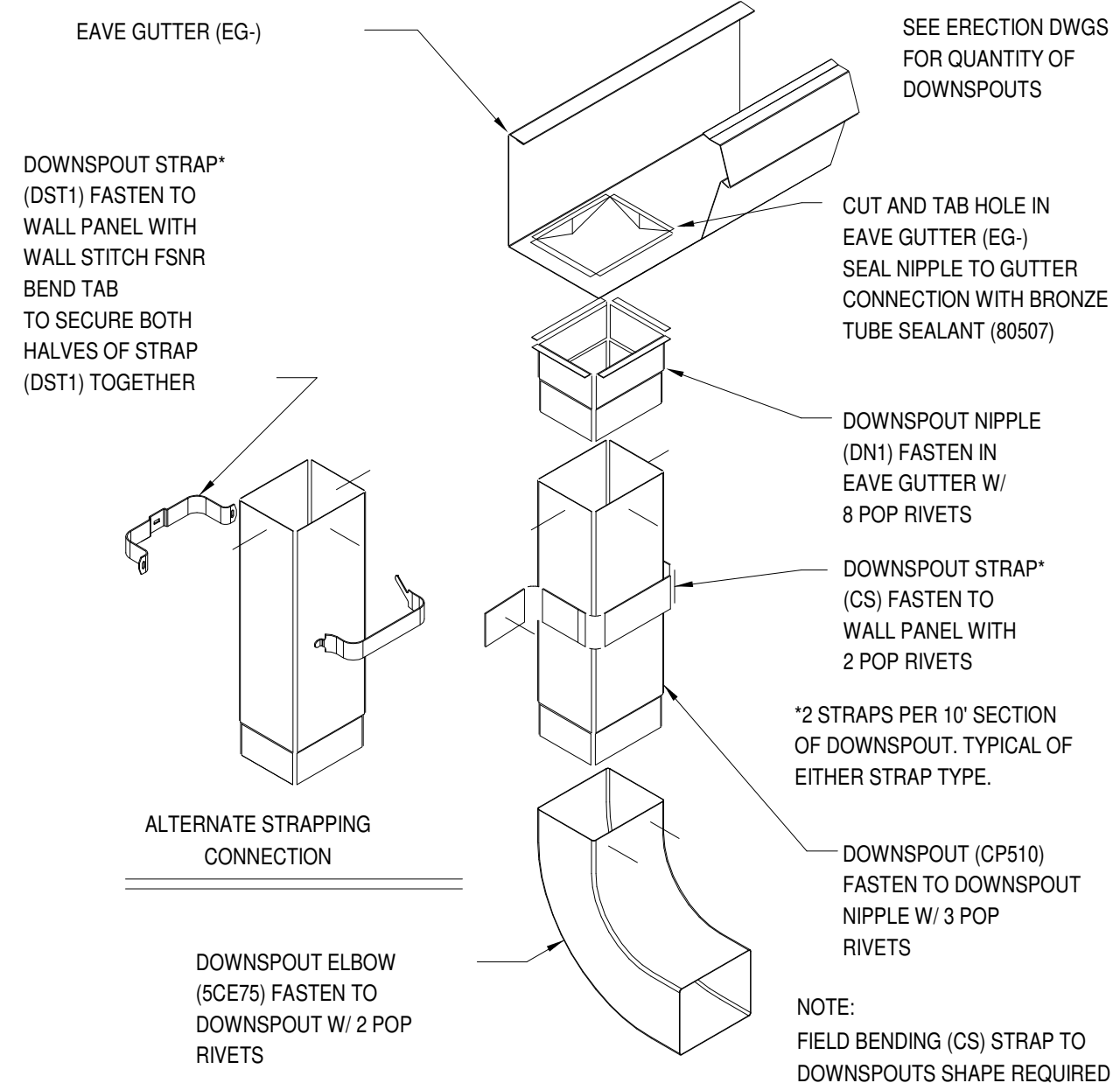
6 TERMINATION @ R.T.U. (UNIT FLANGE ABOVE MEMBRANE)
SCALE: 3" = 1'-0"



4 PLUMBING VENT STACK
SCALE: 3" = 1'-0"



2 MEMBRANE SECUREMENT @ INSIDE CORNER
SCALE: 3" = 1'-0"



7 GUTTER & DOWNSPOUT ASSEMBLY
SCALE: 12" = 1'-0"

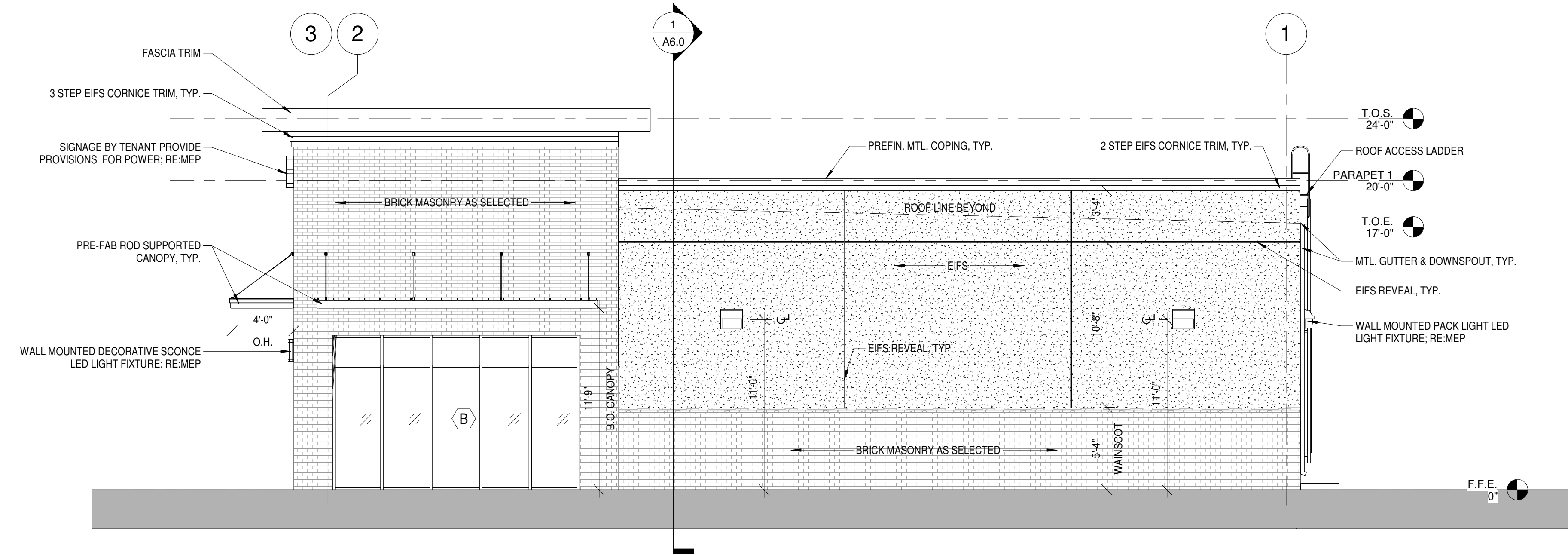
2/17/2025 10:26:08 AM



Stephen A. Kramer
ARCHITECTURE
DESIGN

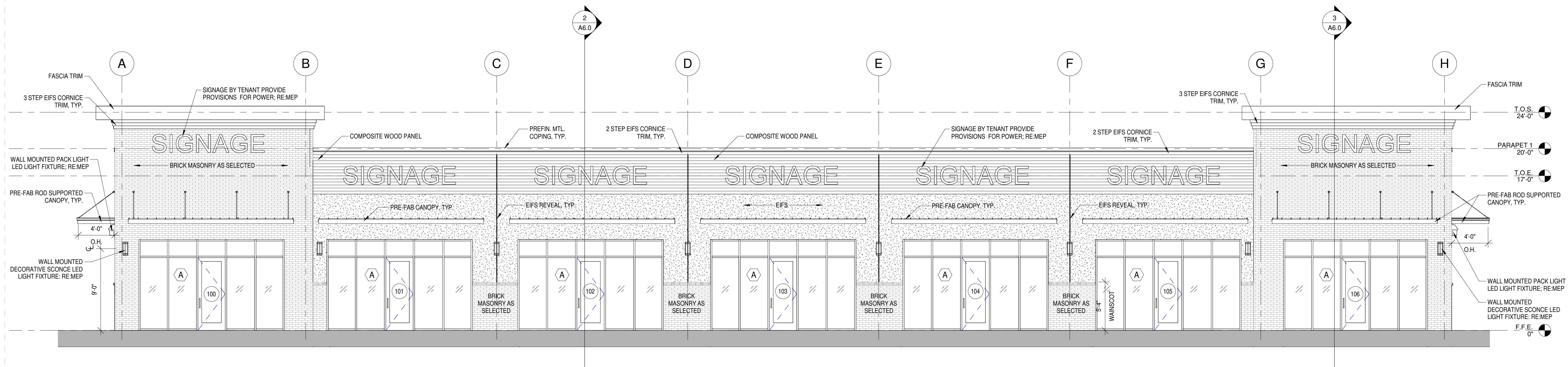
GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
2. CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANNER. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
4. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.



2 RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION

SCALE: 3/16" = 1'-0"

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121



12/17/25
Date: 2.17.26
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EXTERIOR ELEVATIONS

A5.0

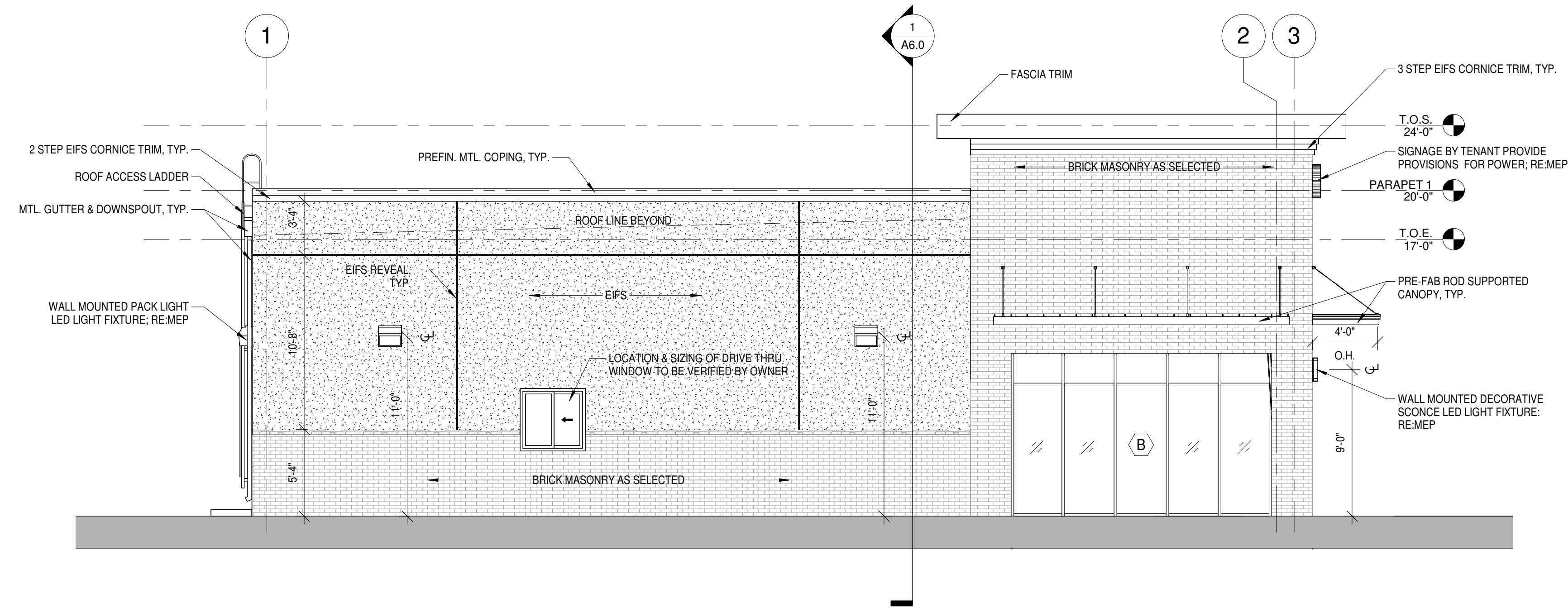
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Stephen A. Kramer
ARCHITECTURE
DESIGN

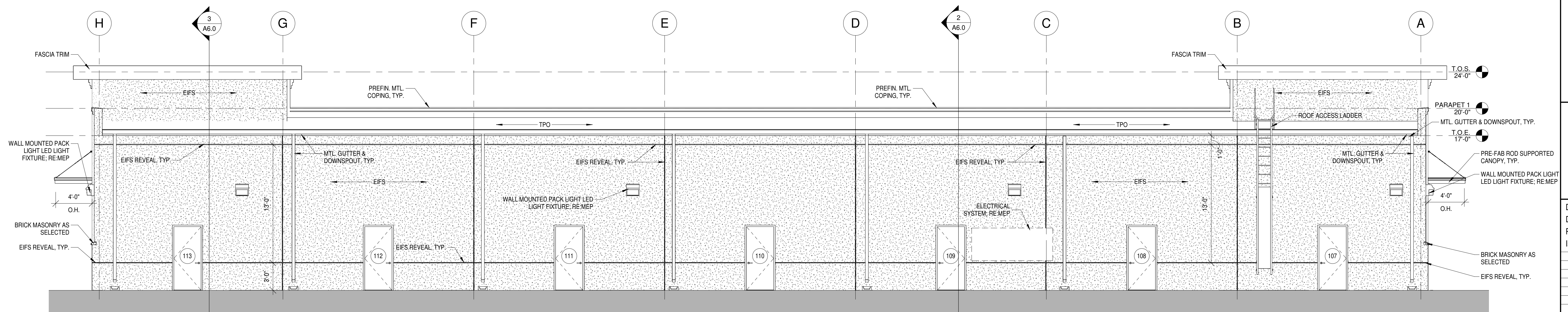
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2 LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



1 REAR ELEVATION

SCALE: 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

A5.1

2/17/2025 10:25:11 AM

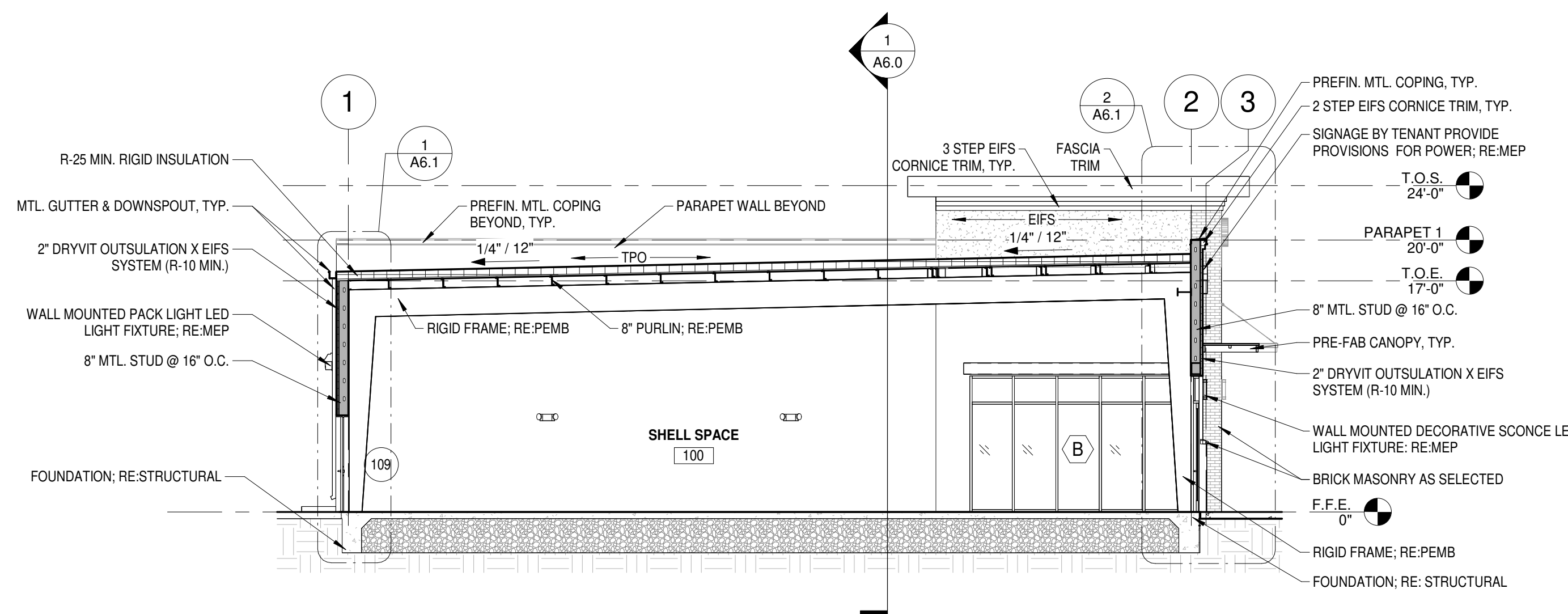
GENERAL NOTES

1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS.

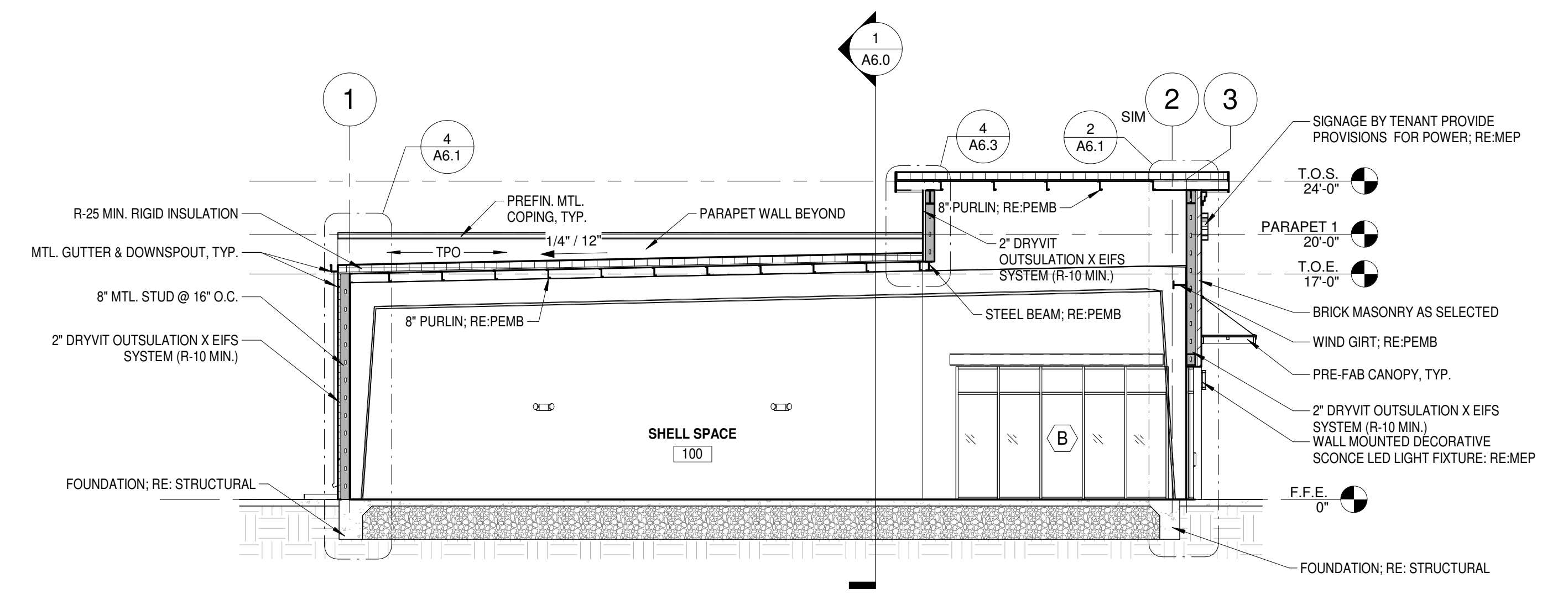
T.O.S. = TOP OF STRUCTURE
T.O.E. = TOP OF EAVE



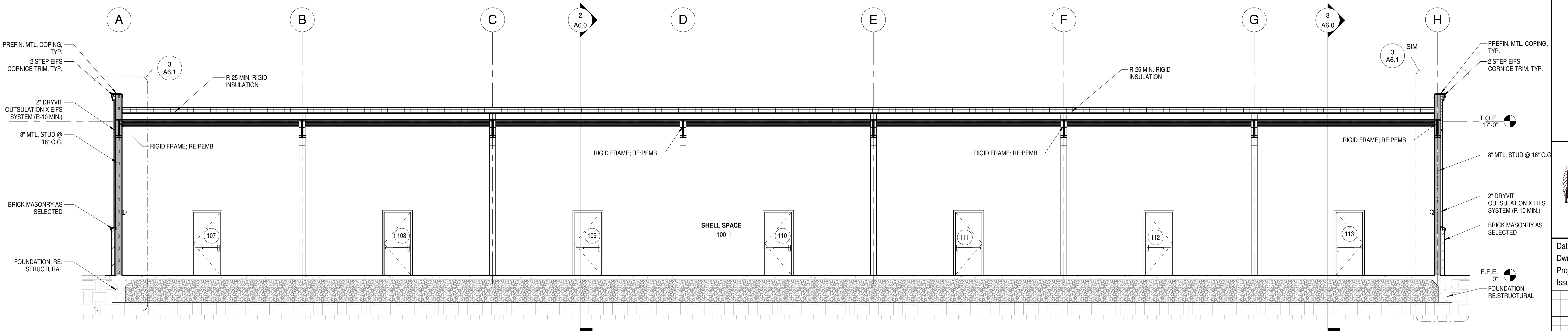
LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
SCALE: 3/16" = 1'-0"



Date: 2.17.26
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BUILDING SECTIONS

A6.0

GENERAL NOTES

1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS.



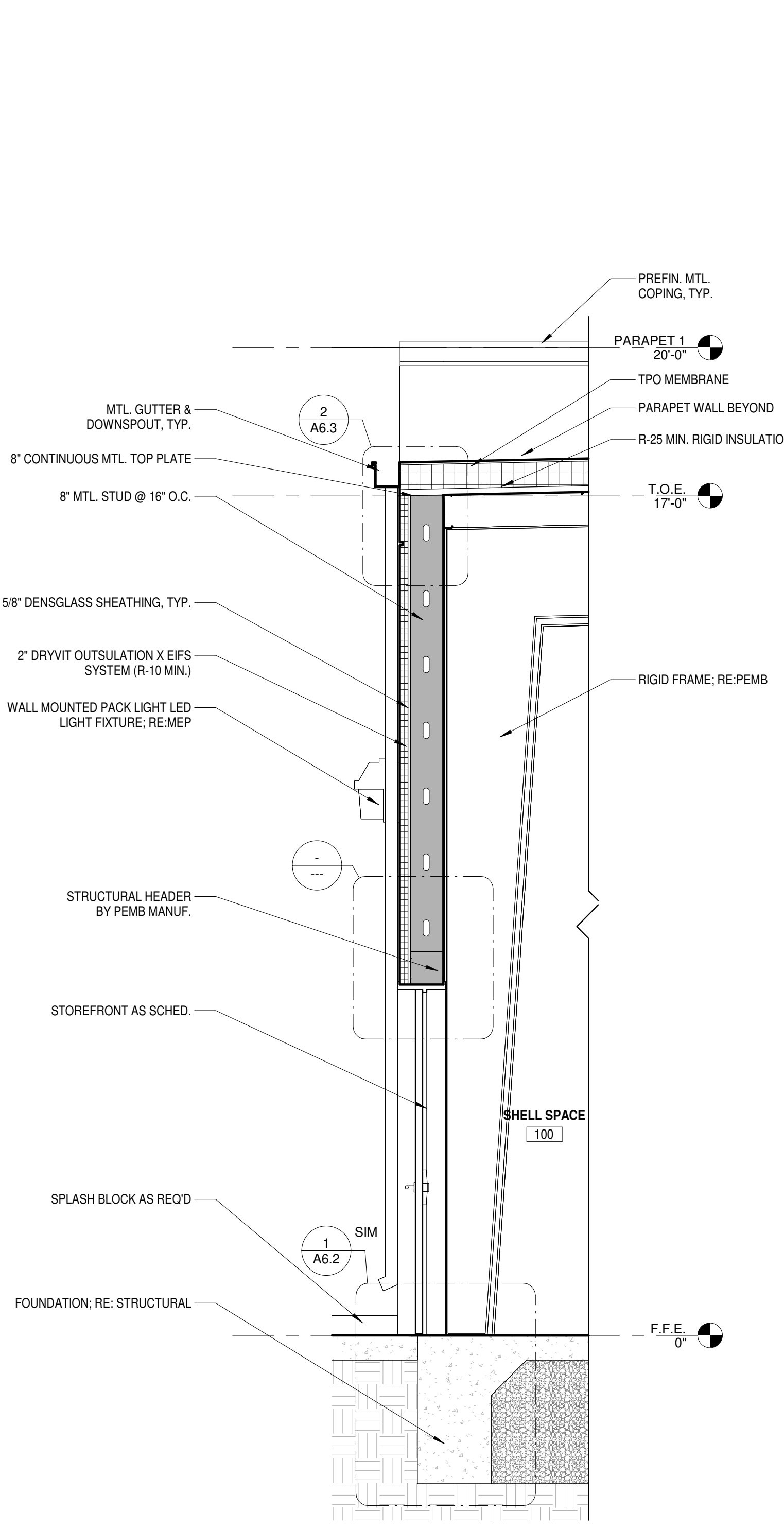
LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121



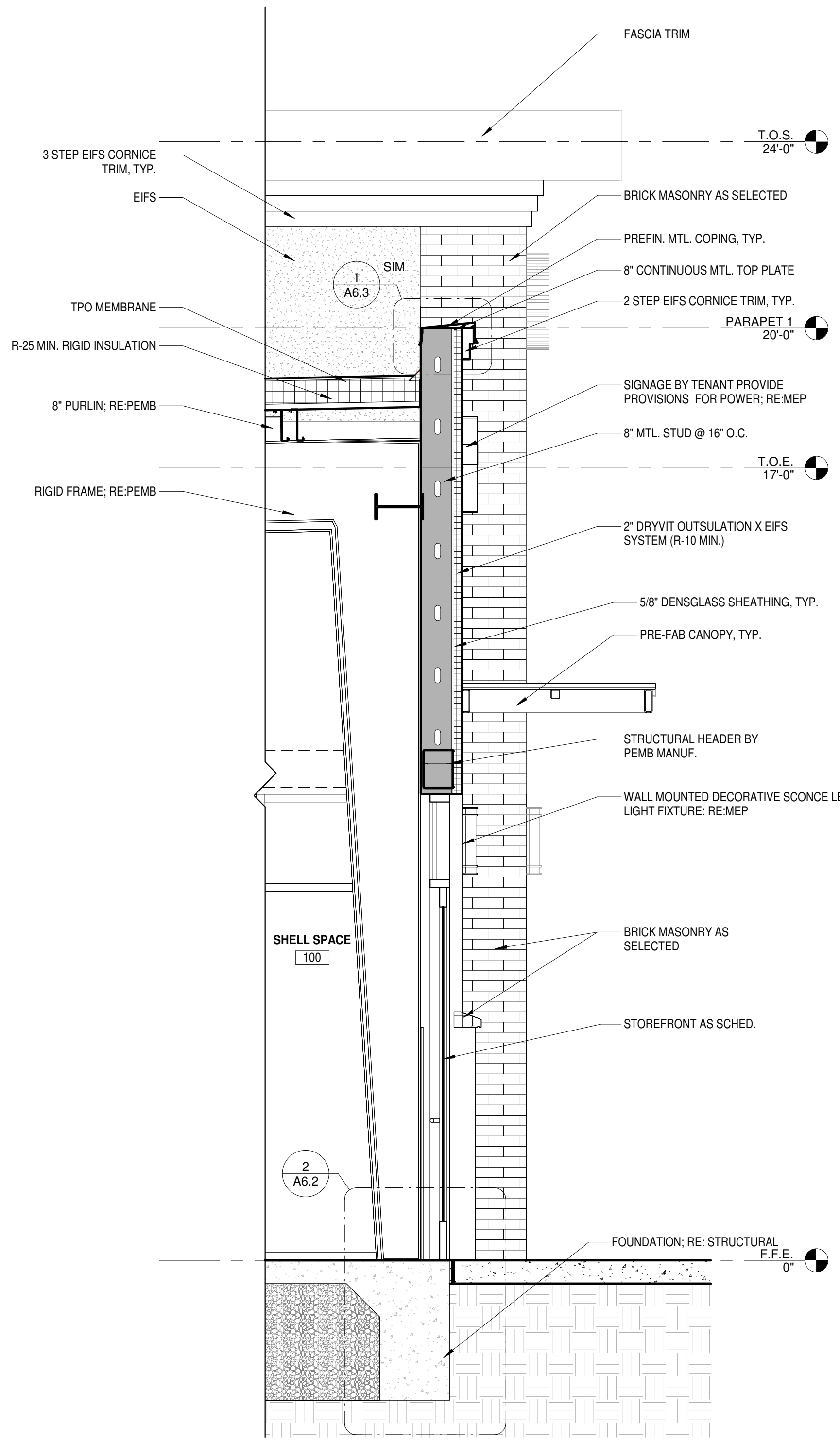
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WALL SECTIONS

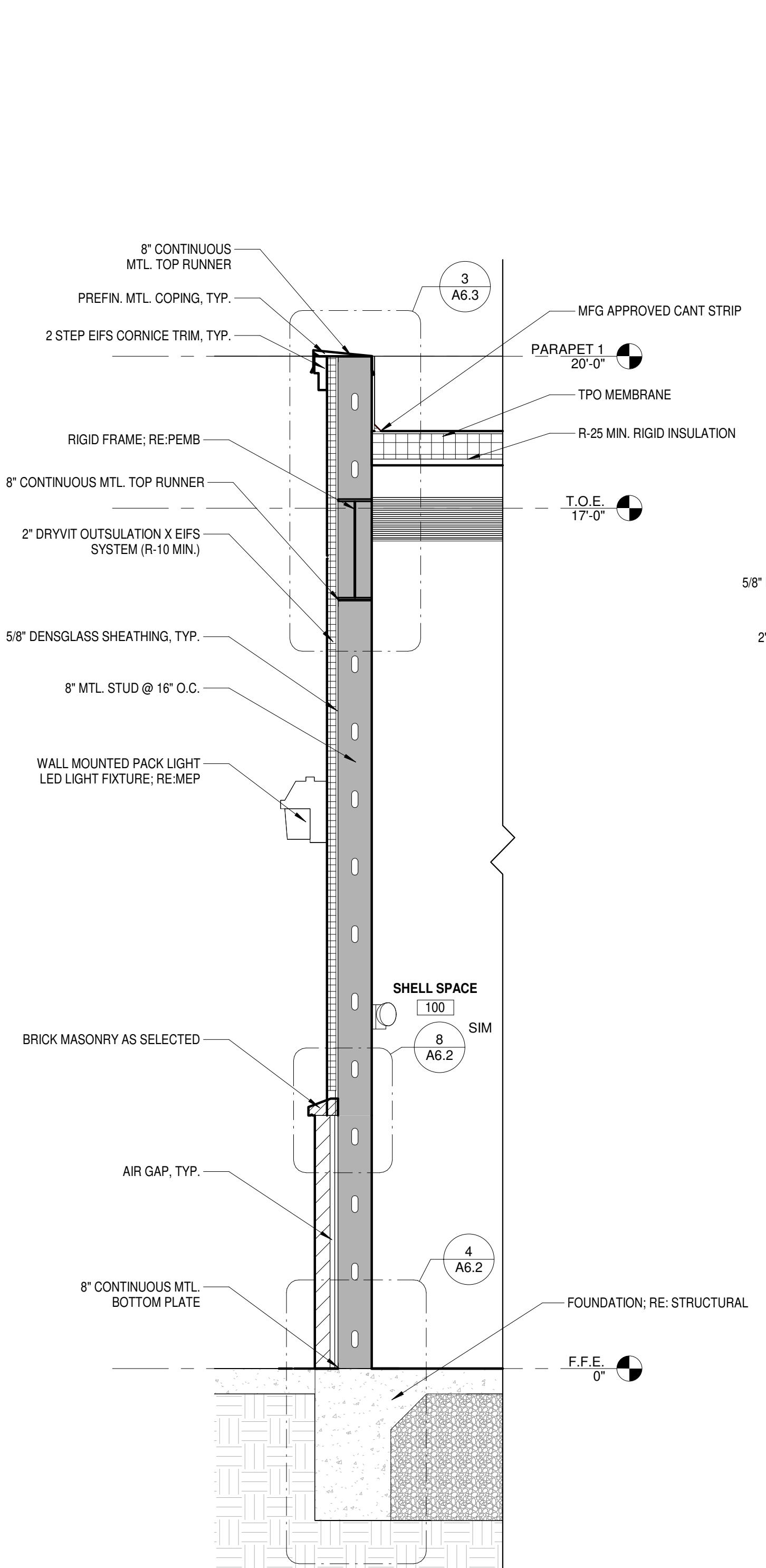
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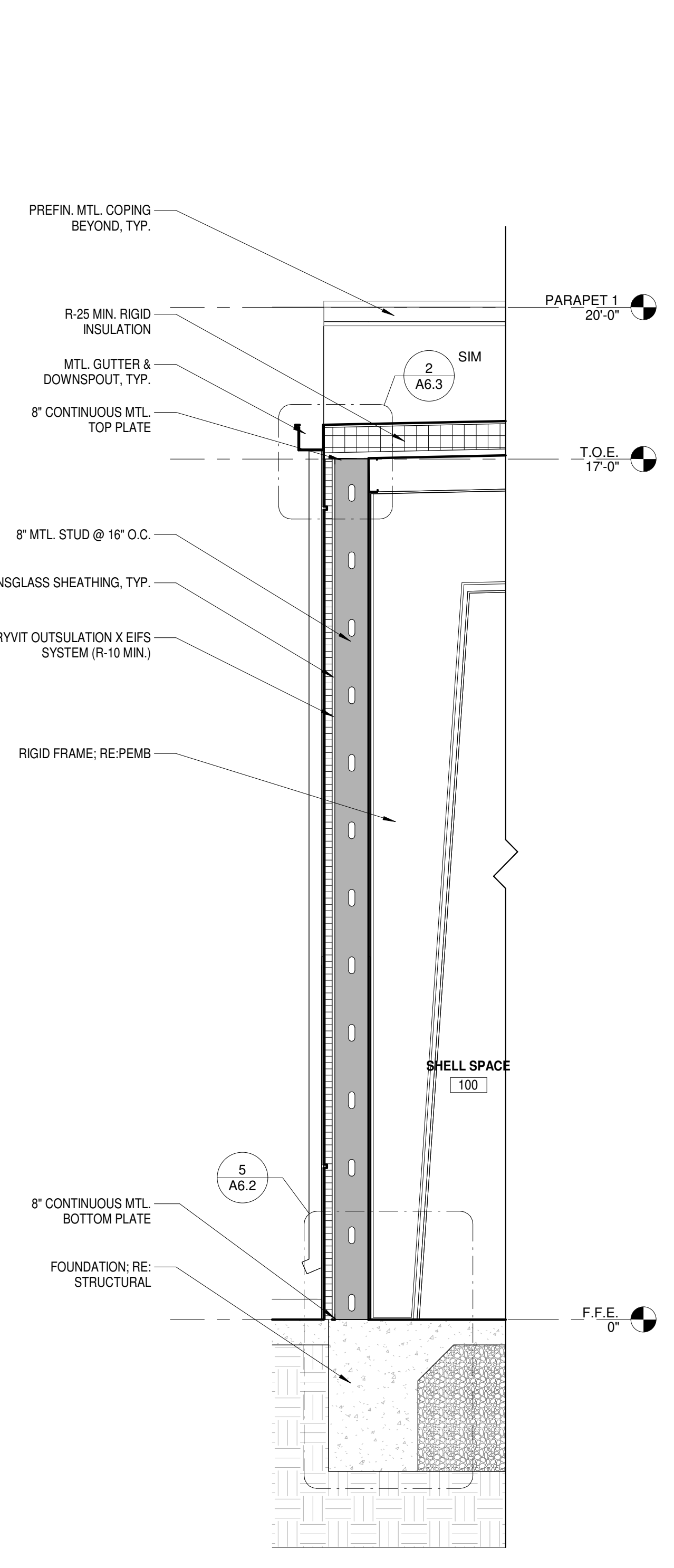
1 WALL SECTION
 SCALE: 1/2" = 1'-0"



2 WALL SECTION
 SCALE: 1/2" = 1'-0"



3 WALL SECTION
 SCALE: 1/2" = 1'-0"

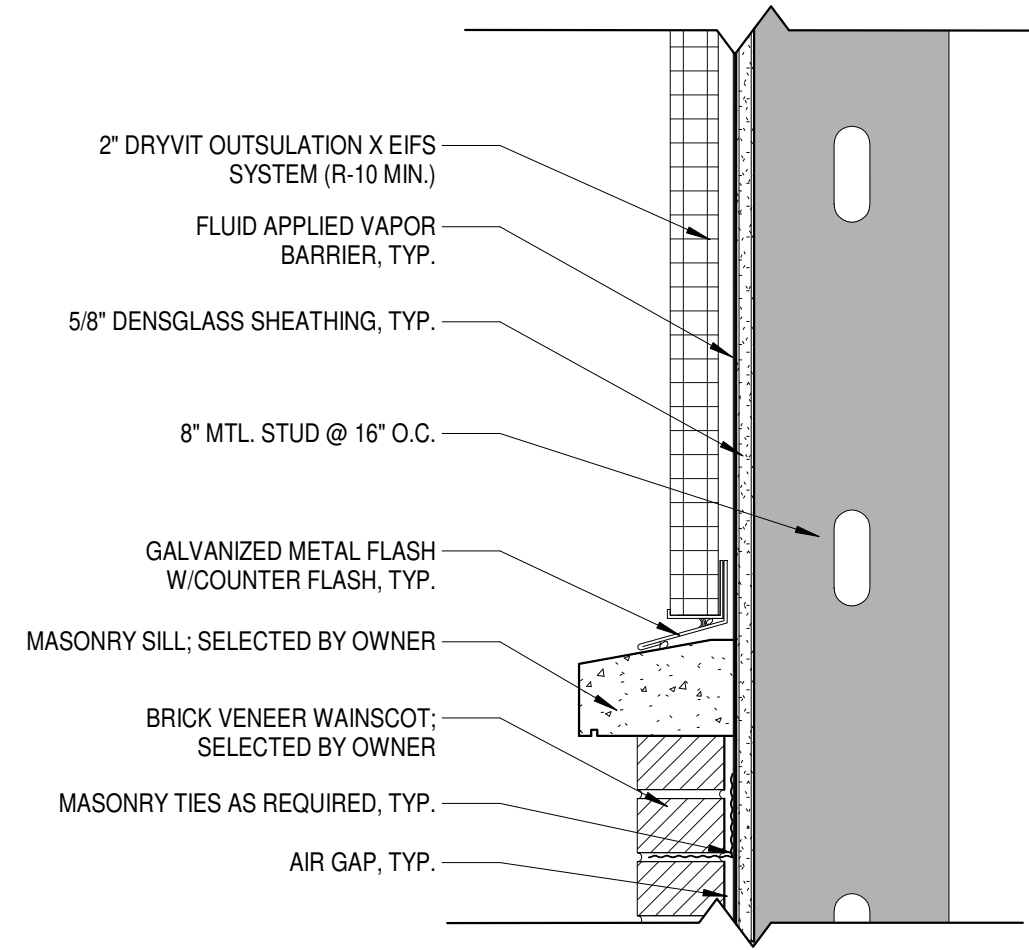


4 WALL SECTION
 SCALE: 1/2" = 1'-0"

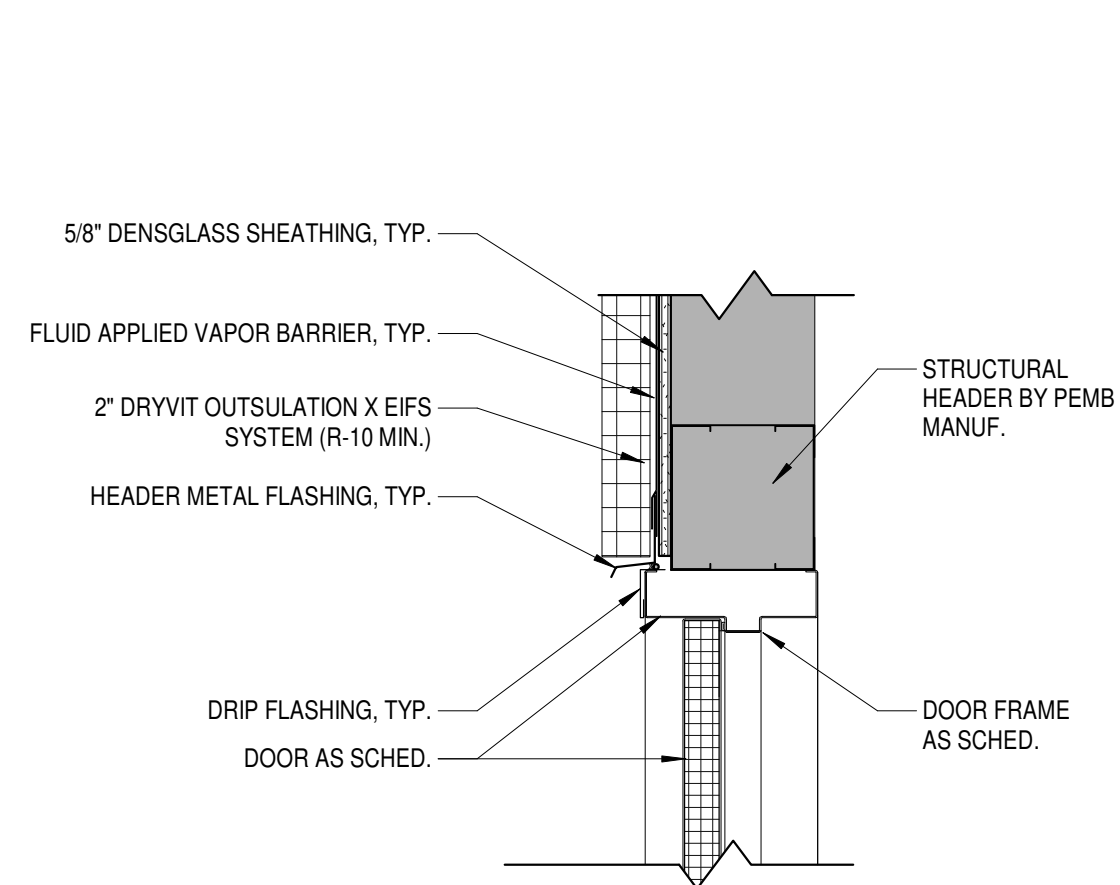
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GENERAL NOTES

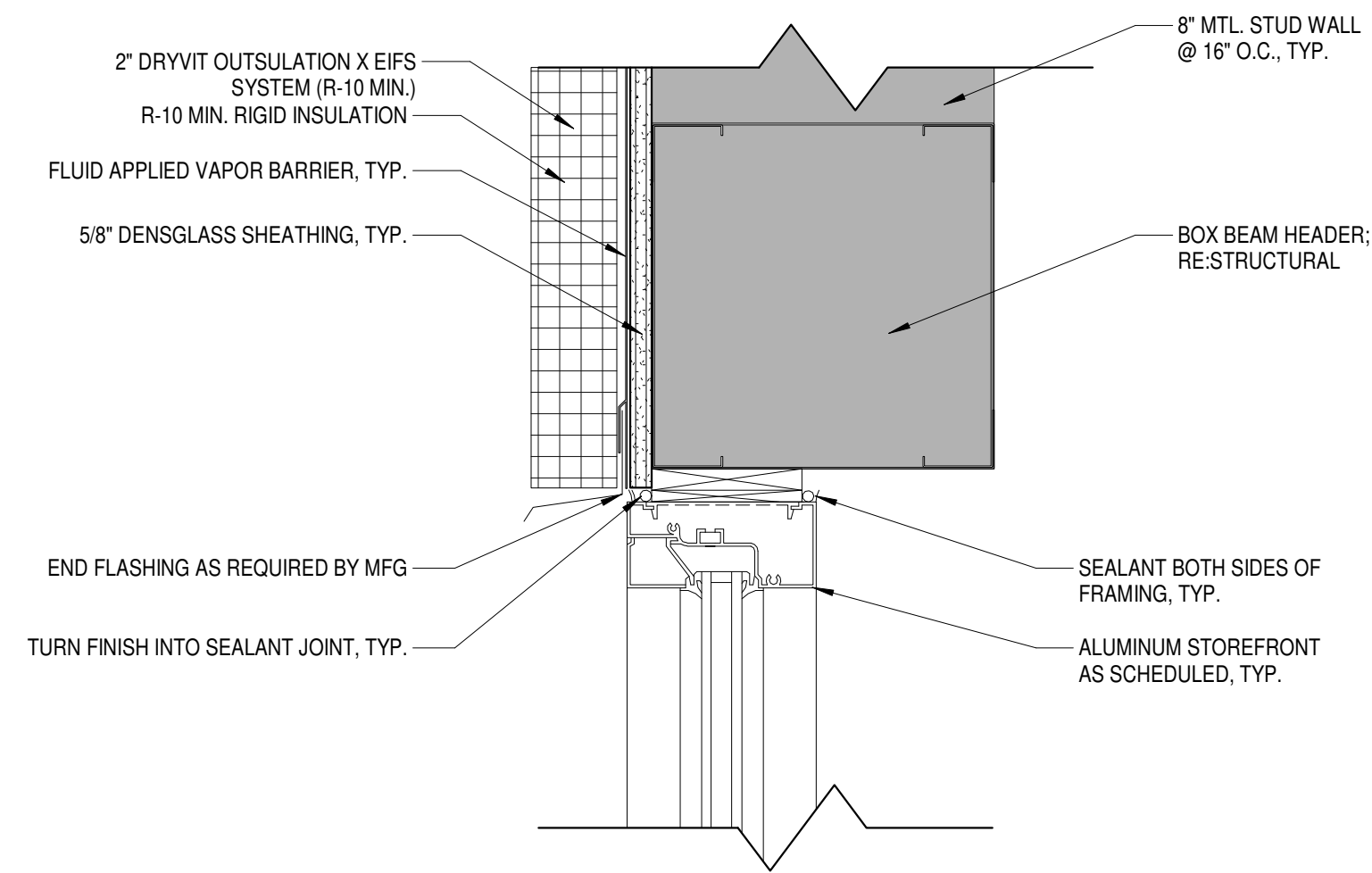
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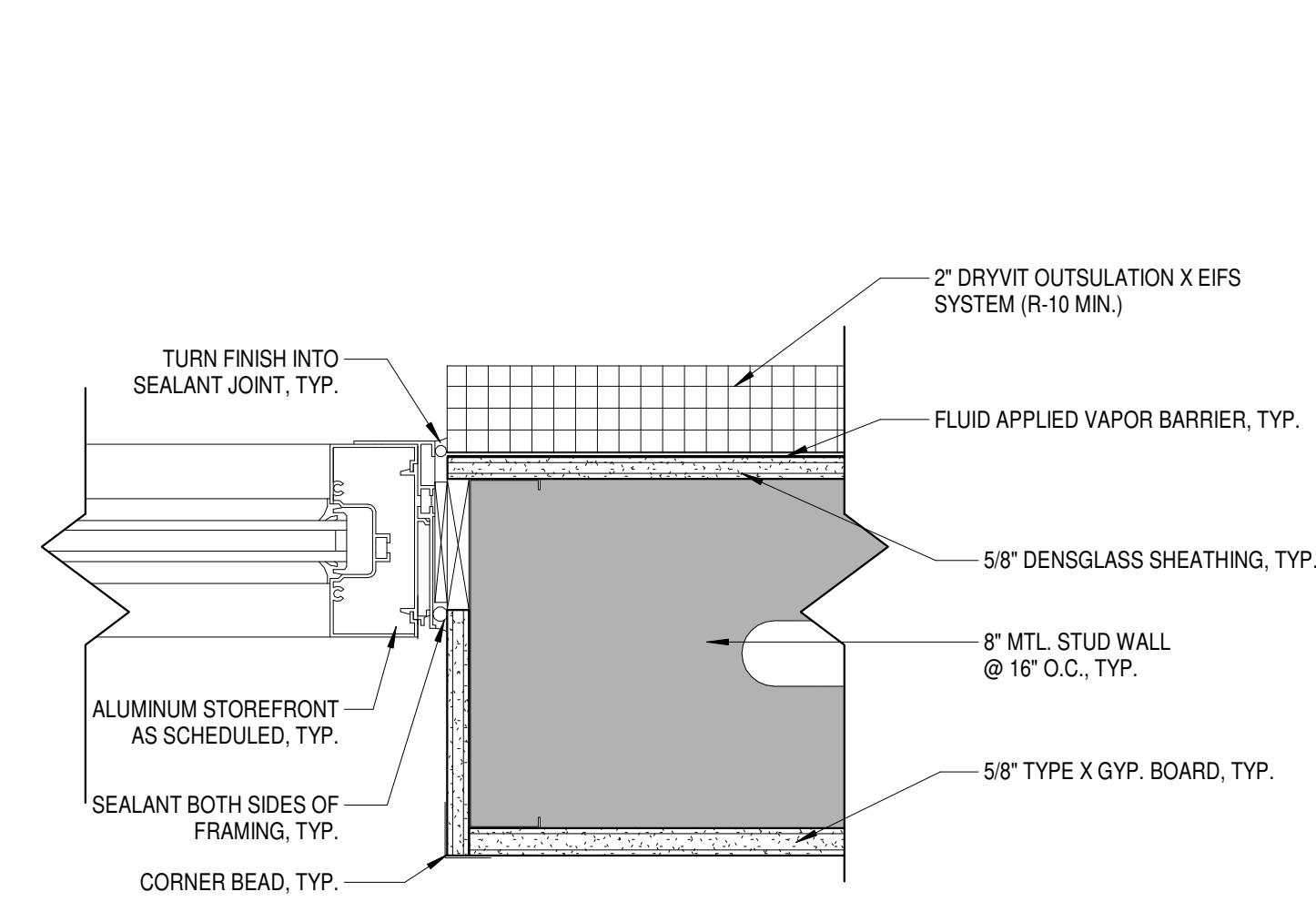
8 SILL DETAIL
 SCALE: 1 1/2" = 1'-0"



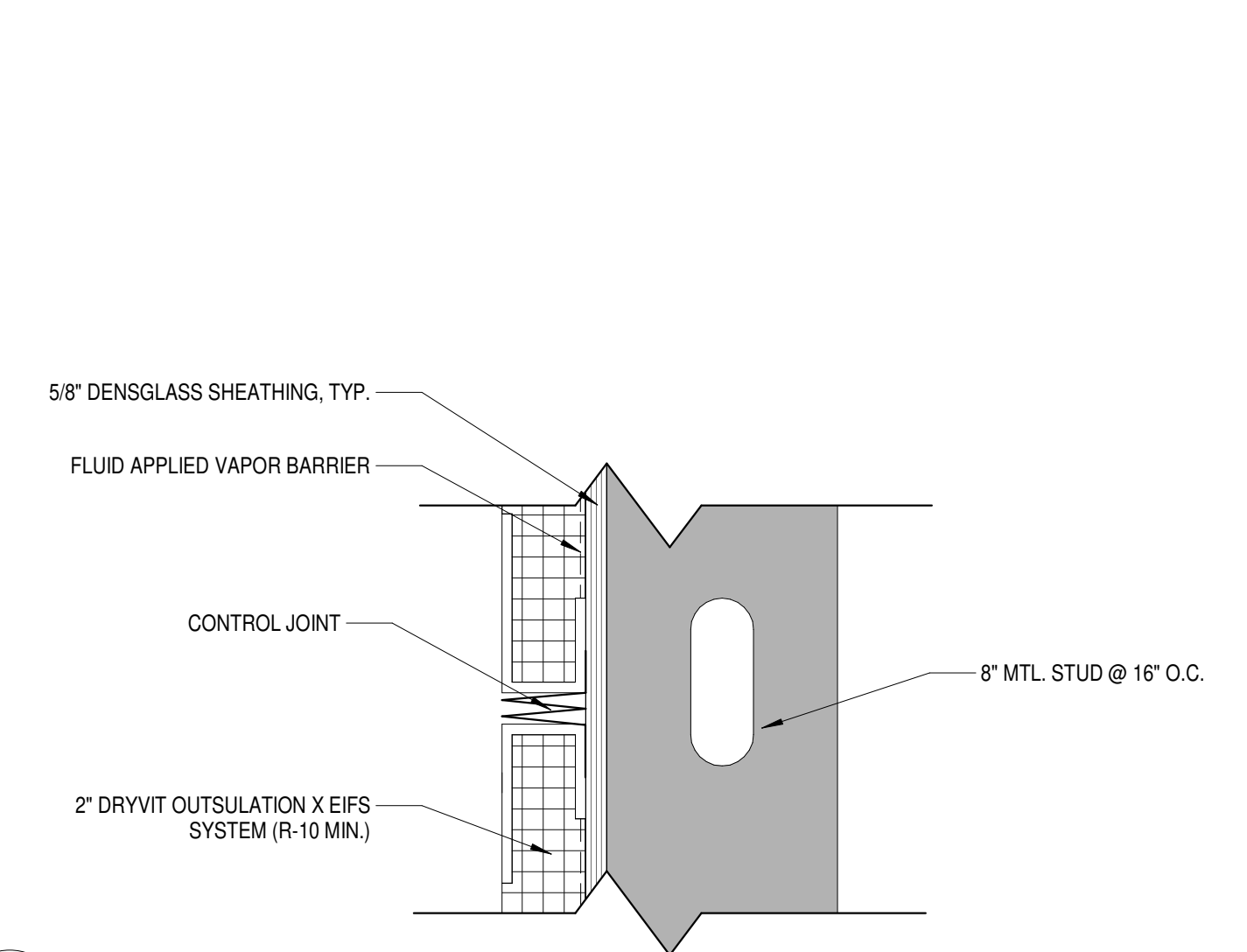
3 EXT. DOOR HEAD DETAIL 1
 SCALE: 1 1/2" = 1'-0"



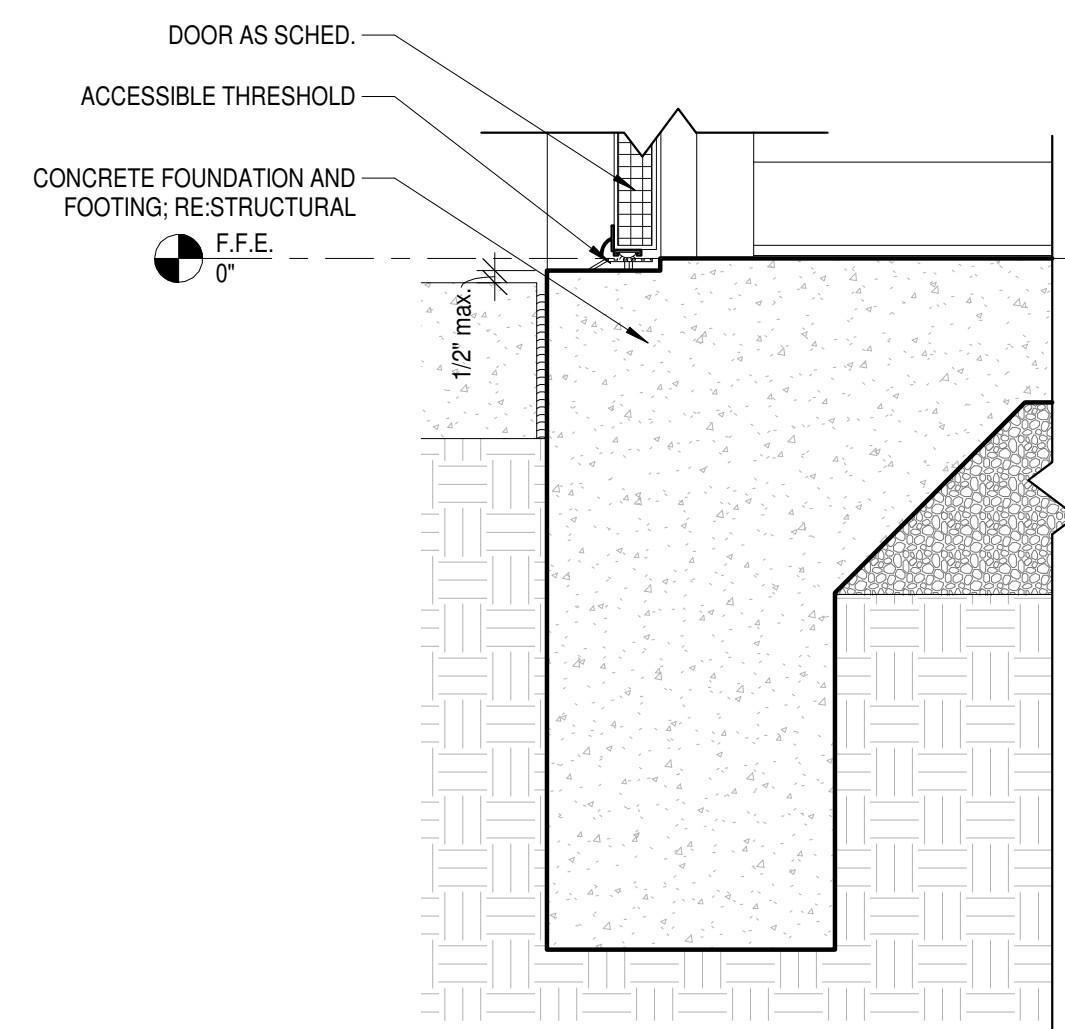
6 STOREFRONT HEAD DETAIL
 SCALE: 3" = 1'-0"



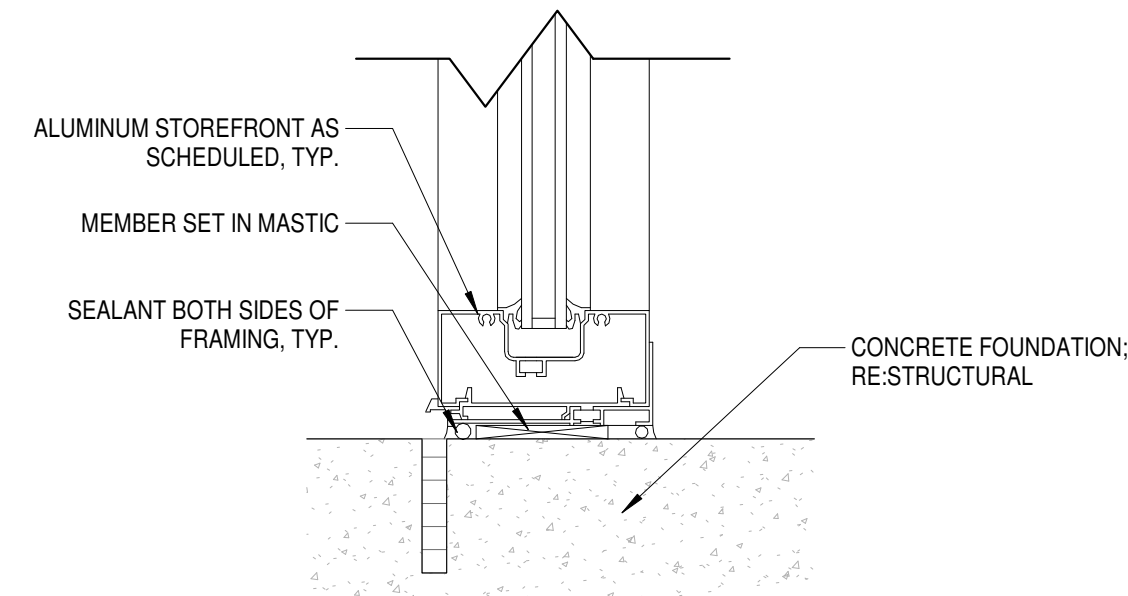
7 STOREFRONT JAMB @ EIFS 1
 SCALE: 3" = 1'-0"



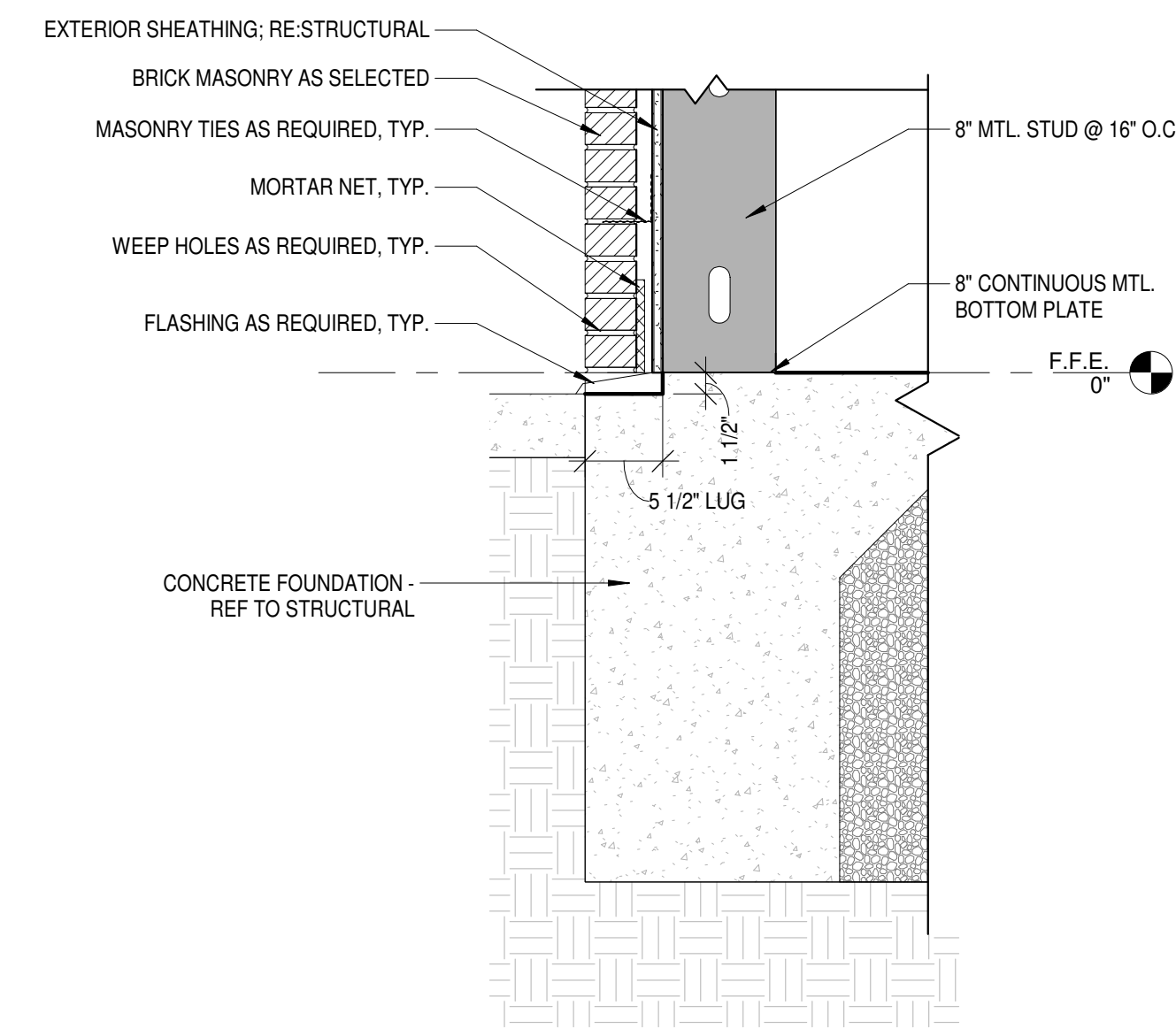
9 EIFS REVEAL DETAIL
 SCALE: 3" = 1'-0"



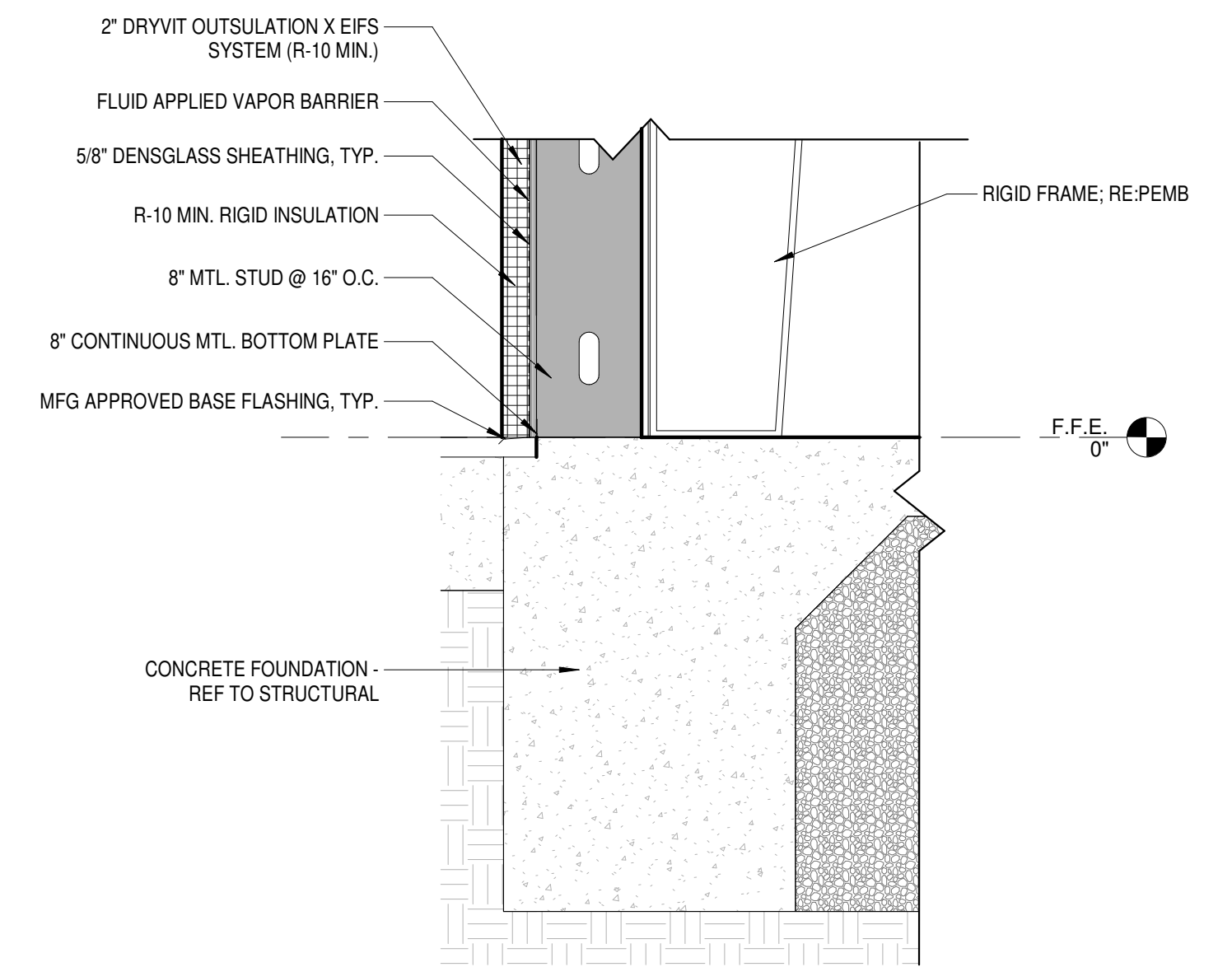
1 EXT. DOOR SILL DETAIL 1
 SCALE: 1 1/2" = 1'-0"



2 STOREFRONT SILL
 SCALE: 3" = 1'-0"



4 FOUNDATION @ BRICK
 SCALE: 1" = 1'-0"



5 FOUNDATION DETAIL @ EIFS
 SCALE: 1" = 1'-0"

2/17/2025 10:26:13 AM



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SECTION DETAILS

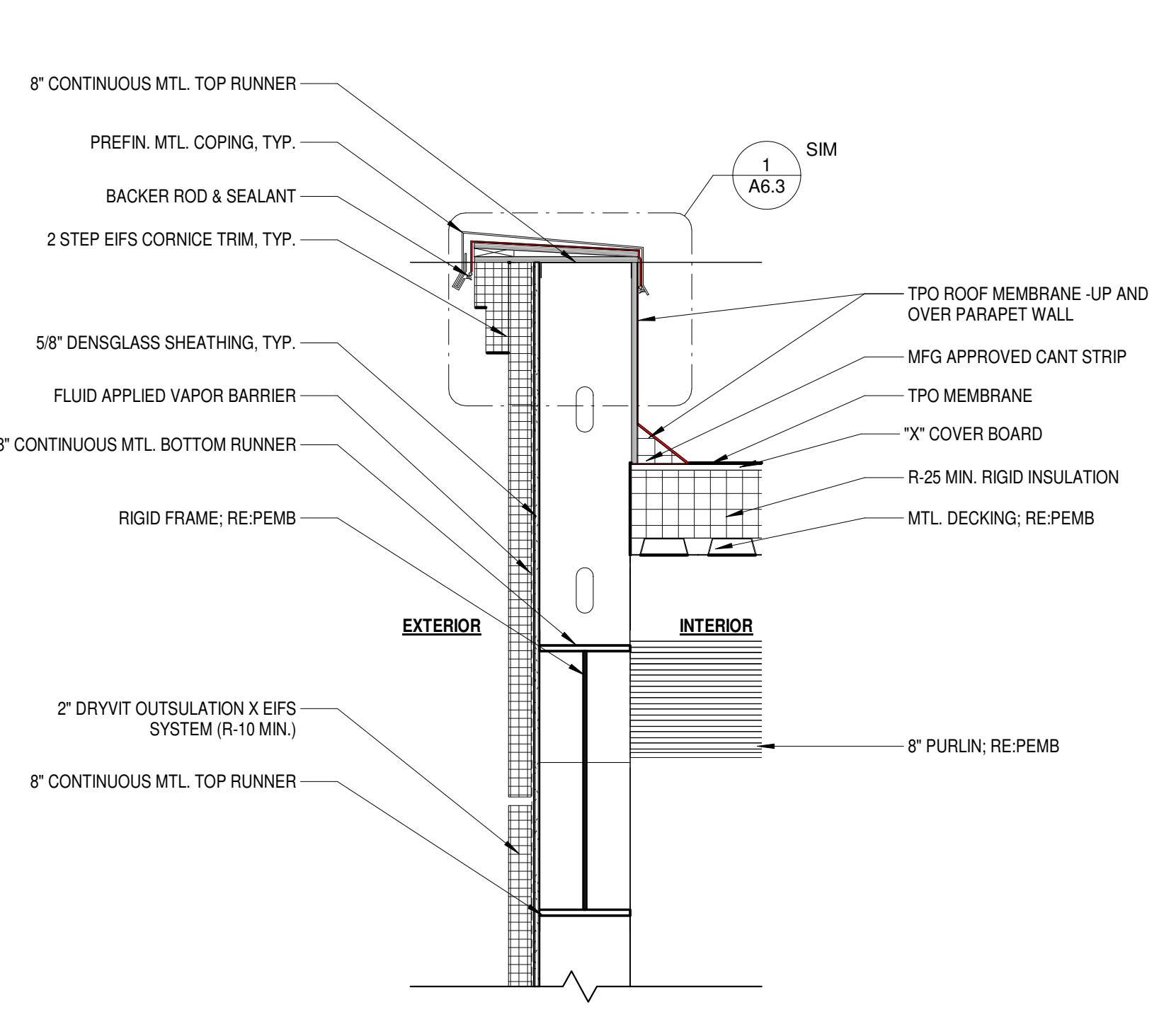
A6.2

GENERAL NOTES

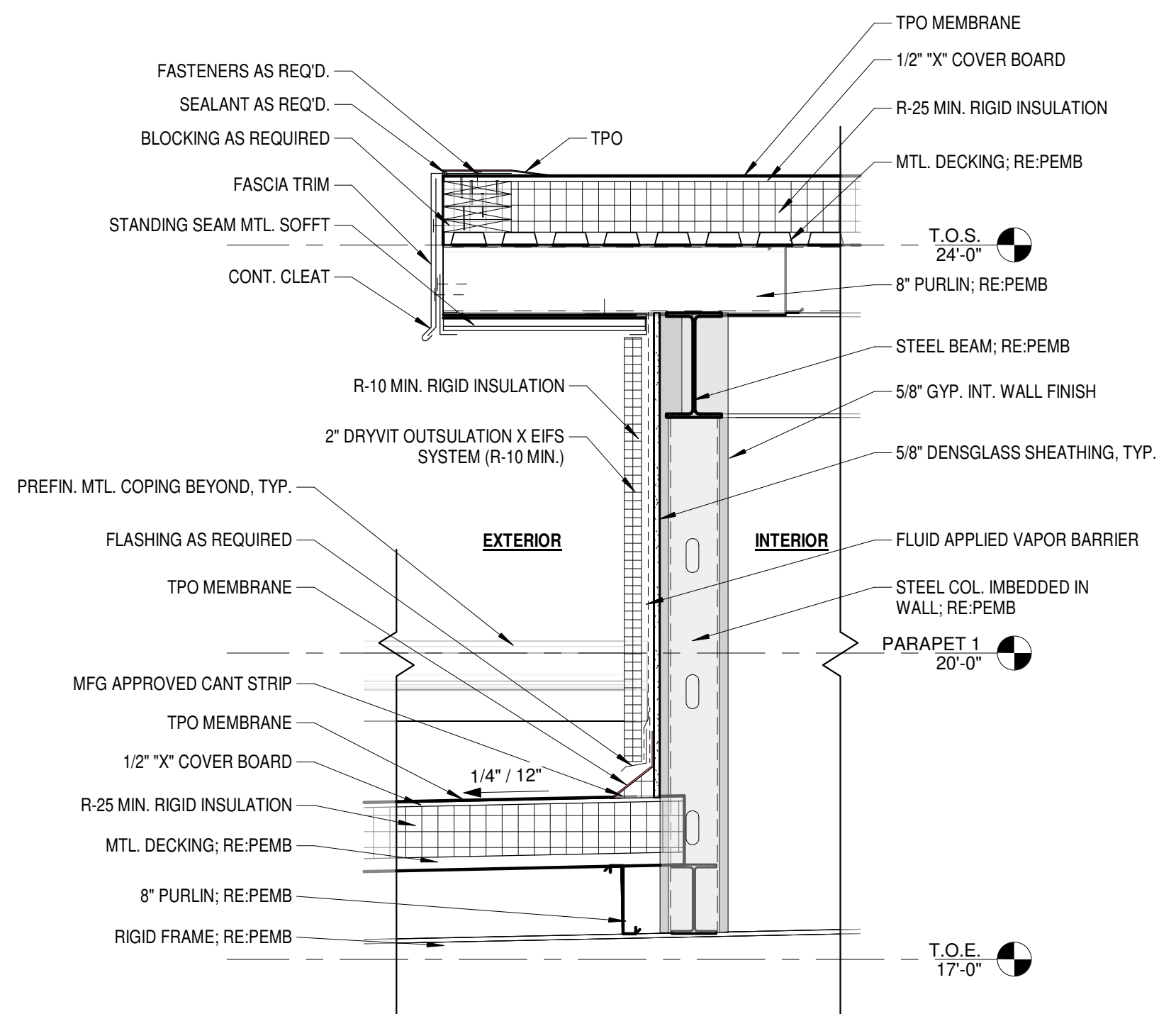
1. RE: STRUCTURAL FOR ADDITIONAL FOUNDATION AND FRAMING REQUIREMENTS.



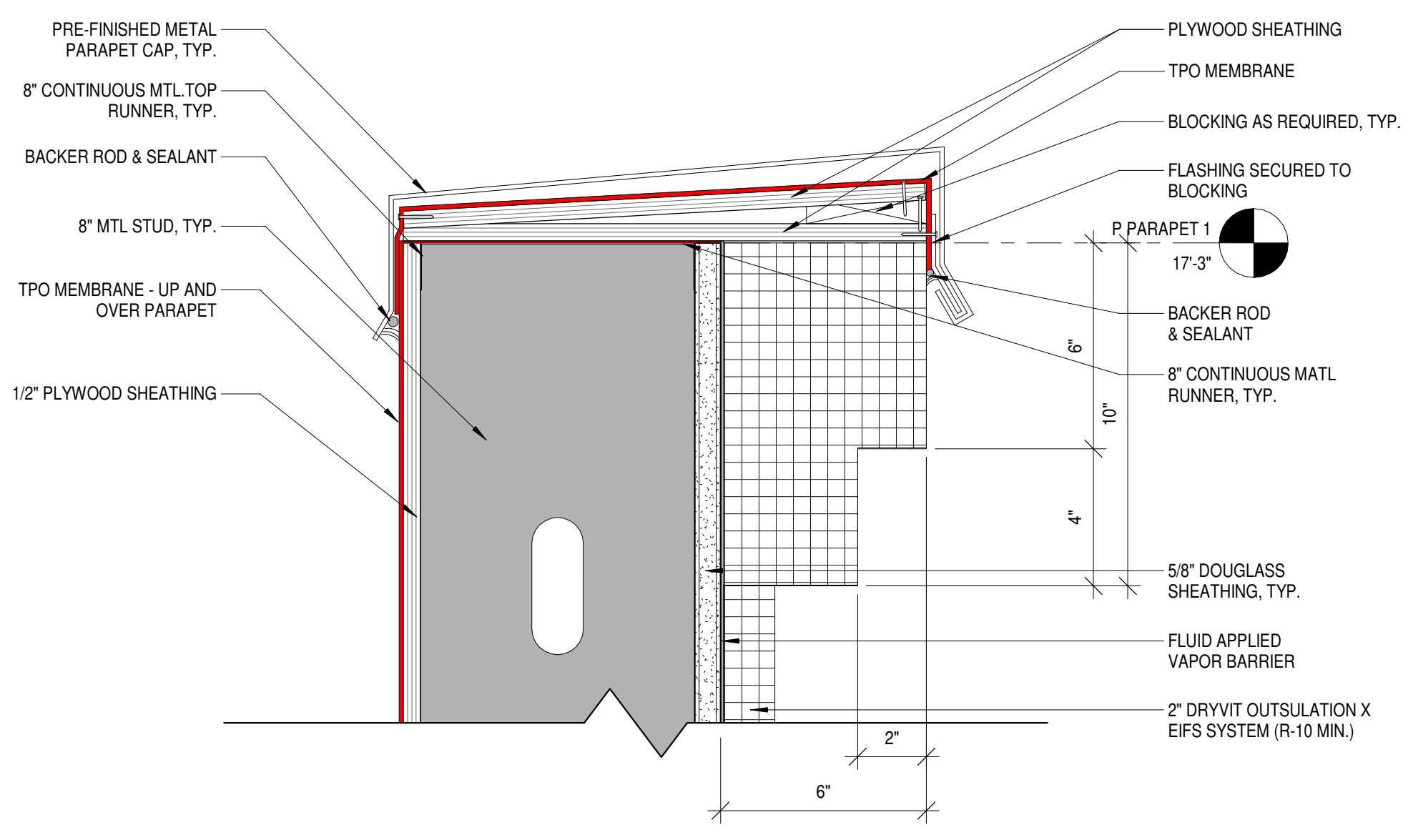
LA VERNIA RETAIL
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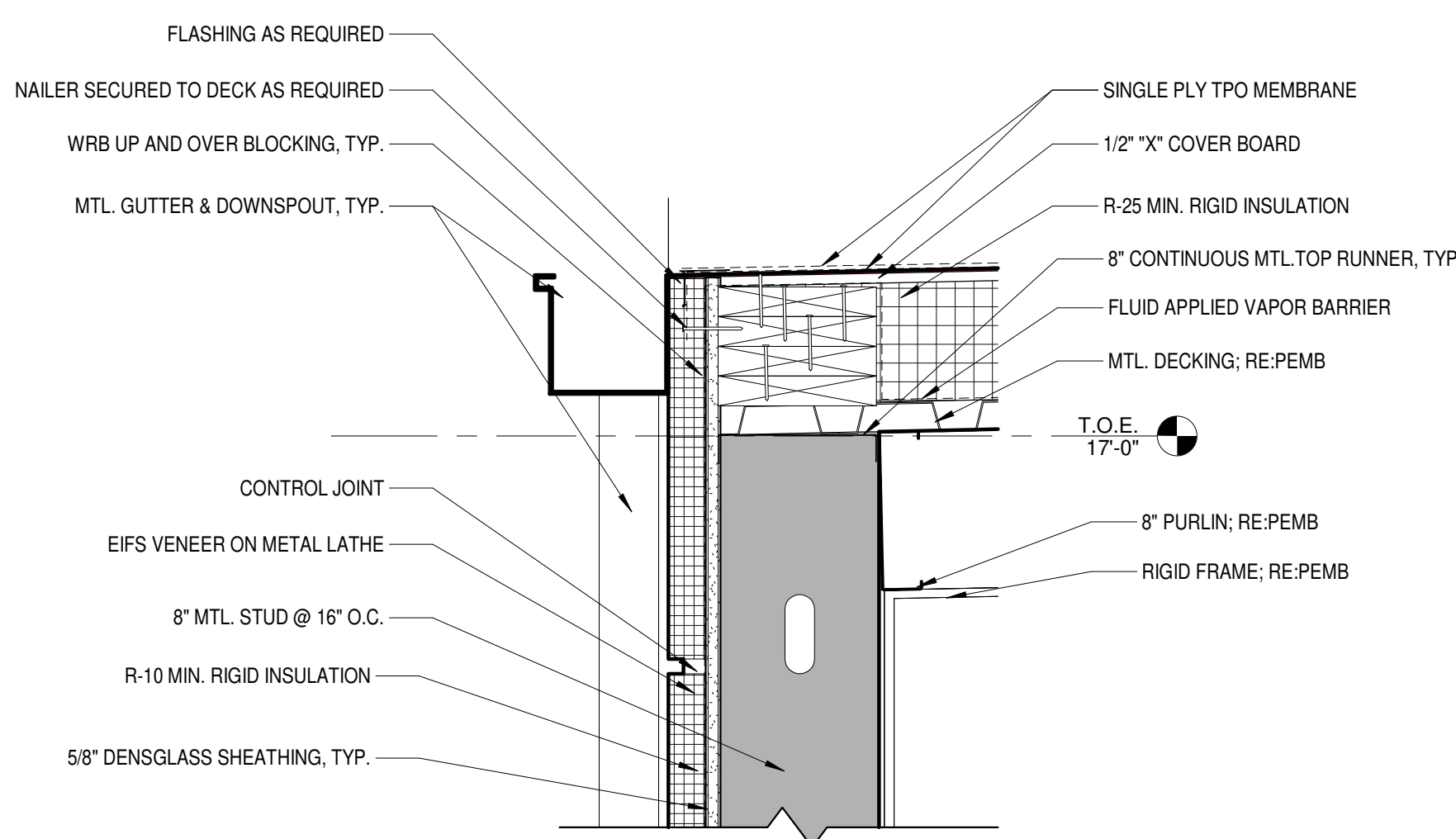
3 PARAPET DETAIL
SCALE: 1" = 1'-0"



4 ROOF TOWER TRANSITION DETAIL
SCALE: 3/4" = 1'-0"



1 PARAPET DETAIL
SCALE: 3" = 1'-0"



2 GUTTER DETAIL
SCALE: 1 1/2" = 1'-0"



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SECTION DETAILS

A6.3

DOOR SCHEDULE									
MARK	WIDTH	HEIGHT	DOOR			FRAME		COMMENTS	
			DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR HARDWARE	FRAME MATERIAL		DOOR FRAME FINISH
100	3'-0"	8'-0"	A	STORE FRONT	PTD	A	ALUMINUM	PTD	STOREFRONT DOOR
101	3'-0"	8'-0"	A	STORE FRONT	PTD	A	ALUMINUM	PTD	STOREFRONT DOOR
102	3'-0"	8'-0"	A	STORE FRONT	PTD	A	ALUMINUM	PTD	STOREFRONT DOOR
103	3'-0"	8'-0"	A	STORE FRONT	PTD	A	ALUMINUM	PTD	STOREFRONT DOOR
104	3'-0"	8'-0"	A	STORE FRONT	PTD	A	ALUMINUM	PTD	STOREFRONT DOOR
105	3'-0"	8'-0"	A	STORE FRONT	PTD	A	ALUMINUM	PTD	STOREFRONT DOOR
106	3'-0"	8'-0"	A	STORE FRONT	PTD	A	ALUMINUM	PTD	STOREFRONT DOOR
107	3'-0"	7'-0"	B	MTL DOOR	-	B	MTL	-	METAL DOOR
108	3'-0"	7'-0"	B	MTL DOOR	-	B	MTL	-	METAL DOOR
109	3'-0"	7'-0"	B	MTL DOOR	-	B	MTL	-	METAL DOOR
110	3'-0"	7'-0"	B	MTL DOOR	-	B	MTL	-	METAL DOOR
111	3'-0"	7'-0"	B	MTL DOOR	-	B	MTL	-	METAL DOOR
112	3'-0"	7'-0"	B	MTL DOOR	-	B	MTL	-	METAL DOOR
113	3'-0"	7'-0"	B	MTL DOOR	-	B	MTL	-	METAL DOOR

WINDOW SCHEDULE								
TYPE MARK	ROUGH WIDTH	ROUGH HEIGHT	HEAD HEIGHT	WINDOW		FRAME		COMMENTS
				DESCRIPTION	GLAZING	MATERIAL	FINISH	
C	4'-0"	3'-10"	7'-10"	DRIVE THRU WINDOW	CLEAR LOW-E	ALUMINUM	CLEAR ANODIZED	

GENERAL NOTES

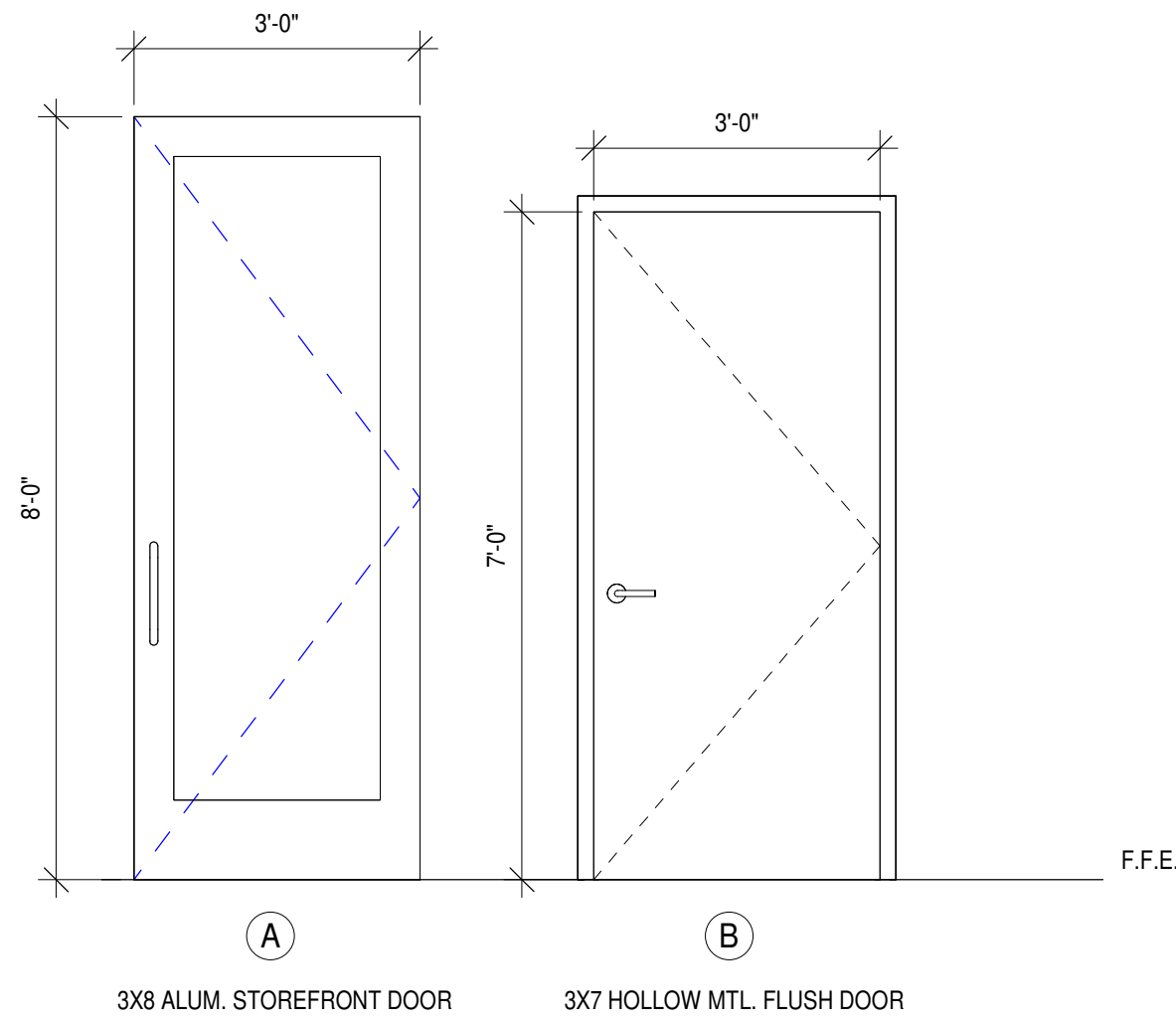
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL EXTERIOR HOLLOW METAL DOORS TO BE GALVANIZED.
- ALL EXTERIOR HOLLOW METAL UNITS TO CONDITIONED SPACES SHALL BE INSULATED.
- CONTRACTOR TO VERIFY ALL DOOR SIZES PRIOR TO ORDERING.
- REFER TO DOOR HARDWARE SCHEDULE FOR FIRE RATED DOORS.

DOOR NOTES

- ALL DOOR DIMENSIONS SHOWN ON THIS SHEET ARE UNIT SIZES, UNLESS OTHERWISE NOTED.
- ALL INTERIOR DOORS SHALL HAVE APPROPRIATE THRESHOLDS AT DOORWAY WHEN FINISH FLOORING MATERIAL IS DIFFERENT FROM ROOM TO ADJOINING ROOM.
- ALL EXTERIOR DOORS SHALL HAVE ALUMINUM THRESHOLDS, DOOR SWEEPERS & WEATHER STRIPPING ALL AROUND.
- ALL EXISTING AND/OR NEW INSTALLATION SHALL BE IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL NEW DOORS SHALL HAVE HINGES AS RECOMMENDED BY MANUFACTURER.
- CONTRACTOR OR HARDWARE SUPPLIER SHALL SUBMIT A HARDWARE SCHEDULE FOR APPROVAL PRIOR TO INSTALLATION.

WINDOW NOTES

- ALL WINDOW DIMENSIONS SHOWN ON THIS SHEET ARE FRAME SIZES, UNLESS OTHERWISE NOTED. PROVIDE MASONRY OPENING AS PER MANUFACTURER'S RECOMMENDATION.
- ALL WINDOWS SHALL BE THOROUGHLY SEALED, CAULKED AND WATERPROOFED.
- WINDOW SUPPLIER SHALL FIELD VERIFY ALL EXISTING WINDOW OPENINGS AND CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS TO EXISTING MASONRY OPENING SIZES TO ACCOMMODATE AVAILABLE WINDOWS.



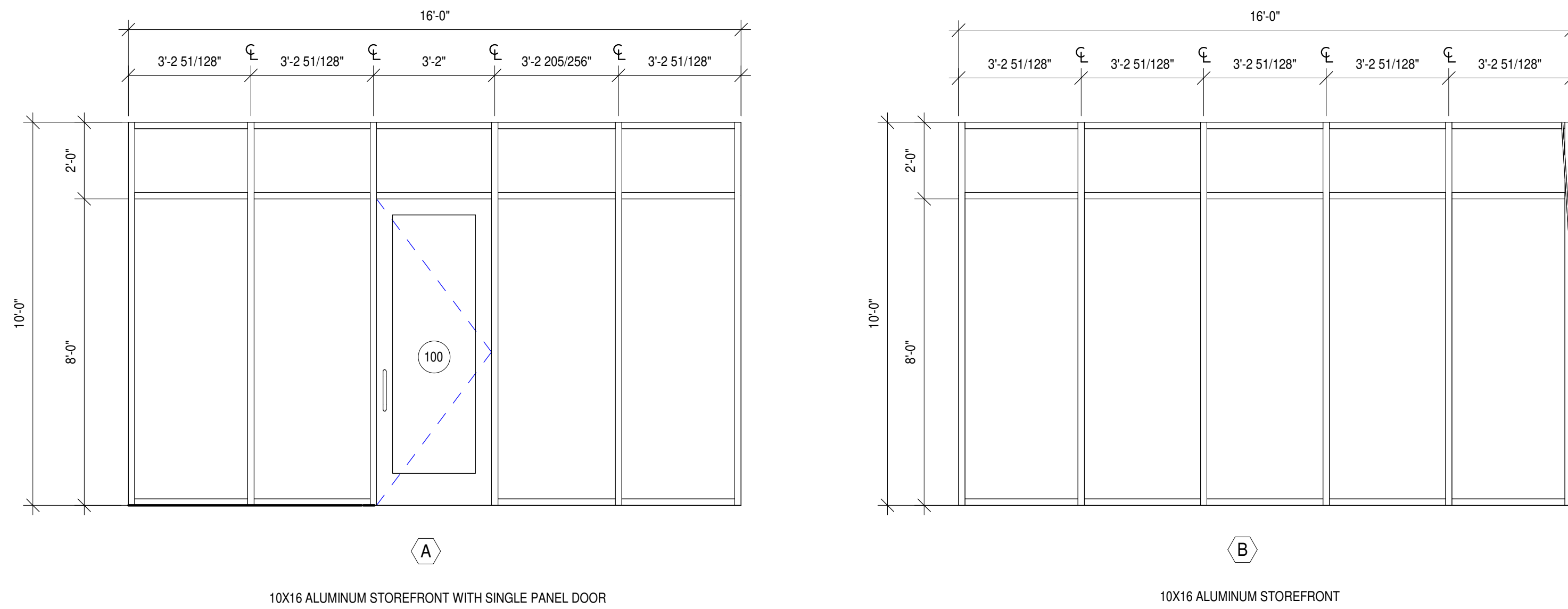
DOOR ELEVATIONS

SCALE: 1/2" = 1'-0"

HARDWARE SET:

- A - 3 FULL MORTISE BUTT HINGES, LEVER HANDLES, PANIC HARDWARE, CLOSER, WEATHERSTRIP, ACCESSIBLE THRESHOLD AND KEYED LOCKSET
- B - 3 FULL MORTISE PIVOT HINGES TOP/BOTTOM, PUSH/PULL HANDLES, DOUBLE CYLINDER DEAD BOLT, CLOSER, WEATHERSTRIP, AND ACCESSIBLE THRESHOLD.

NOTE: PROVIDE PANIC HARDWARE AT ALL EXIT DOORS AS REQUIRED BY CODE.
 VERIFY ALL ROUGH OPENING SIZES BEFORE ORDERING.
 VERIFY ALL DOOR HARDWARE AND FINISHES WITH OWNER PRIOR TO ANY WORK.
 PROVIDE TEMPERED GLASS ON DOORS AS REQUIRED BY CODE.
 PROVIDE WALL AND FLOOR STOPS AS REQUIRED.



WINDOW ELEVATIONS

SCALE: 3/8" = 1'-0"



LA VERNIA RETAIL
 119 SAN ANTONIO ROAD BLDG 1
 LA VERNIA, TEXAS 78121



Date: 2.17.26
 Dwn: VRB Chk: SJK
 Project No.: 2529
 Issue: FOR PERMIT

DOOR & WINDOW SCHEDULES

A7.0

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NOTE: This is provided for reference only and is not a comprehensive listing of requirements please reference to 2012 TDLR Texas Accessibility Standards for the full code requirements.

302 Floor and Ground Surface

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.



Figure 302.2 Carpet Pile Height

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

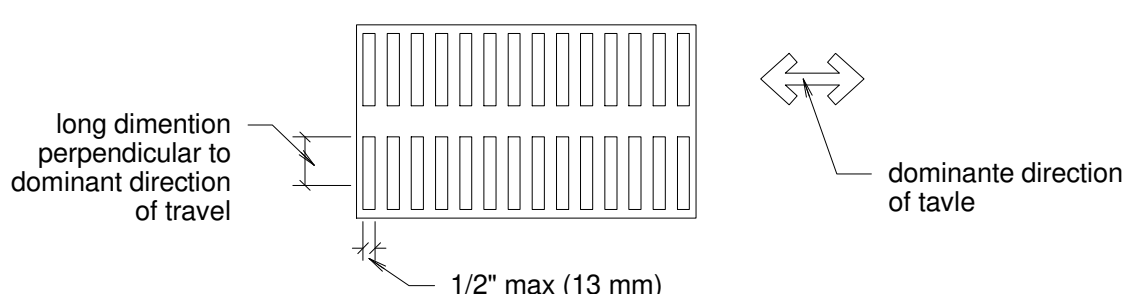


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

303 Changes in Level

303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

- EXCEPTIONS:
1. Animal containment areas shall not be required to comply with 303.
 2. Areas of sport activity shall not be required to comply with 303.

303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

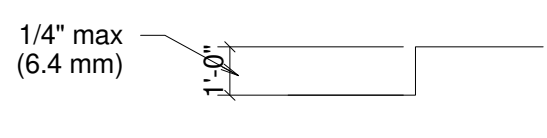


Figure 303.2 Vertical Change in Level

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

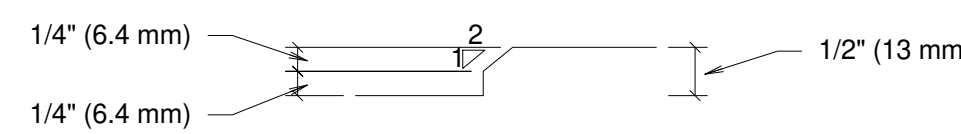


Figure 303.3 Beveled Change in Level

303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

304 Turning Space

304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.

- EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

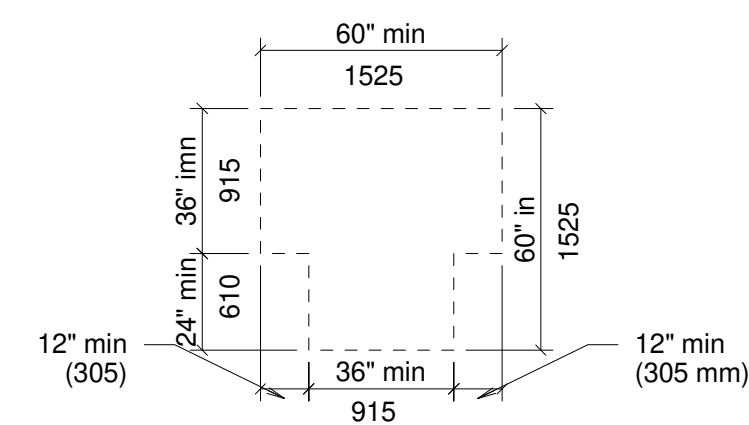


Figure 304.3.2 T-Shaped Turning Space

304.4 Door Swing. Doors shall be permitted to swing into turning spaces.

305 Clear Floor or Ground Space

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

- EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

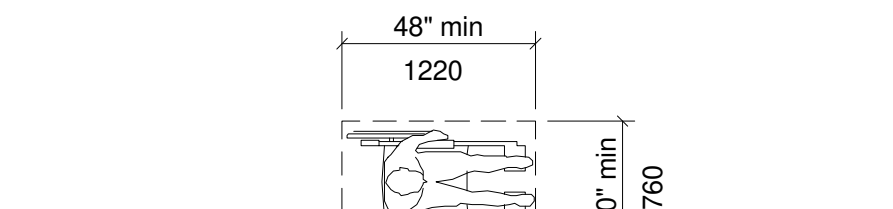


Figure 305.3 Clear Floor or Ground Space

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

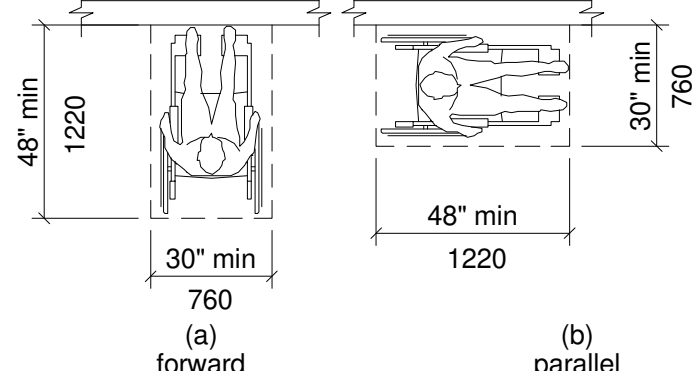


Figure 305.5 Position of Clear Floor or Ground Space

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

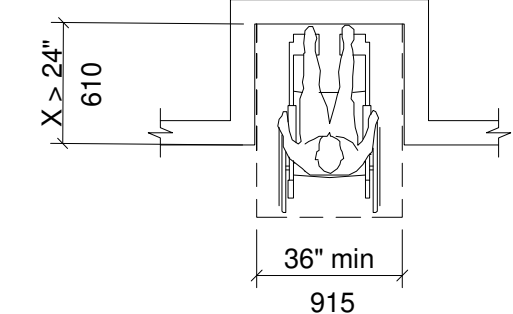


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

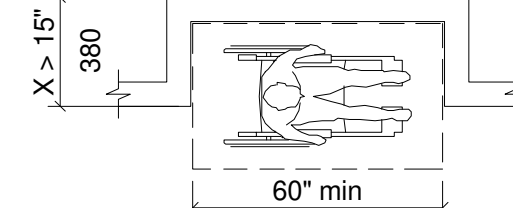


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

306 Knee and Toe Clearance

306.1 General. Where space beneath a element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

306.2 Toe Clearance.

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

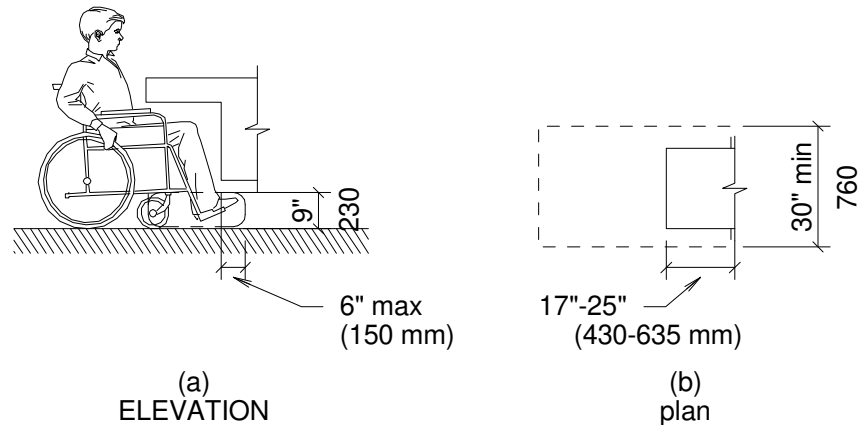


Figure 306.2 Toe Clearance

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

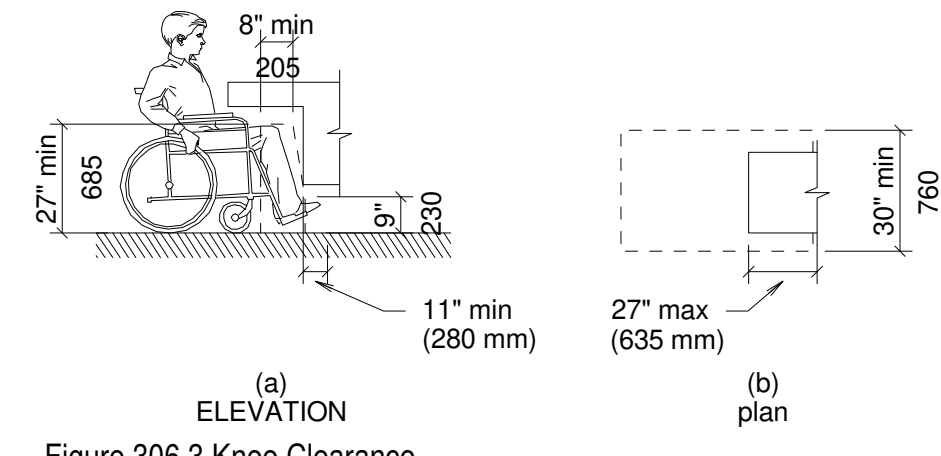


Figure 306.3 Knee Clearance

307 Protruding Objects

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

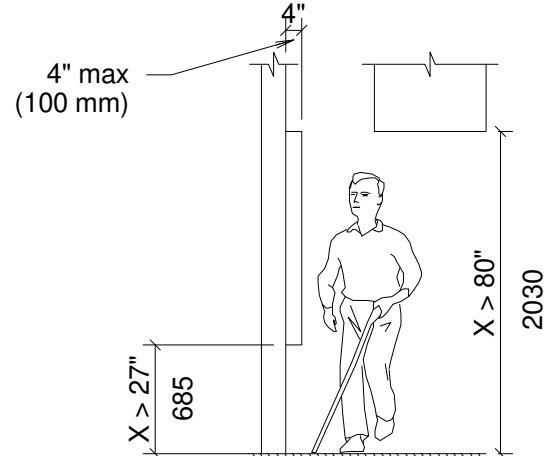


Figure 307.2 Limits of Protruding Objects

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) minimum or 80 inches (2030 mm) maximum above the finish floor or ground.

EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.

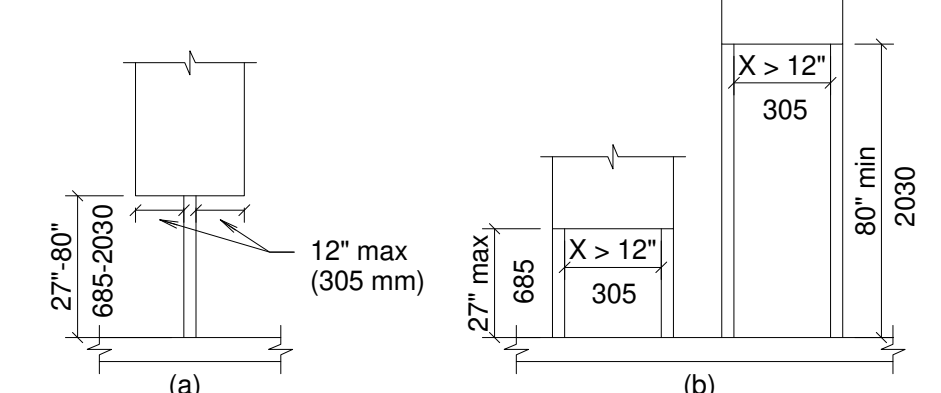


Figure 307.3 Post-Mounted Protruding Objects

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

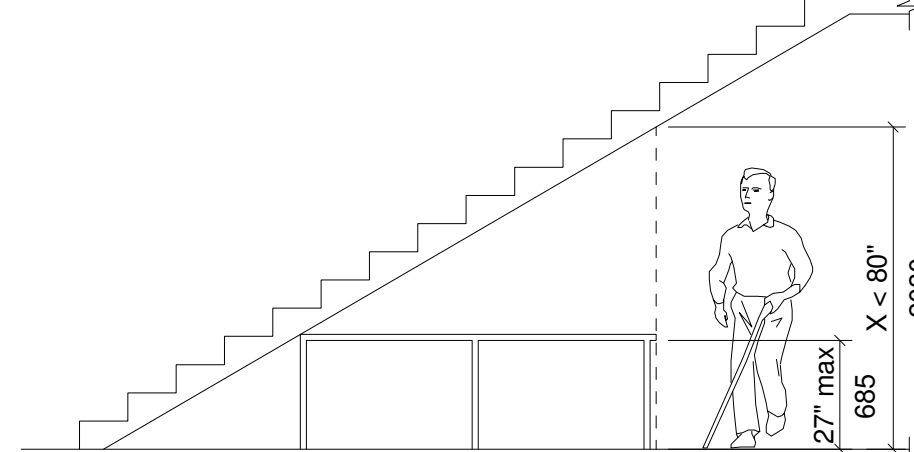


Figure 307.4 Vertical Clearance

307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

308 Reach Ranges

Forward or Side Reach	Children's Reach Ranges		
	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
	High (maximum)	36 in (915 mm)	40 in (1015 mm)
Low (minimum)	20 in (510 mm)	18 in (455 mm)	16 in (405 mm)

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

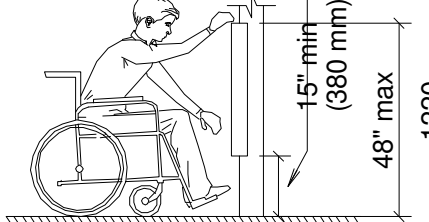


Figure 308.2.1 Unobstructed Forward Reach

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

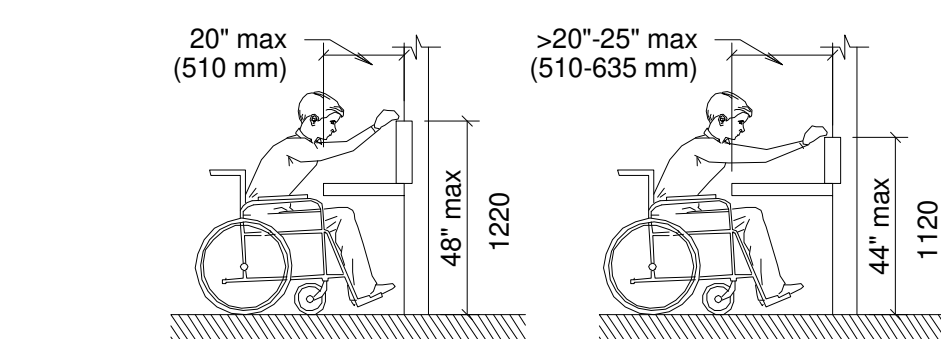


Figure 308.2.2 Obstructed High Forward Reach

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

- EXCEPTIONS:
1. An obstruction shall be between the clear floor and ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.
 2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicle way where fuel dispensers are installed on existing curbs.

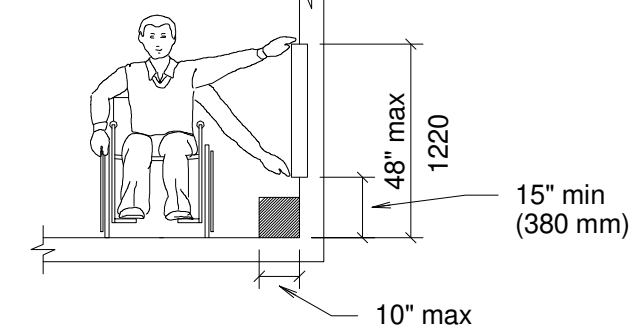


Figure 308.3.1 Unobstructed Side Reach

308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

- EXCEPTIONS:
1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
 2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicle way where fuel dispensers are installed on existing curbs.

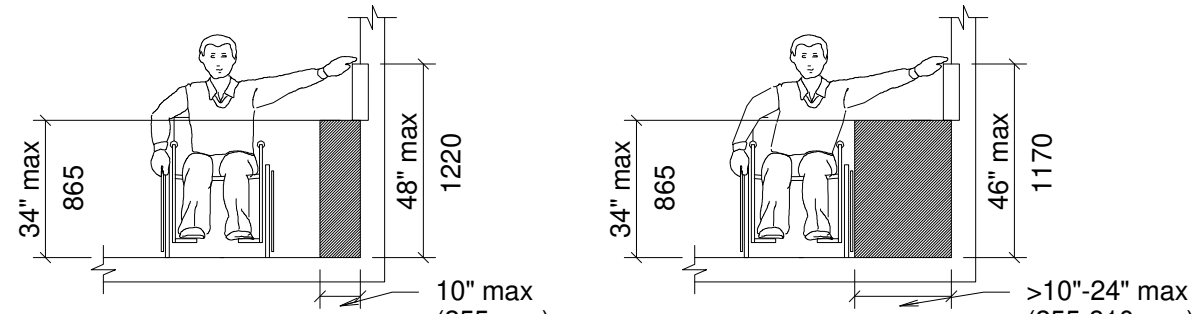


Figure 308.3.2 Obstructed high Side Reach

401 General

401.1 Scope. The provisions of Chapter 4 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

402 Accessible Routes

402.1 General. Accessible route shall comply with 402.

402.2 Components. Accessible routes shall consist of one or more of the following components, walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

403 Walking Surfaces

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.

EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surface shall be 36 inches (915mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long min (915 mm) wide minimum.

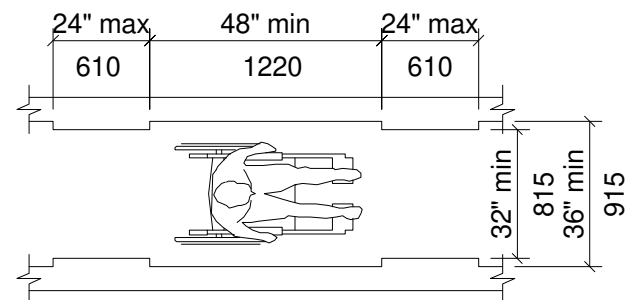


Figure 403.5.5 Clear Width of an Accessible Route

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

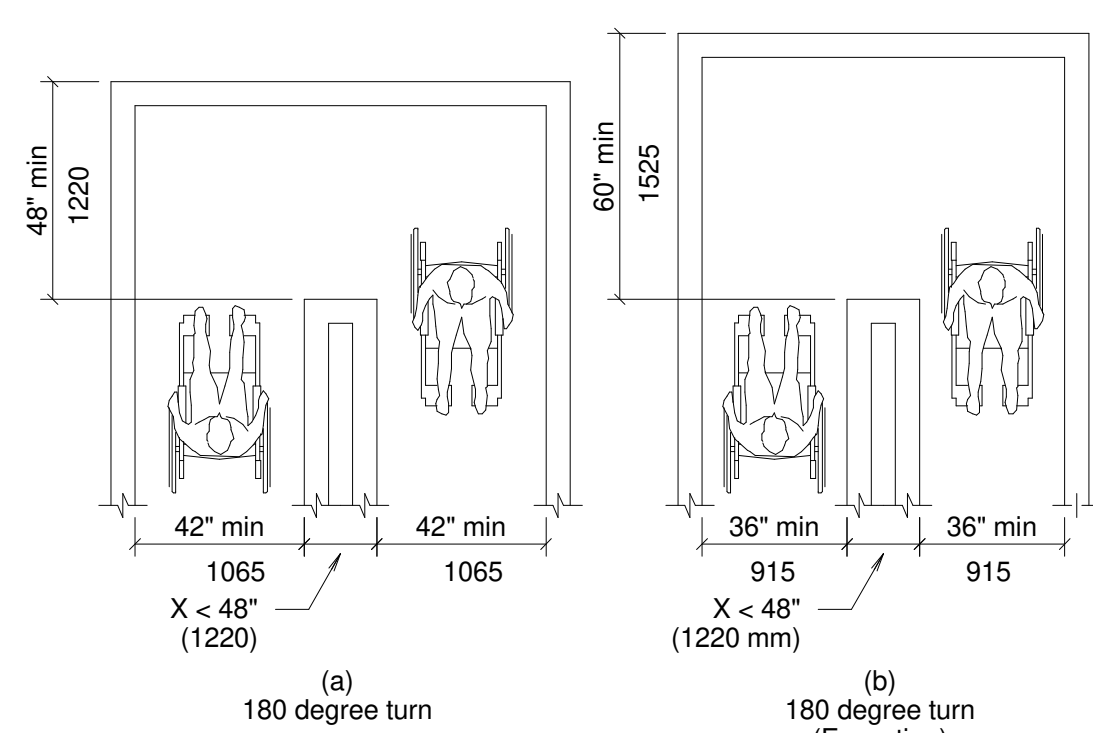


Figure 403.5.2 Clear Width at Turn

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either: a space 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.

403.6 Handrails. Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.

404 Doors, Doorways, and Gates

404.2.1 Revolving Doors, Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

404.2.2 Double-Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

- EXCEPTIONS:
1. In alterations, a projection of 5/16 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop.
 2. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

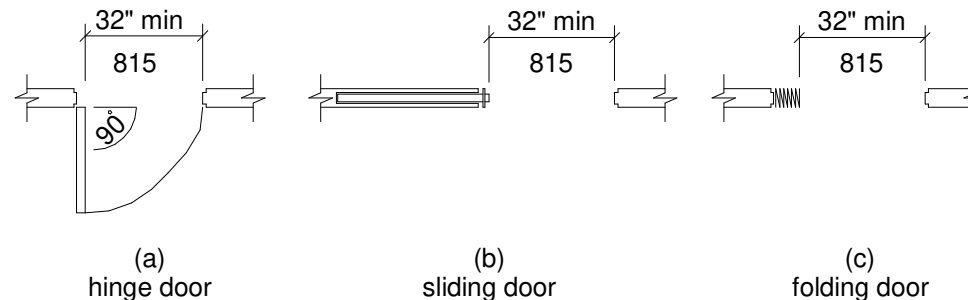


Figure 404.2.3 Clear Width of Doorways

404.2.4 Maneuvering Clearance. Minimum maneuvering clearance at door and gates shall comply with 404.4. Maneuvering shall extend the full width of the doorway and the required latch side or hinge side clearance.

Exception: Entry door to hospital patient rooms shall not be required to provide clearance beyond the latch side of the door.

404.2.4.1 Swinging Door and gates. Swinging doors and gates shall have maneuvering clearance complying with table 404.2.4.1.

Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates Type of Use

Type of Use	Minimum Maneuvering Clearance	
	Door and Gate Side	Perpendicular to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)
From front	Push	48 inches (1220 mm)
From hinge side	Pull	60 inches (1525 mm)
From hinge side	Push	54 inches (1370 mm)
From hinge side	Push	42 inches (1065 mm)
From latch side	Pull	48 inches (1220 mm)
From latch side	Push	42 inches (1065 mm)

1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side. 4. Add 6 inches (150 mm) if closer is provided.

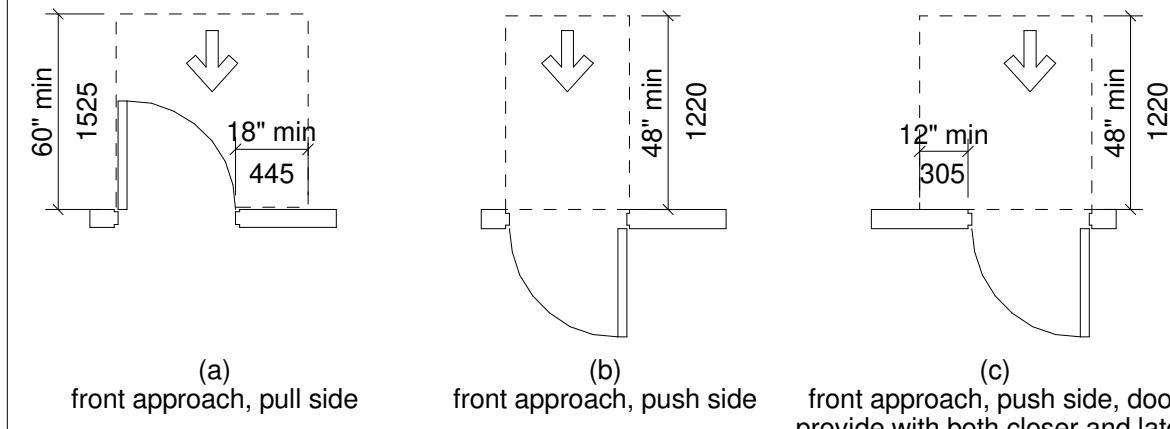


Figure 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates Type of Use



LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121



12/17/25
Date: 2.17.26
Dwn: VRB Chk: SJK
Project No.: 2529
Issue: FOR PERMIT

ACCESS STANDARDS

TAS2

404.3.7 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

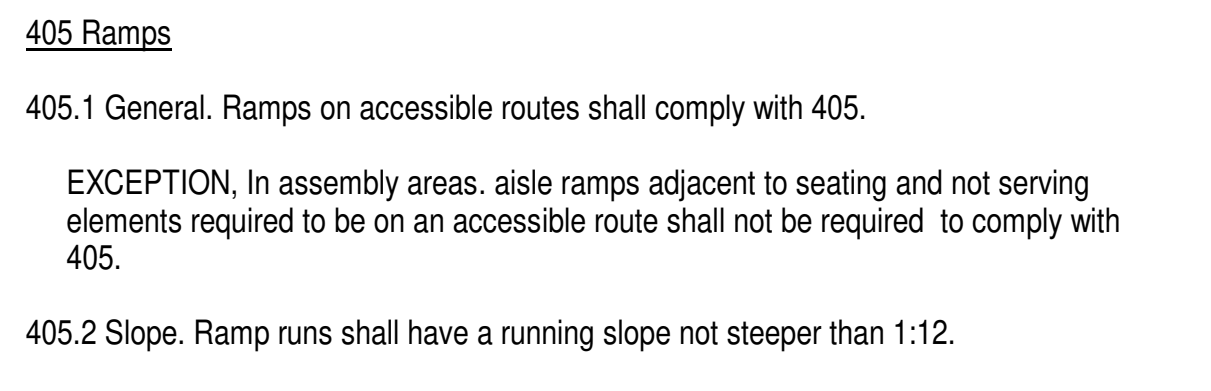


Figure 404.2.6 Doors in Series and Gates in Series

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

404.2.8 Closing Speed. Door and gate closing speed shall comply with 404.2.8.

404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows,

- interior hinged doors and gates, 5 pounds (22.2 N maximum).
- Sliding or folding doors, 5 pounds (22.2 N maximum).

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

- EXCEPTIONS.
- Sliding doors shall not be required to comply with 404.2.10.
 - Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255 mm) bottom smooth surface height requirement.
 - Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with 404.2.10.
 - Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped.

404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION. Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 11. Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.1 Clear Width. Doorways shall provide a clear opening of 32 inches (815 mm) minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.

404.3.2 Maneuvering Clearance. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.

EXCEPTION. Where automatic doors and gates remain open in the power-off condition, compliance with 404.2.4 shall not be required.

404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with 404.2.5.

404.3.4 Doors in Series and Gates in Series. Doors in series and gates in series shall comply with 404.2.6.

404.3.5 Controls. Manually operated controls shall comply with 309. The clear floor space adjacent to the control shall be located beyond the arc of the door swing.

404.3.6 Break Out Opening. Where doors and gates without standby power are a part of a means of egress, the clear break out opening at swinging or sliding doors and gates shall be 32 inches (815 mm) minimum when operated in emergency mode.

EXCEPTION. Where manual swinging doors and gates comply with 404.2 and serve the same means of egress compliance with 404.3.6 shall not be required.

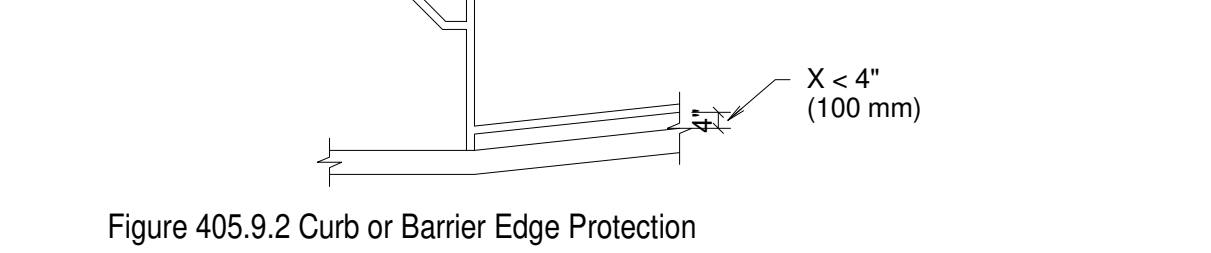


Figure 405.9.1 Extended Floor or Ground Surface Edge Protection



Figure 405.9.2 Curb or Barrier Edge Protection

406 Curb Ramps

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

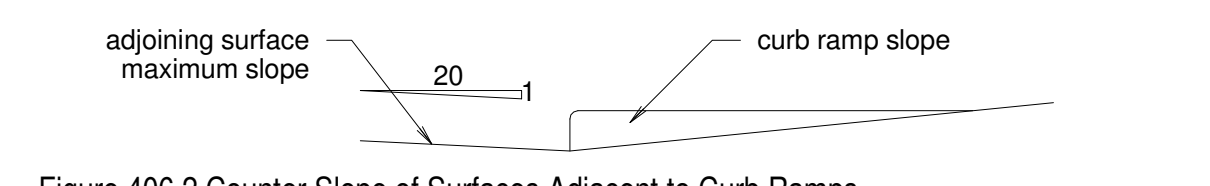


Figure 406.2 Counter Slope of Surfaces Adjacent to Curb Ramps

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

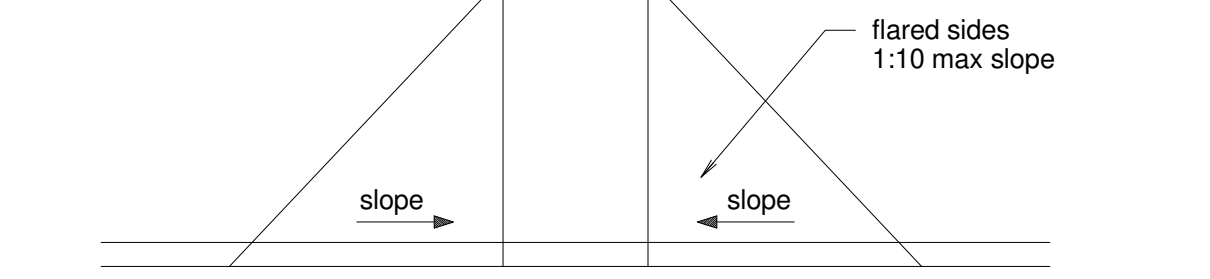


Figure 406.3 Sides of Curb Ramps

406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

EXCEPTION. In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

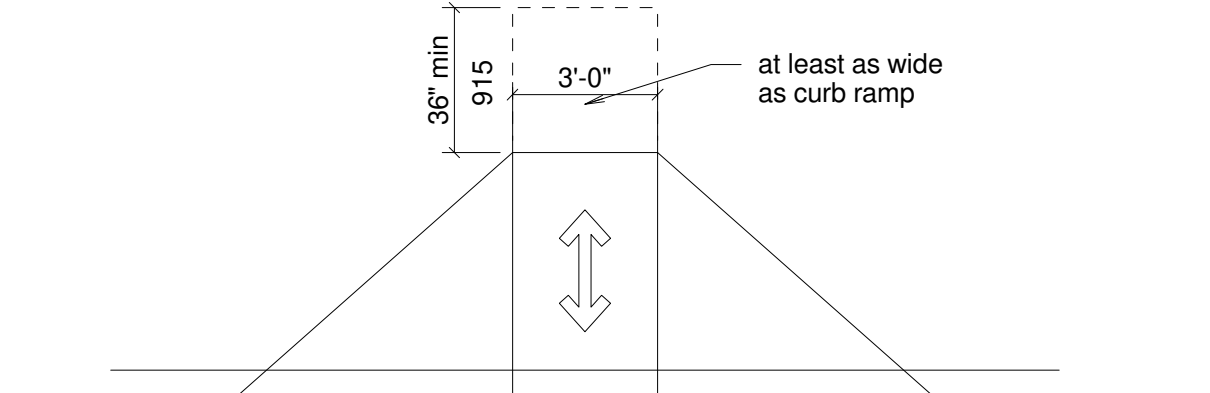


Figure 406.4 Landings at the Top of Curb Ramps

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

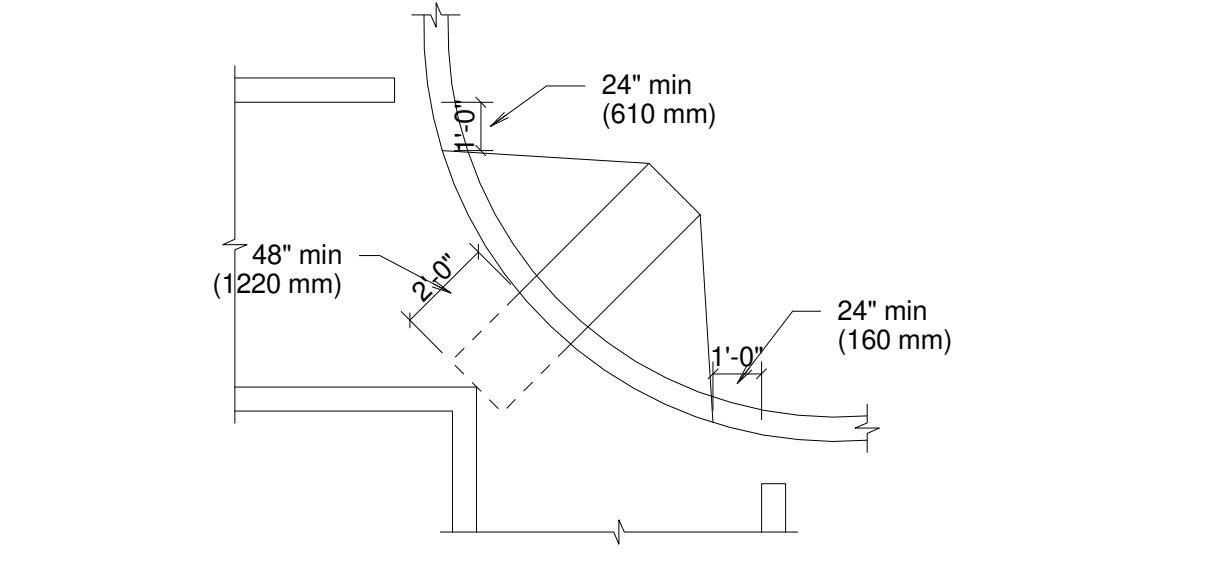


Figure 406.6 Diagonal or Corner Type Curb Ramps

406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches (1220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.

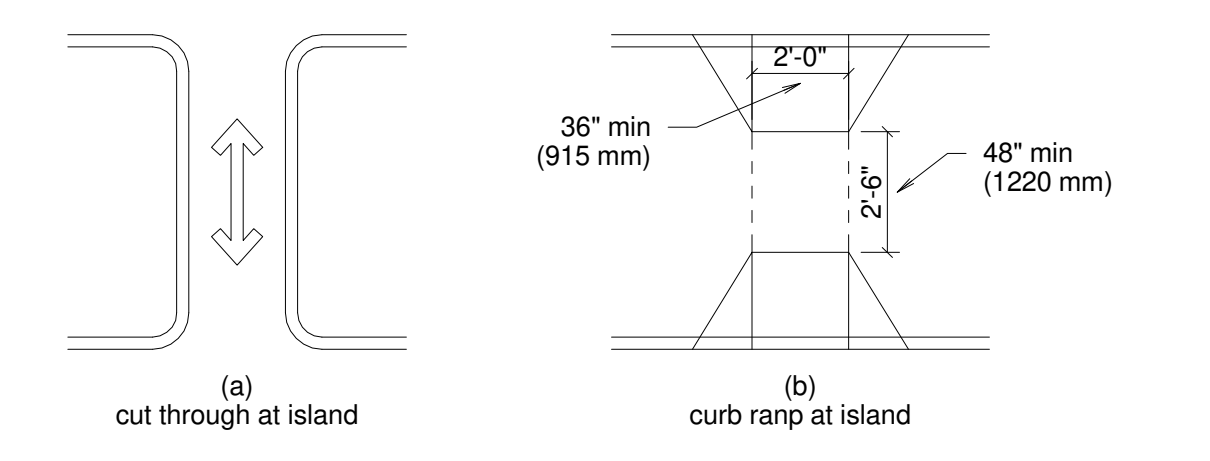


Figure 406.7 Islands in Crossings

407 Elevators

407.2.1 Call Controls. Where elevator call buttons or keypads are provided, they shall comply with 407.2.1 and 309.4. Call buttons shall be raised or flush.

407.2.1.1 Height. Call buttons and keypads shall be located within one of the reach ranges specified in 308, measured to the centerline of the highest operable part.

407.2.1.2 Size. Call buttons shall be 3/4 inch (19 mm) minimum in the smallest dimension.

EXCEPTION: Existing elevator call buttons shall not be required to comply with 407.2.1.2.

407.2.1.3 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided at call controls.

407.2.1.4 Location. The call button that designates the up direction shall be located above the call button that designates the down direction.

EXCEPTION. Destination-oriented elevators shall not be required to comply with 407.2.1.4.

407.2.1.5 Signals. Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.

407.2.1.6 Keypads. Where keypads are provided, keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.2.2 Hall Signals. Hall signals, including in-car signals, shall comply with 407.2.2.

407.2.2.1 Visible and Audible Signals. A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call and the car's direction of travel. Where in-car signals are provided, they shall be visible from the floor area adjacent to the hall call buttons.

407.2.2.2 Visible Signals. Visible signal fixtures shall be centered at 72 inches (1830 mm) minimum above the finish floor or ground. The visible signal elements shall be 2 1/2 inches (64 mm) minimum measured along the vertical centerline of the element. Signals shall be visible from the floor area adjacent to the hall call button.

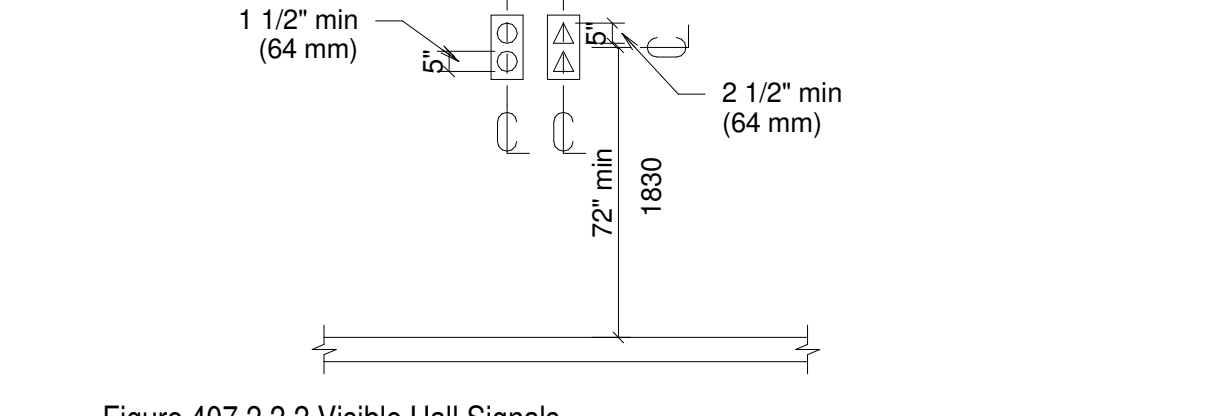


Figure 407.2.2.2 Visible Hall Signals

407.2.2.3 Audible Signals. Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of elevator car travel. Audible signals shall have a frequency of 1500 Hz maximum. Verbal annunciators shall have a frequency of 300 Hz minimum and 3000 Hz maximum. The audible signal and verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the hall call button.

- EXCEPTIONS:
- Destination-oriented elevators shall not be required to comply with 407.2.2.3 provided that the audible tone and verbal announcement is the same as those given at the call button or call button keypad.
 - Existing elevators shall not be required to comply with the requirements for frequency and dB range of audible signals.

407.2.2.4 Differentiation. Each destination-oriented elevator in a bank of elevators shall have audible and visible means for differentiation.

407.2.3 Hoistway Signs. Signs at elevator hoistways shall comply with 407.2.3.

407.2.3.1 Floor Designation. Floor designations complying with 703.2 and 703.4.1 shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum. A tactile star shall be provided on both jambs at the main entry level.

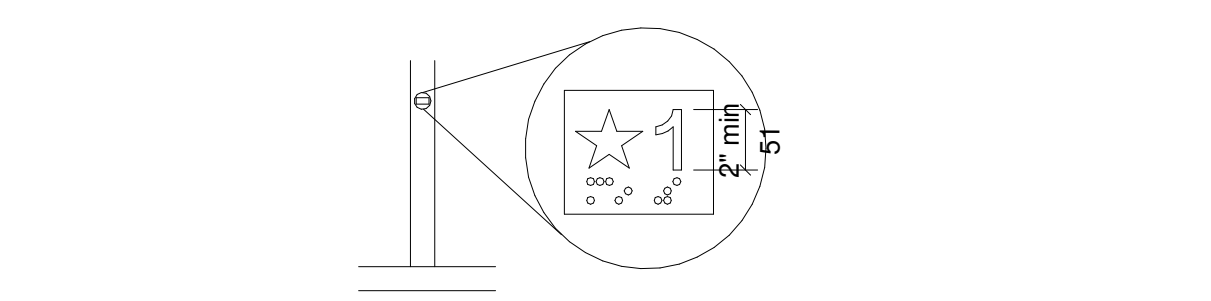


Figure 407.2.3.1 Floor Designations on Jambs of Elevator Hoistway Entrances

407.2.3.2 Car Designations. Destination-oriented elevators shall provide tactile car identification complying with 703.2 on both jambs of the hoistway immediately below the floor designation. Car designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum.

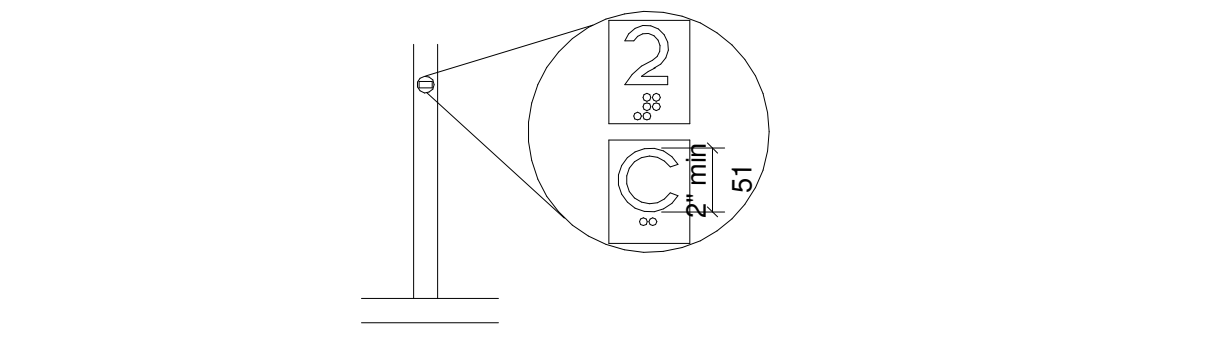


Figure 407.2.3.2 Car Designations on Jambs of Destination-Oriented Elevator Hoistway Entrances

407.3.1 Type. Elevator doors shall be the horizontal sliding type. Car gates shall be prohibited.

407.3.2 Operation. Elevator hoistway and car doors shall open and close automatically.

EXCEPTION. Existing manually operated hoistway swing doors shall be permitted provided that they comply with 404.2.3 and 404.2.9. Car door closing shall not be initiated until the hoistway door is closed.

407.3.3 Reopening Device. Elevator doors shall be provided with a reopening device complying with 407.3.3 that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person.

407.3.3.1 Height. The device shall be activated by sensing an obstruction passing through the opening at 5 inches (125 mm) nominal and 29 inches (735 mm) nominal above the finish floor.

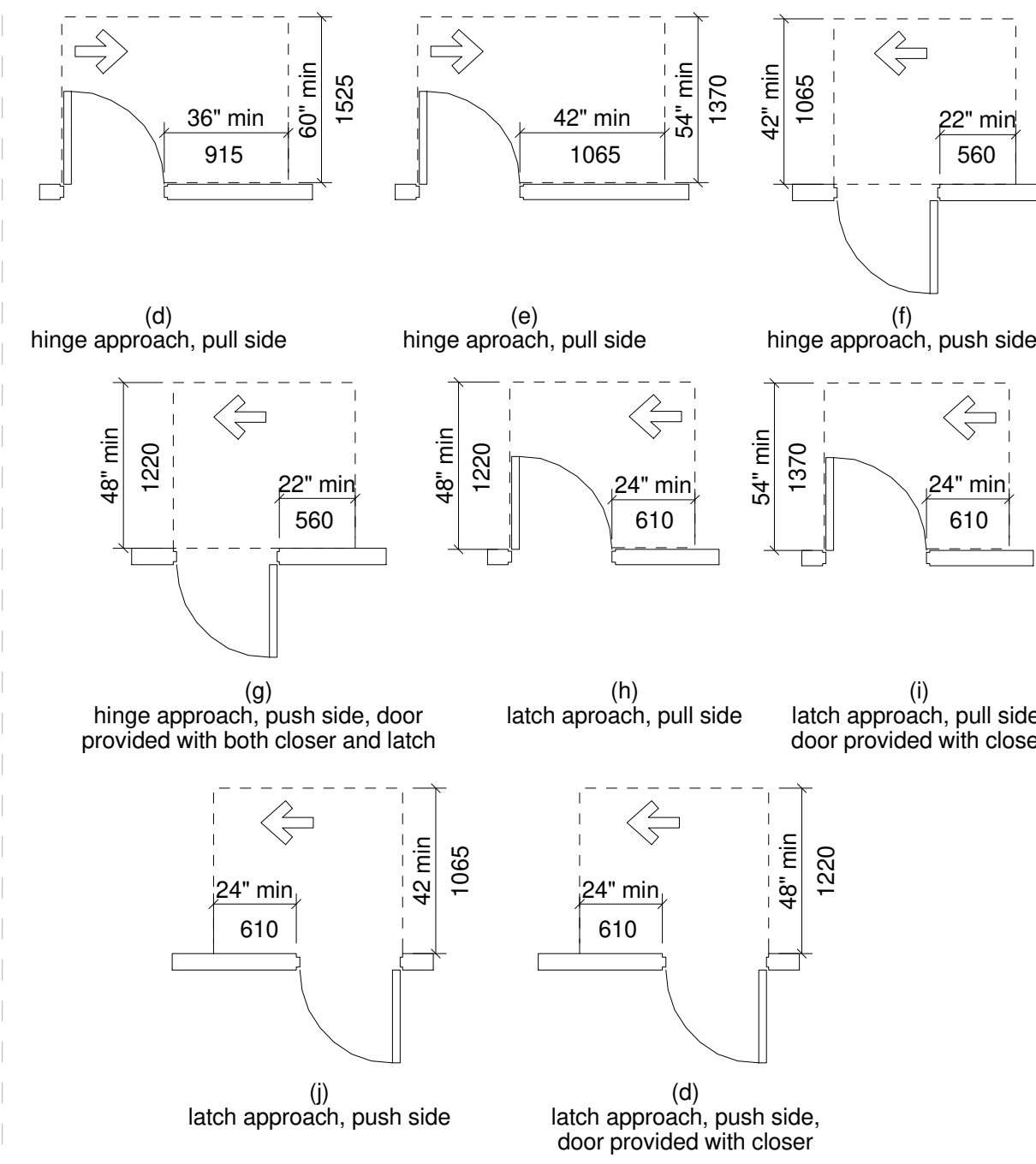


Figure 404.2.4.1 Maneuvering Clearance at Manual Swinging Doors and Gate (continued)

404.2.4.2 Doorways without Doors or Gates, Sliding Doors, and Folding Doors. Doorways less than 36 inches (915 mm) wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 404.2.4.2.

Table 404.2.4.2 Maneuvering Clearances at Doorways without Doors or Gates, Manual Sliding Doors, and Manual Folding Doors

Approach Direction	Minimum Maneuvering Clearance	
	Perpendicular to Doorway	Perpendicular to Doorway (beyond latch side unless noted)
From front	48 inches (1220 mm)	0 inches (0 mm)
From side	42 inches (1065 mm)	0 inches (0 mm)
From pocket/hinge side	42 inches (1065 mm)	22 inches (560 mm)
From stop/latch side	42 inches (1065 mm)	24 inches (610 mm)

- Doorway with no door only.
- Beyond pocket/hinge side.

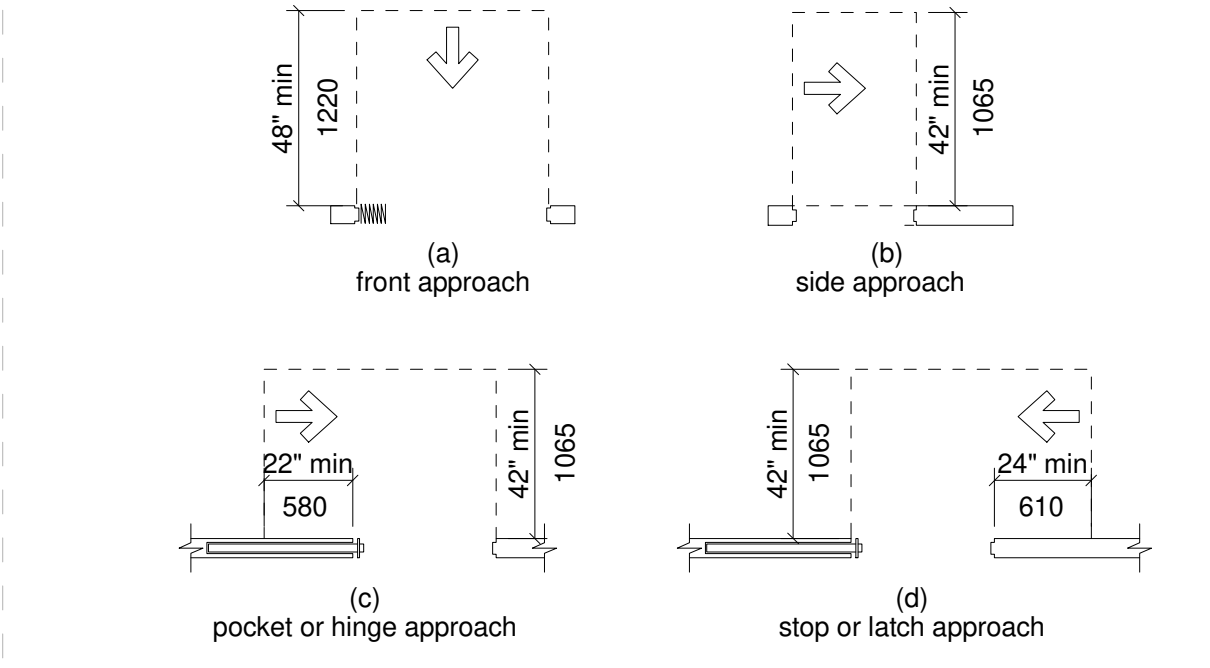


Figure 404.2.4.2 Maneuvering Clearances at Doorways Without Doors, Sliding Doors, Gates, and Folding Doors

404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

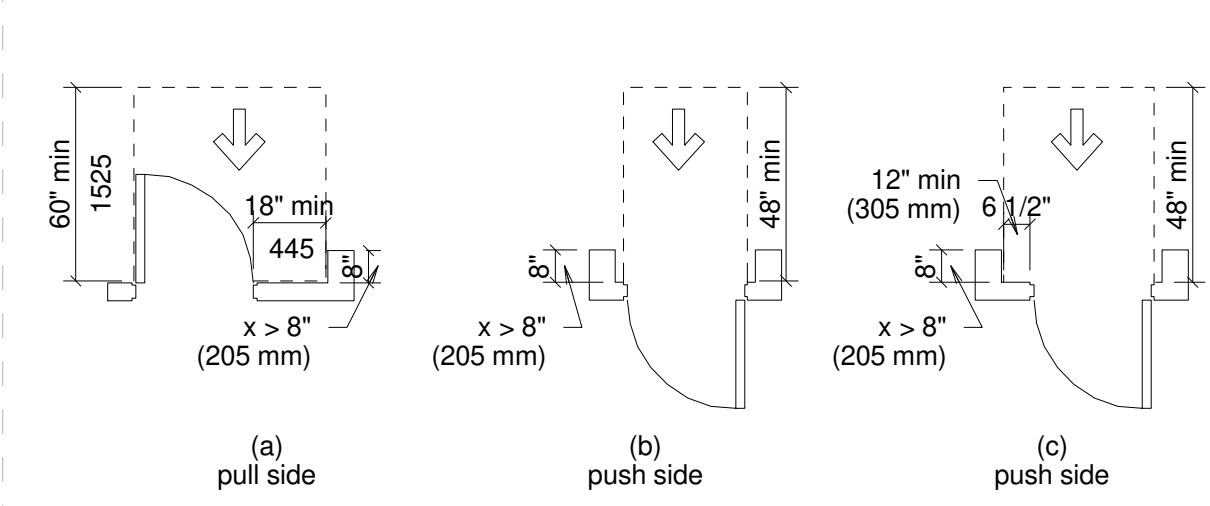


Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates

404.2.5 Thresholds. Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

EXCEPTION. Existing or altered thresholds 3/4 inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.

404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

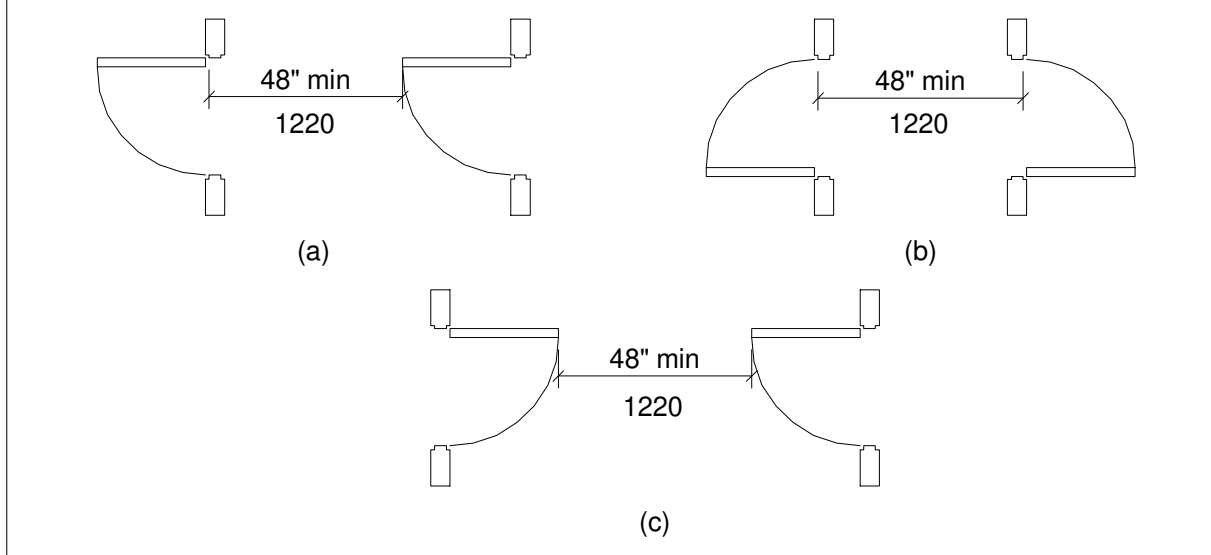


Figure 404.2.7 Door and Gate Hardware

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

404.2.8 Closing Speed. Door and gate closing speed shall comply with 404.2.8.

404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows,

- interior hinged doors and gates, 5 pounds (22.2 N maximum).
- Sliding or folding doors, 5 pounds (22.2 N maximum).

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

- EXCEPTIONS.
- Sliding doors shall not be required to comply with 404.2.10.
 - Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255 mm) bottom smooth surface height requirement.
 - Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with 404.2.10.
 - Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped.

404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION. Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 11. Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.1 Clear Width. Doorways shall provide a clear opening of 32 inches (815 mm) minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.

404.3.2 Maneuvering Clearance. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.

EXCEPTION. Where automatic doors and gates remain open in the power-off condition, compliance with 404.2.4 shall not be required.

404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with 404.2.5.

404.3.4 Doors in Series and Gates in Series. Doors in series and gates in series shall comply with 404.2.6.

404.3.5 Controls. Manually operated controls shall comply with 309. The clear floor space adjacent to the control shall be located beyond the arc of the door swing.

404.3.6 Break Out Opening. Where doors and gates without standby power are a part of a means of egress, the clear break out opening at swinging or sliding doors and gates shall be 32 inches (815 mm) minimum when operated in emergency mode.

EXCEPTION. Where manual swinging doors and gates comply with 404.2 and serve the same means of egress compliance with 404.3.6 shall not be required.



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12/17/25

Date: 2.17.26
Dwn: VRB Chk: SJK
Project No.: 2529
Issue: FOR PERMIT

ACCESS STANDARDS

TAS3

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

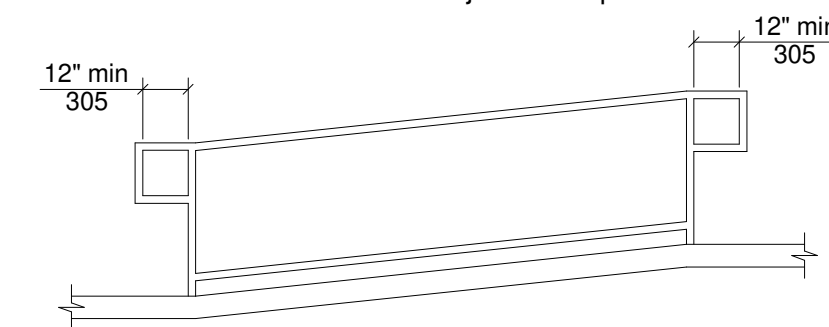


Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

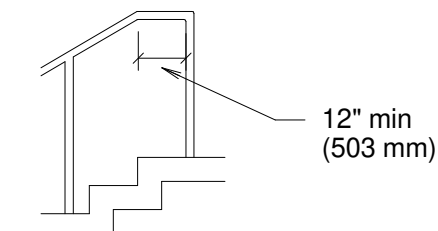


Figure 505.10.2 Top Hand rail Extension at Stairs

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

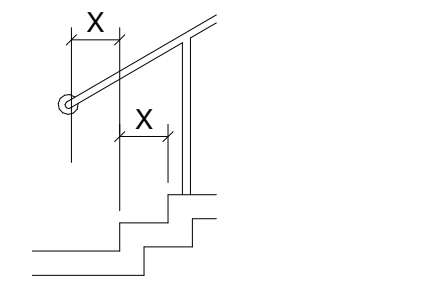


Figure 505.10.3 Bottom Handrail Extension at Stairs

602 Drinking Fountains

602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.

EXCEPTION, A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches (760 mm) maximum above the finish floor or ground and is 3 1/2 inches (90 mm) maximum from the front edge of the unit, including bumpers.

602.3 Operable Parts. Operable parts shall comply with 309.

602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

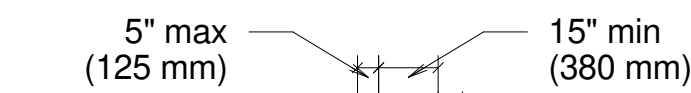


Figure 602.5 Drinking Fountain Spout Location

602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

603 Toilet and Bathing Rooms

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space

EXCEPTIONS:
1. Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3.
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

505 Handrails

505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

Advisory 505.1 General. Handrails are required on ramp runs with a rise greater than 6 inches (150 mm) (see 405.81 and on certain stairways (see 504). Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3, and 505.10 do not apply to handrails provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.

EXCEPTION, In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

EXCEPTION, In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

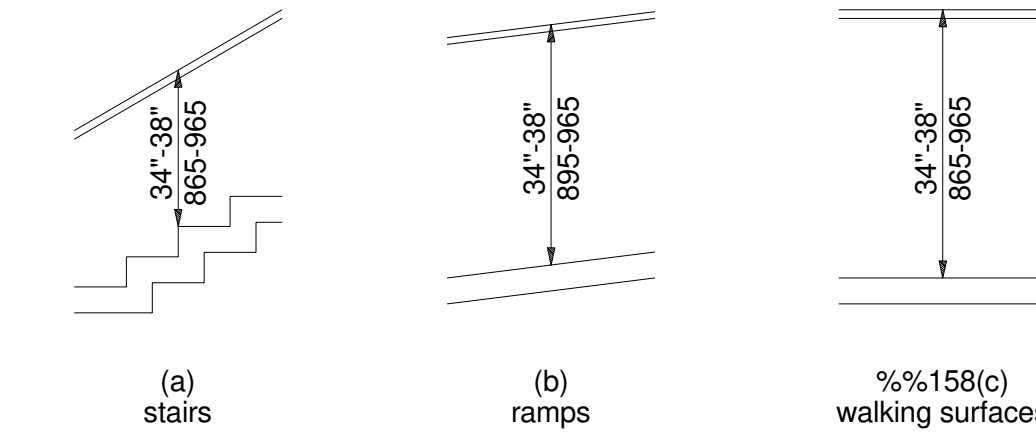


Figure 505.4 Handrail Height

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.

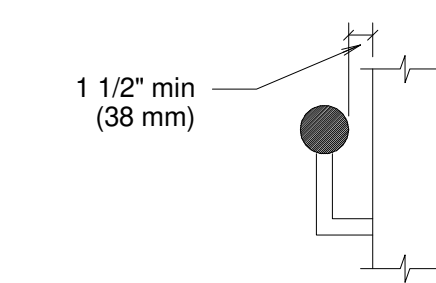


Figure 505.5 Handrail Clearance

505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.

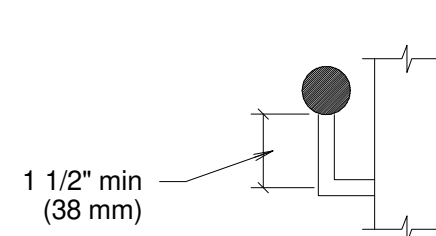


Figure 505.6 Horizontal Projection Below Gripping Surface

505.7 Cross Section. Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum

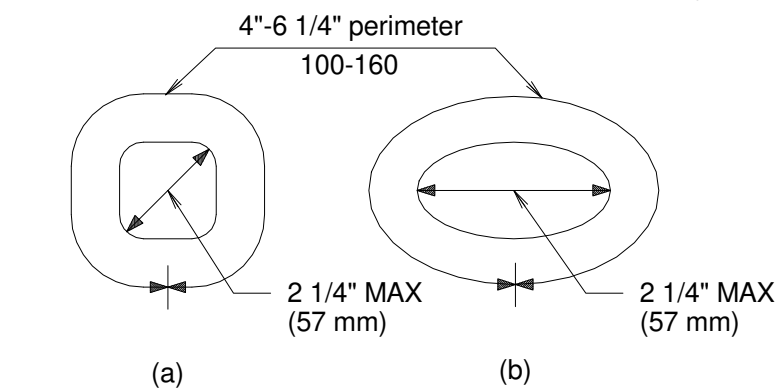


Figure 505.7.2 Handrail Non-Circular cross section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

EXCEPTIONS,
1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.
2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.
3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

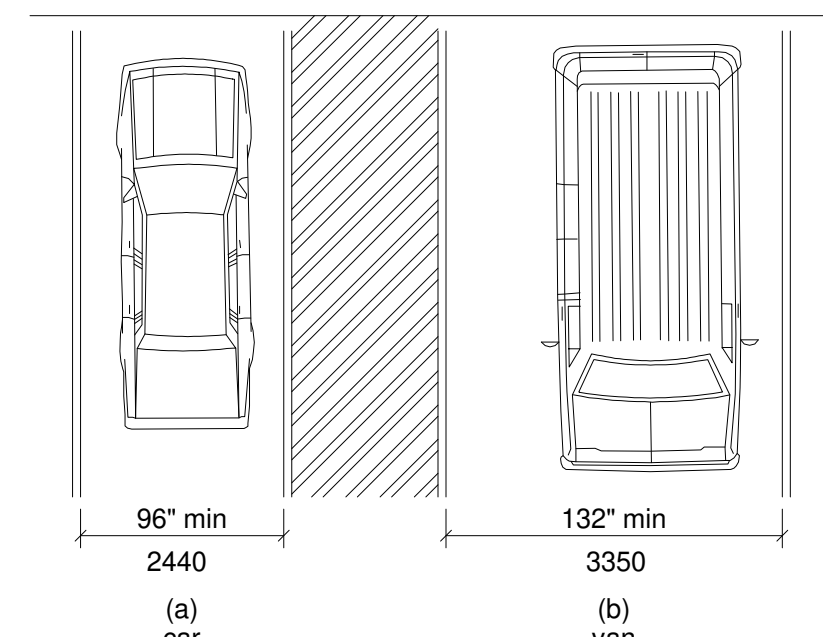


Figure 502.2 Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

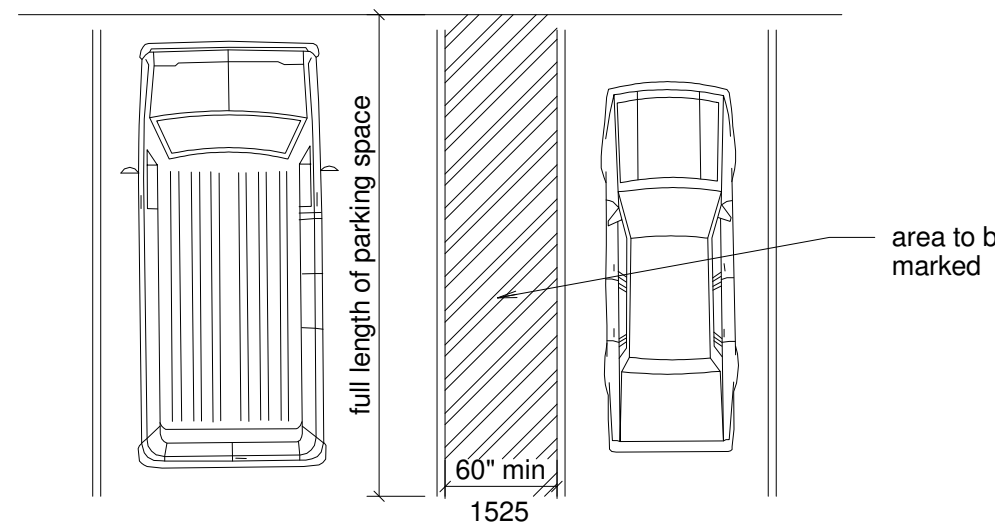


Figure 502.3 Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

504 Stairways

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) High maximum. Treads shall be 11 inches (280 mm) deep minimum.

504.3 Open Risers. Open risers are not permitted.

504.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted.

EXCEPTION, Treads shall be permitted to have a slope not steeper than 1:48.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below.

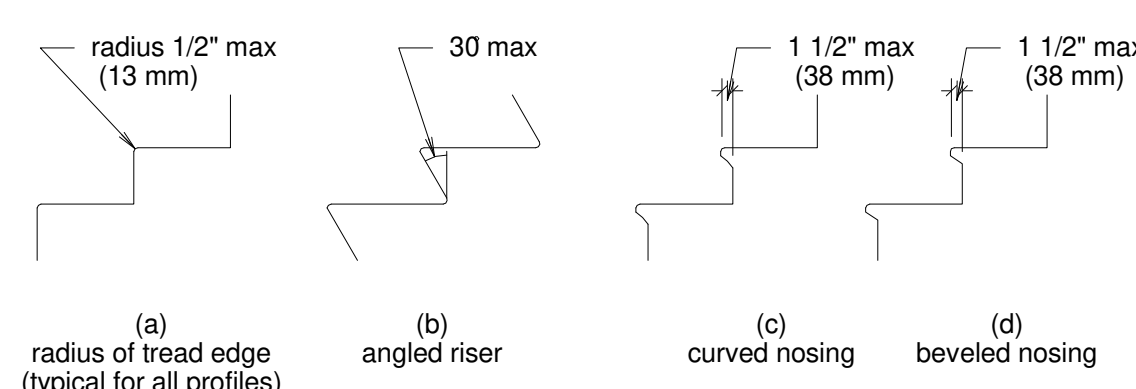


Figure 504.5 Stair Nosings

504.6 Handrails. Stairs shall have handrails complying with 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

407.4.6.4 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.4.1 Height. Emergency control buttons shall have their centerlines 35 inches (890 mm) minimum above the finish floor.

407.4.6.4.2 Location. Emergency controls, including the emergency alarm, shall be grouped at the bottom of the panel.

407.4.7.1.1 Type. Control buttons shall be identified by tactile characters complying with 703.2.

407.4.7.1.2 Location. Raised character and braille designations shall be placed immediately to the left of the control button to which the designations apply.

EXCEPTION, Where space on an existing car operating panel precludes tactile markings to the left of the controls, markings shall be placed as near to the control as possible.

407.4.7.1.3 Symbols. The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3.

Table 407.4.7.1.3 Elevator Control Button Identification Control Button

Table with 3 columns: Control Button, Tactile Symbol, Braille Message. Rows include Emergency Stop, Alarm, Door Open, Door Close, Main Entry Floor, and Phone.

407.4.7.1.4 Visible Indicators. Buttons with floor designations shall be provided with visible indicators to show that a call has been registered. The visible indication shall extinguish when the car arrives at the designated floor.

407.4.7.2 Keypads. Keypads shall be identified by characters complying with 703.5 and shall be centered on the corresponding keypad button. The number five key shall have a single raised dot. The dot shall be 0.118 inch (3 mm) to 0.120 inch (3.05 mm) base diameter and in other aspects comply with Table 703.3.1.

407.4.8 Car Position Indicators. Audible and visible car position indicators shall be provided in elevator cars.

407.4.8.1 Visible Indicators. Visible indicators shall comply with 407.4.8.1.

407.4.8.1.1 Size. Characters shall be 1/2 inch (13 mm) high minimum.

407.4.8.1.2 Location. Indicators shall be located above the car control panel or above the door.

407.4.8.1.3 Floor Arrival. As the car passes a floor and when a car stops at a floor served by the elevator, the corresponding character shall illuminate.

407.4.8.1.4 Destination Indicator. In destination-oriented elevators, a display shall be provided in the car with visible indicators to show car destinations.

407.4.8.2 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.1 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor at which the car is about to stop.

EXCEPTION, For elevators other than destination-oriented elevators that have a rated speed of 200 feet per minute (1 m/s) or less, a non-verbal audible signal with a frequency of 1500 Hz maximum which sounds as the car passes or is a floor served by the elevator shall be permitted.

407.4.8.2.2 Signal Level. The verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the annunciator.

407.4.8.2.3 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.9 Emergency Communication. Emergency two-way communication systems shall comply with 308. Tactile symbols and characters shall be provided adjacent to the device and shall comply with 703.2.

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION, Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

407.3.3.2 Contact. The device shall not require physical contact to be activated, although contact is permitted to occur before the door reverses.

407.3.3.3 Duration. Door reopening devices shall remain effective for 20 seconds minimum.

407.3.4 Door and Signal Timing. The minimum acceptable time from notification that a car is answering a call or notification of the car assigned at the means for the entry of destination information until the doors of that car start to close shall be calculated from the following equation:

T = D/(1.5 ft/s) or T = D/(455 mm/s) = 5 seconds minimum where T equals the total time in seconds and D equals the distance (in feet or millimeters) from the point in the lobby or corridor 60 inches (1525 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door.

EXCEPTIONS:

1. For cars with in-car lanterns, T shall be permitted to begin when the signal is visible from the point 60 inches (1525 mm) directly in front of the farthest hall call button and the audible signal is sounded.
2. Destination-oriented elevators shall not be required to comply with 407.3.4.

407.3.5 Door Delay. Elevator doors shall remain fully open in response to a car call for 3 seconds minimum.

407.3.6 Width. The width of elevator doors shall comply with Table

407.4.1 Car Dimensions. Inside dimensions of elevator cars and clear width of elevator doors shall comply with Table 407.4.1.

Table 407.4.1 Elevator Car Dimensions

Table with 5 columns: Door Location, Door Clear Width, Inside Car, Side to Side, Inside Car, Back Wall Front to Front Return, Inside Car, Back Wall Front to Inside Face of Door. Rows include Centered, Side (off-centered), Any.

- 1. A tolerance of minus 5/8 inch (16 mm)
2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.

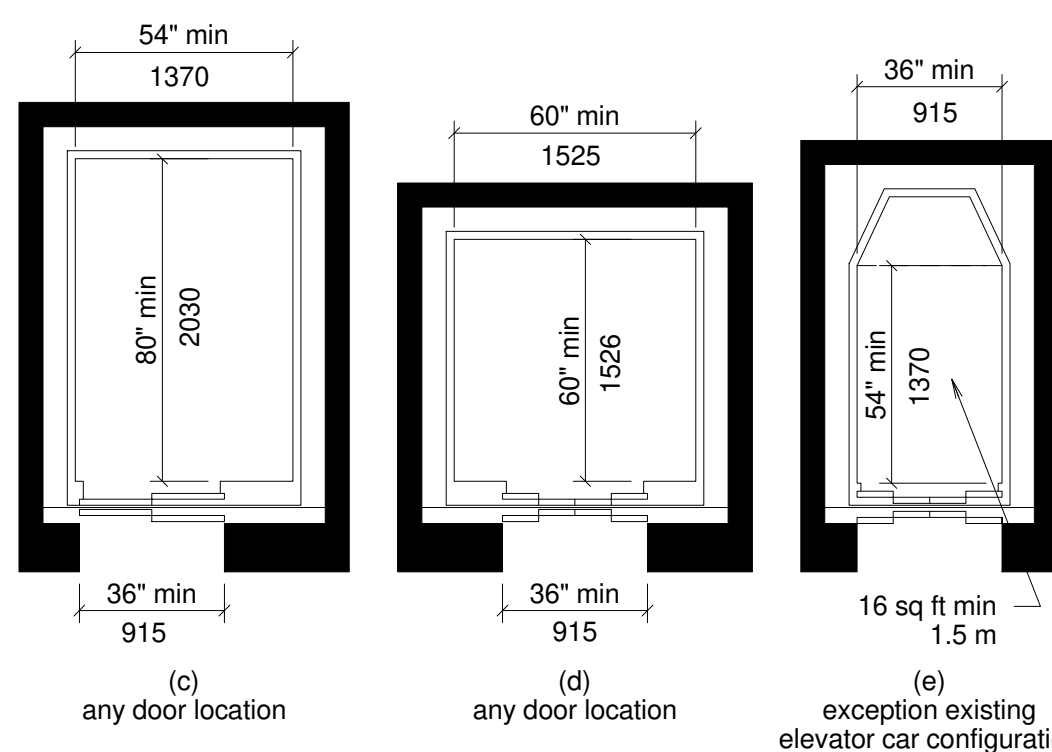
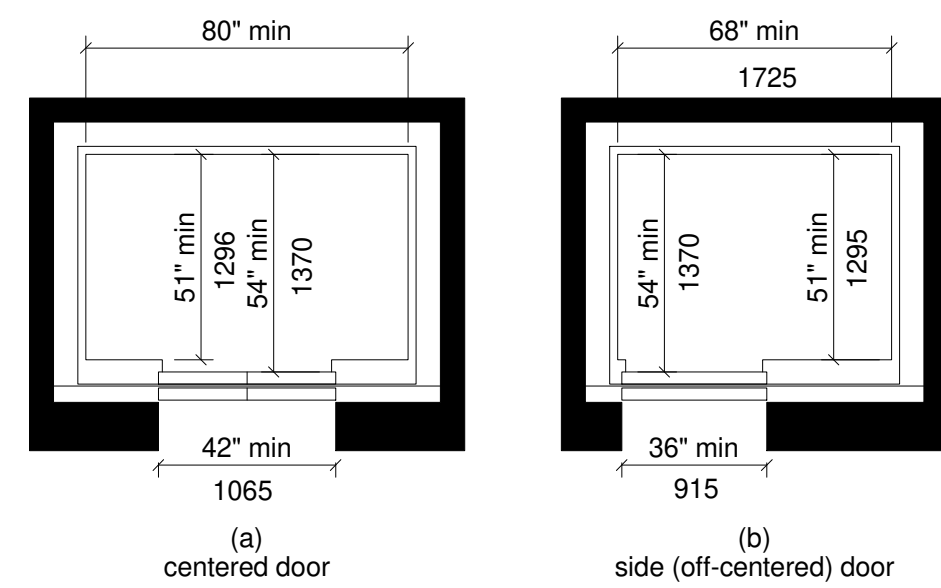


Figure 407.4.1 Elevator Car Dimensions

407.4.3 Platform to Hoistway Clearance. The clearance between the car platform sill and the edge of any hoistway landing shall be 1 1/4 inch (32 mm) maximum.

407.4.4 Leveling. Each car shall be equipped with a self-leveling feature that will automatically bring and maintain the car at floor landings within a tolerance of 1/2 inch (13 mm) under rate loading to zero loading conditions.

407.4.5 Illumination. The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot candles (54 lux) minimum.

407.4.6.1 Location. Controls shall be located within one of the reach ranges specified in 308.

407.4.6.2 Buttons. Car control buttons with floor designations shall comply with 407.4.6.2 and shall be raised or flush.

407.4.6.2.1 Size. Buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension.

407.4.6.2.2 Arrangement. Buttons shall be arranged with numbers in ascending order. When two or more columns of buttons are provided they shall read from left to right.

407.4.6.3 Keypads. Car control keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

604 Water Closets and Toilet Compartments

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

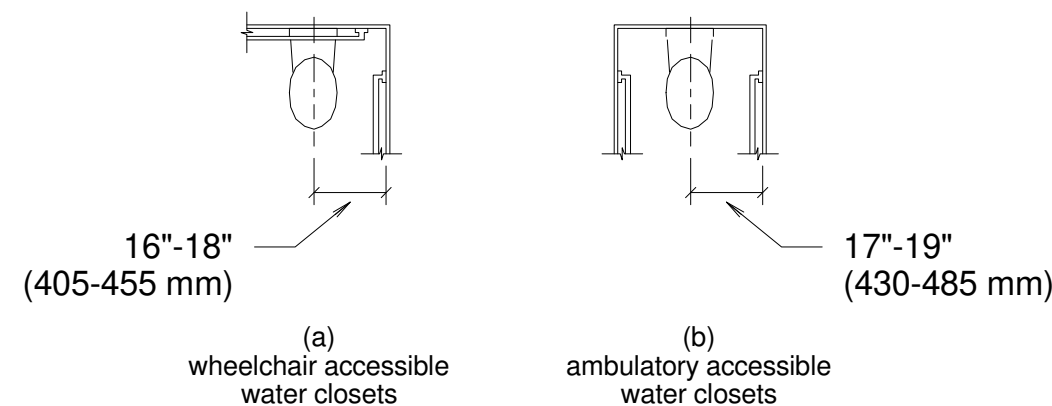


Figure 604.2 Water Closet location

604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

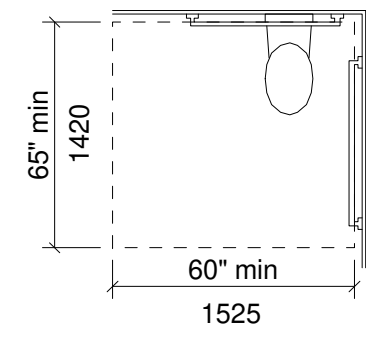


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

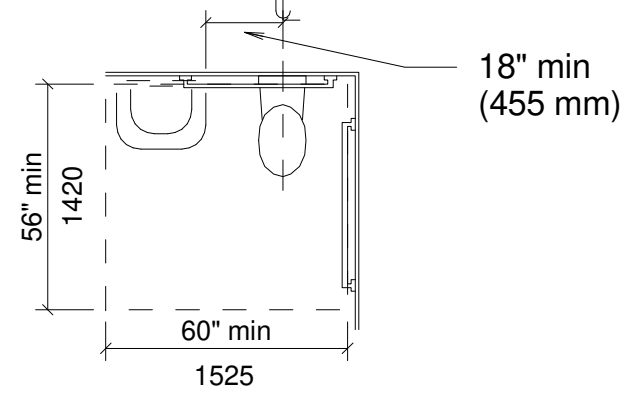


Figure 604.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

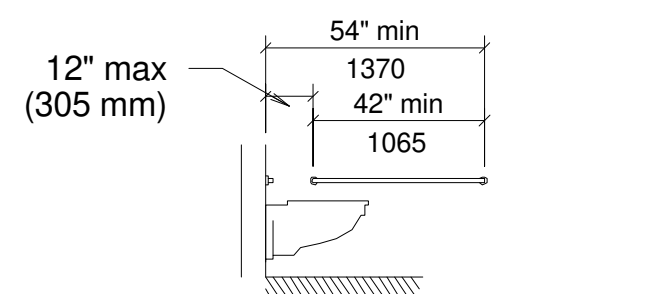


Figure 604.5.1 Side Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

EXCEPTIONS:

- 1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.
2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side toilet area.

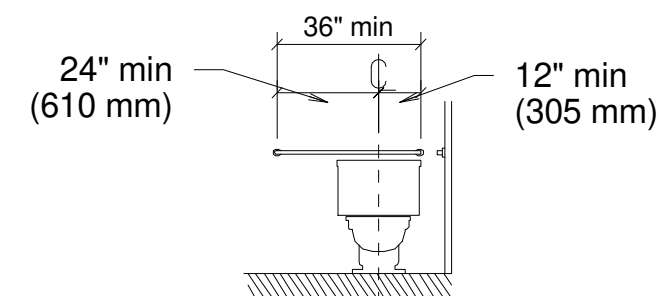


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

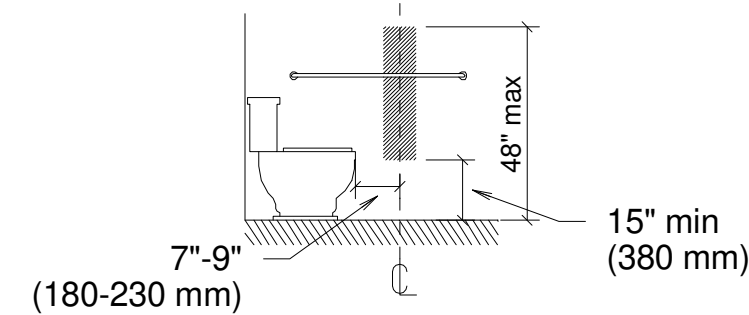


Figure 604.7 Dispenser Outlet Location

604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and

604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

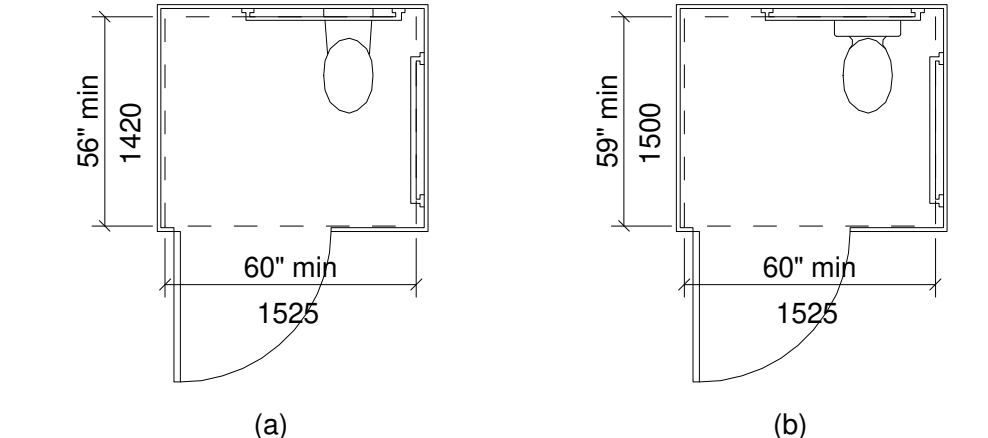


Figure 604.8.1.1 Size of wheelchair Accessible Toilet Compartment

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

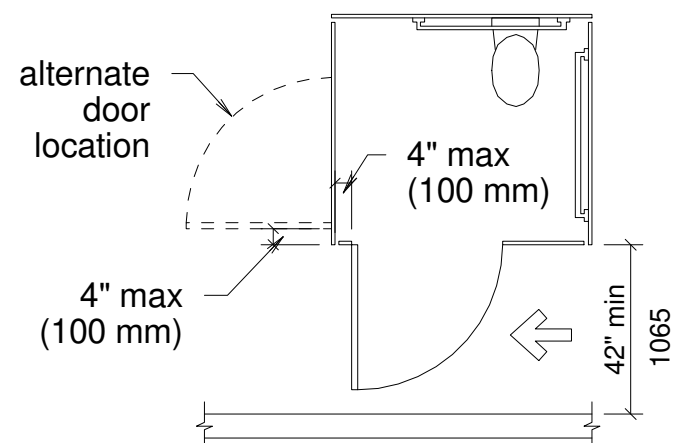


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with

604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

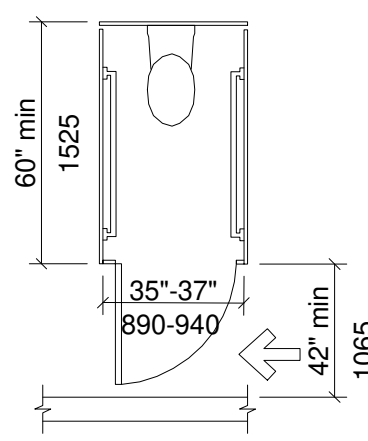


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet compartments for children's use shall comply with 604.9.

Table with 4 columns: Advisory Specifications for Water Closets Serving Children Ages 3 through 12, Ages 3 and 4, Ages 5 through 8, Ages 9 through 12. Rows include Water Closet Centerline, Toilet Seat Height, Grab Bar Height, and Dispenser Height.

604.9.1 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.2 Clearance. Clearance around a water closet shall comply with 604.3.

604.9.3 Height. The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5.

604.9.5 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.9.6 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.9.7 Toilet Compartments. Toilet compartments shall comply with 604.8.

605 Urinals

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

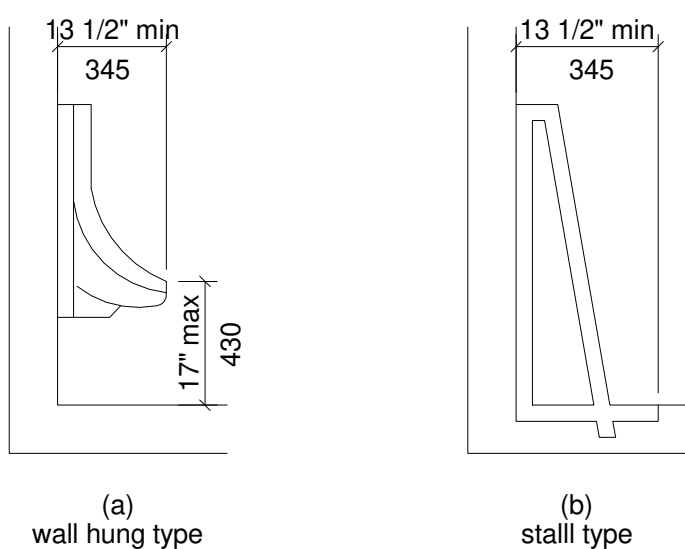


Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 Lavatories and Sinks

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

607 Bathtubs

607.2 Clearance. Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the control end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub.

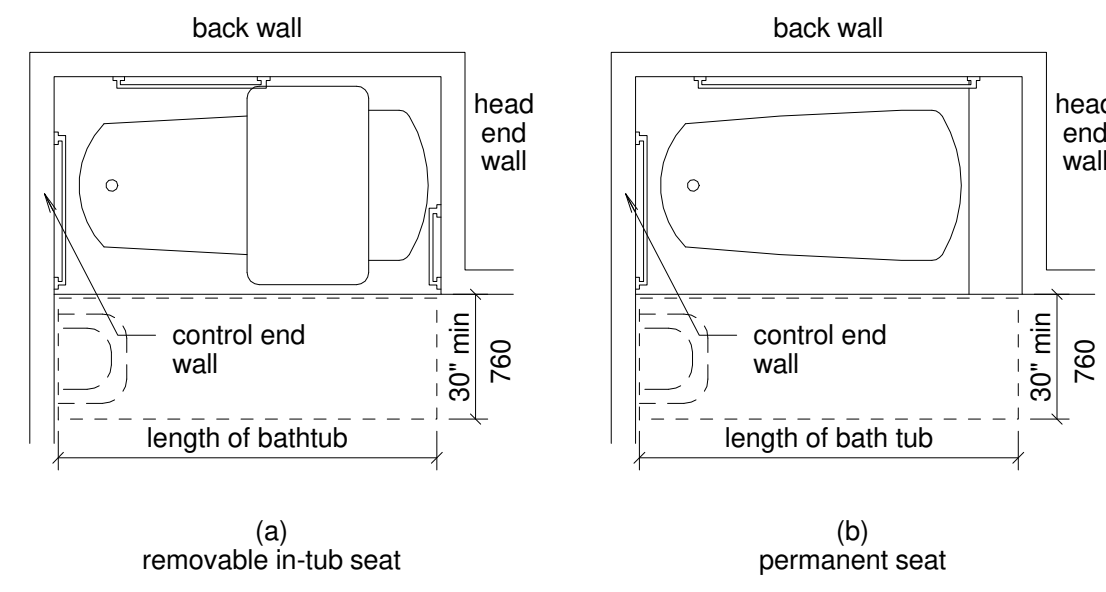


Figure 607.2 Clearance for Bathtubs

607.3 Seat. A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.

607.4 Grab Bars. Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with 607.4.1 or 607.4.2.

607.4.1 Bathtubs With Permanent Seats. For bathtubs with permanent seats, grab bars shall be provided in accordance with 607.4.1.

607.4.1.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be installed 15 inches (380 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.1.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

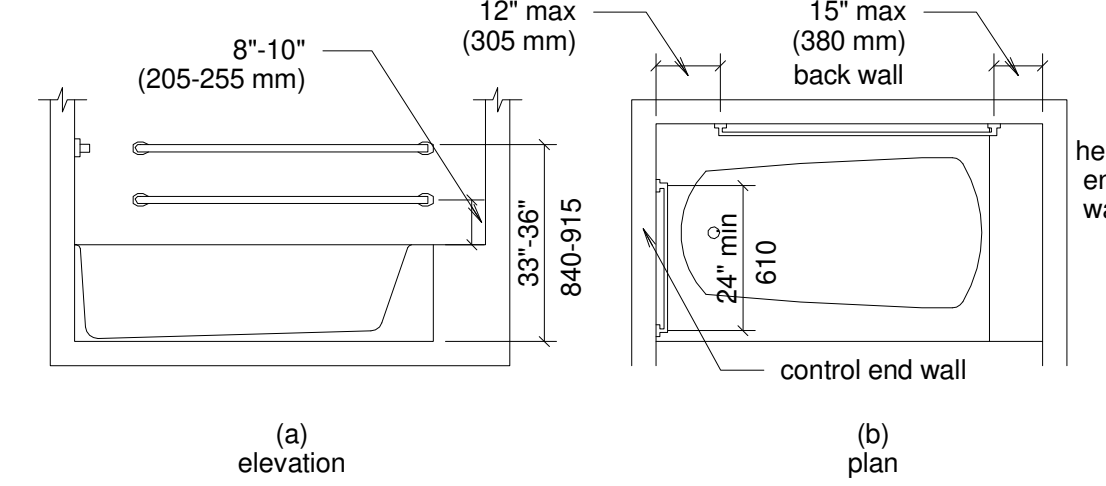


Figure 607.4.1 Grab Bars for Bathtubs with Permanent Seats

607.4.2 Bathtubs Without Permanent Seats. For bathtubs without permanent seats, grab bars shall comply with 607.4.2.

607.4.2.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and other located 8 inches (205 mm) minimum & 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be 24 inches (610 mm) long minimum and shall be installed 24 inches (610 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.2.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

607.4.2.3 Head End Wall. A grab bar 12 inches (305 mm) long minimum shall be installed on the head end wall at the front edge of the bathtub.

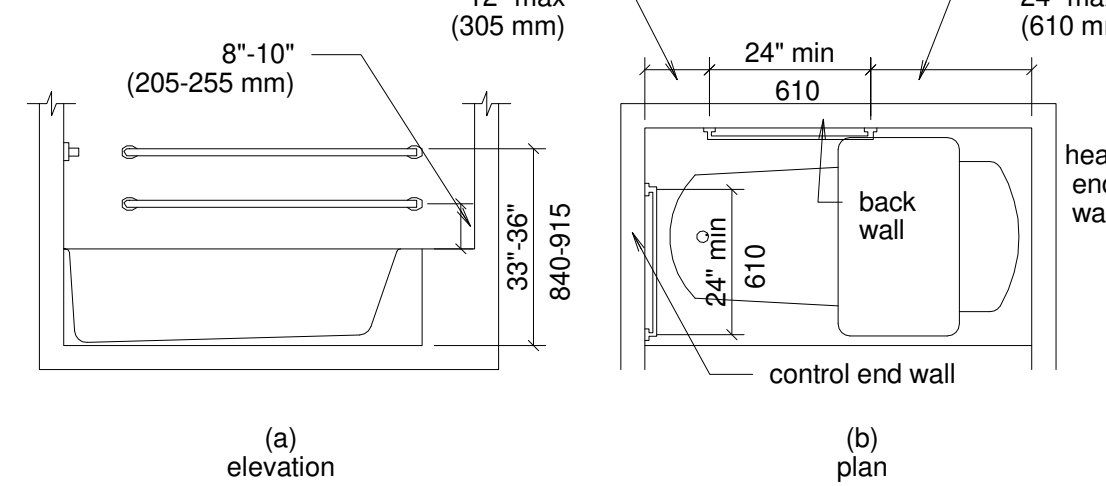


Figure 607.4.1 Grab Bars for Bathtubs with Removable In-Tub Seats

607.5 Controls. Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. Controls shall comply with 309.4.

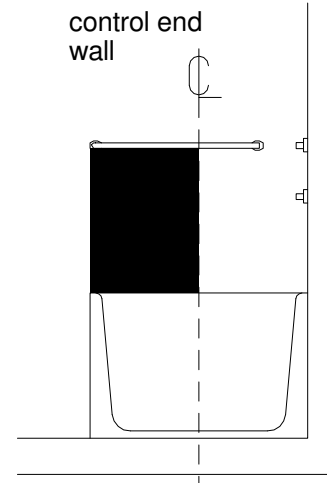


Figure 607.5 Bathtub Control Location

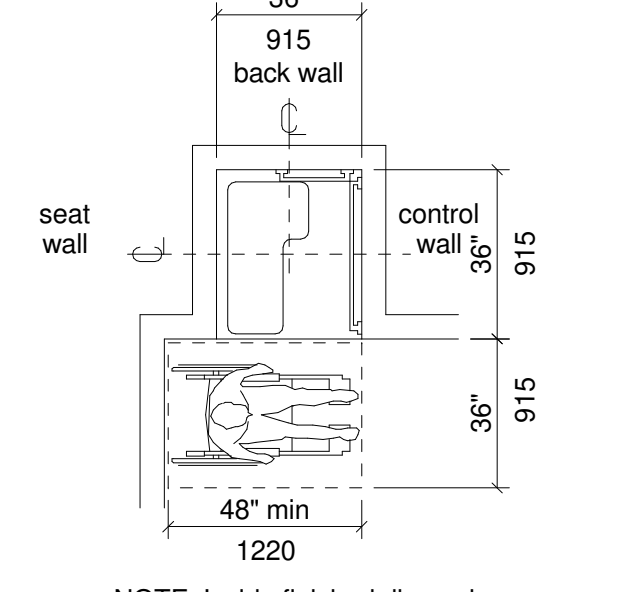
607.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Bathtub shower spray units shall deliver water that is 120F (49C) maximum.

607.7 Bathtub Enclosures. Enclosures for bathtubs shall not obstruct controls, faucets, shower and spray units or obstruct transfer from wheelchairs onto bathtub seats or into bathtubs. Enclosures on bathtubs shall not have tracks installed on the rim of the open face of the bathtub.

608 Shower Compartments

608.2 Size and Clearances for Shower Compartments. Shower compartments shall have sizes and clearances complying with 608.2.

608.2.1 Transfer Type Shower Compartments. Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.



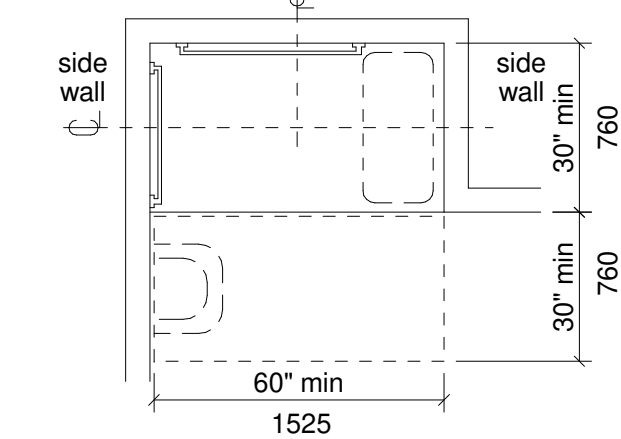
NOTE: Inside finished dimensions measured at the center point of opposing sides

Figure 608.2.1 Transfer Type Shower Compartment Size and Clearance

608.2.2 Standard Roll-In Type Shower Compartments. Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment.

608.2.2.1 Clearance. A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment.

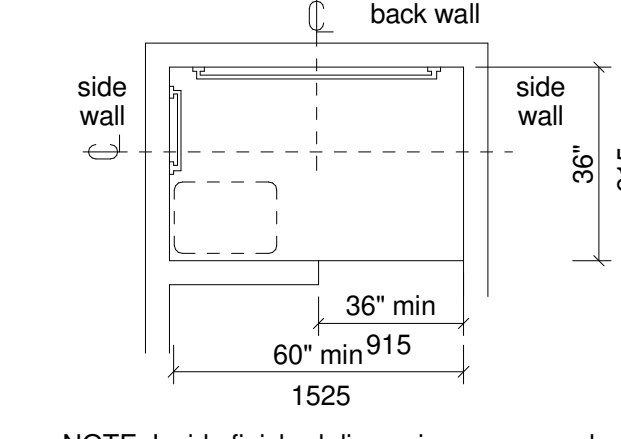
EXCEPTION: A lavatory complying with 606 shall be permitted on one 30 inch (760 mm) wide minimum side of the clearance provided that it is not on the side of the clearance adjacent to the controls or, where provided, not on the side of the clearance adjacent to the shower seat.



NOTE: Inside finished dimensions measured at the center point of opposing sides

Figure 608.2.2 Standard Roll-In Type Shower Compartment Size and Clearance

608.2.3 Alternate Roll-In Type Shower Compartments. Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment.



NOTE: Inside finished dimensions measured at the center point of opposing sides

Figure 608.2.3 Alternate Roll-In Type Shower Compartment Size and Clearance 608.3

Grab Bars. Grab bars shall comply with 609 and shall be provided in accordance with 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor.

EXCEPTIONS:

- 1. Grab bars shall not be required to be installed in a shower located in a bathing facility for a single occupant accessed only through a private office, and not for common use or public use provided that reinforcement has been installed in located so as to permit the installation of grab bars complying with 608.3.
2. In residential dwelling units, grab bars shall not be required to be installed in showers located in bathing facilities provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying 608.3.

608.3.1 Transfer Type Shower Compartments. In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (455 mm) from the control wall.



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119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121



12/17/25

Date: 2.17.26
Dwn: VRB Chk: SJK
Project No.: 2529
Issue: FOR PERMIT

ACCESS STANDARDS

TAS4



Stephen A. Kramer ARCHITECTURE DESIGN

LA VERNIA RETAIL
119 SAN ANTONIO ROAD BLDG 1
LA VERNIA, TEXAS 78121



12/17/25

Date: 2.17.26
Dwn: VRB Chk: SJK
Project No.: 2529
Issue: FOR PERMIT

ACCESS STANDARDS

TAS5

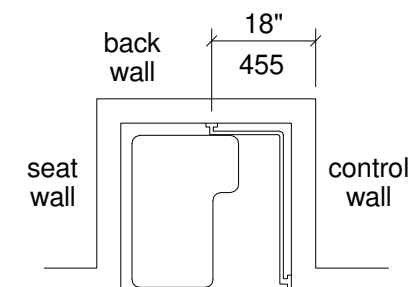


Figure 608.3.1 Grab Bars for Transfer Type Showers

608.3.2 Standard Roll-In Type Shower Compartments. Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

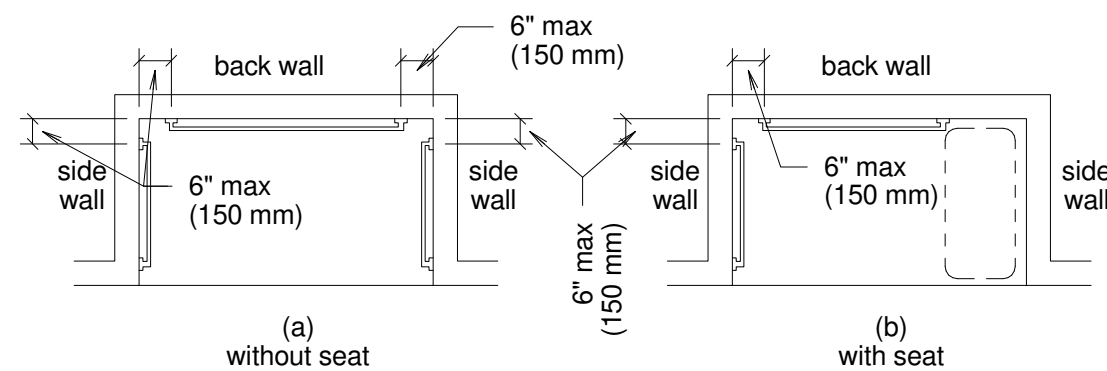


Figure 608.3.2 Grab Bars for Standard Roll-In Type Showers

608.3.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall farthest from the compartment entry. Grab bars shall not be provided above the seat. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

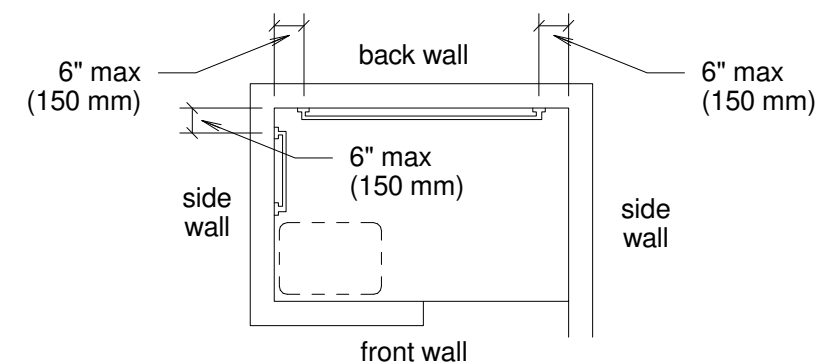


Figure 608.3.3 Grab Bars for Alternate Roll-In Type Showers

608.4 Seats. A folding or non-folding seat shall be provided in transfer type shower compartments. A folding seat shall be provided in roll-in type showers required in transient lodging guest rooms with mobility features complying with 806.2. Seats shall comply with 610.

EXCEPTION: In residential dwelling units, seats shall not be required in transfer type shower compartments provided that reinforcement has been installed in walls so as to permit the installation of seats complying with 608.4.

608.5 Controls. Controls, faucets, and shower spray units shall comply with 309.4.

608.5.1 Transfer Type Shower Compartments. In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.

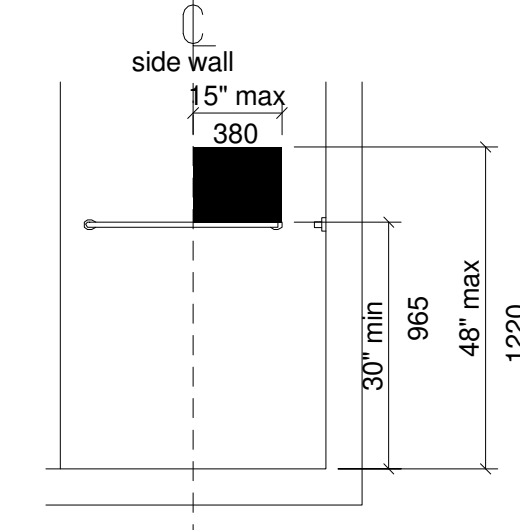


Figure 608.5.1 Transfer Type Shower Compartment Control Location

608.5.2 Standard Roll-In Type Shower Compartments. In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

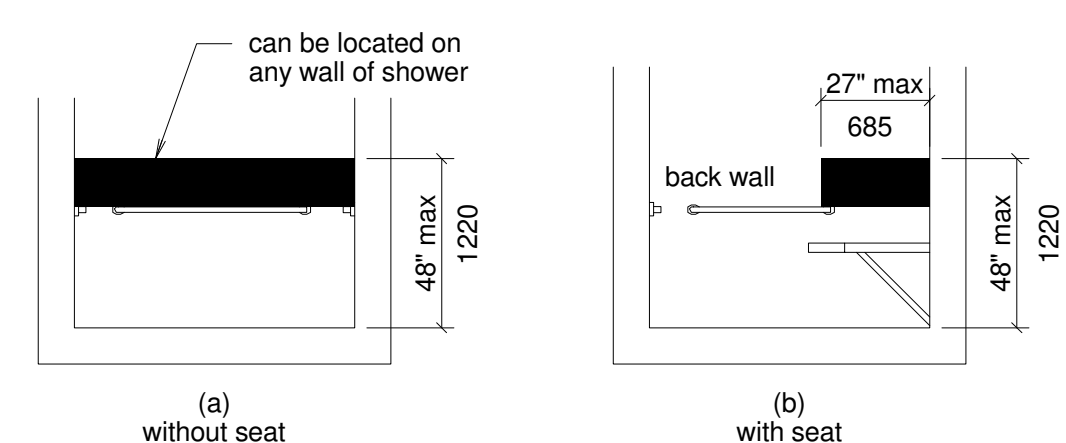


Figure 608.5.2 Standard Roll-In Type Shower Compartment Control Location

608.5.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be located on the side wall adjacent to the seat 27 inches (685 mm) maximum from the side wall behind the seat or shall be located on the back wall opposite the seat 15 inches (380 mm) maximum, left or right, of the centerline of the seat. Where a seat is not provided, the controls, faucets, and shower spray unit shall be installed on the side wall farthest from the compartment entry.

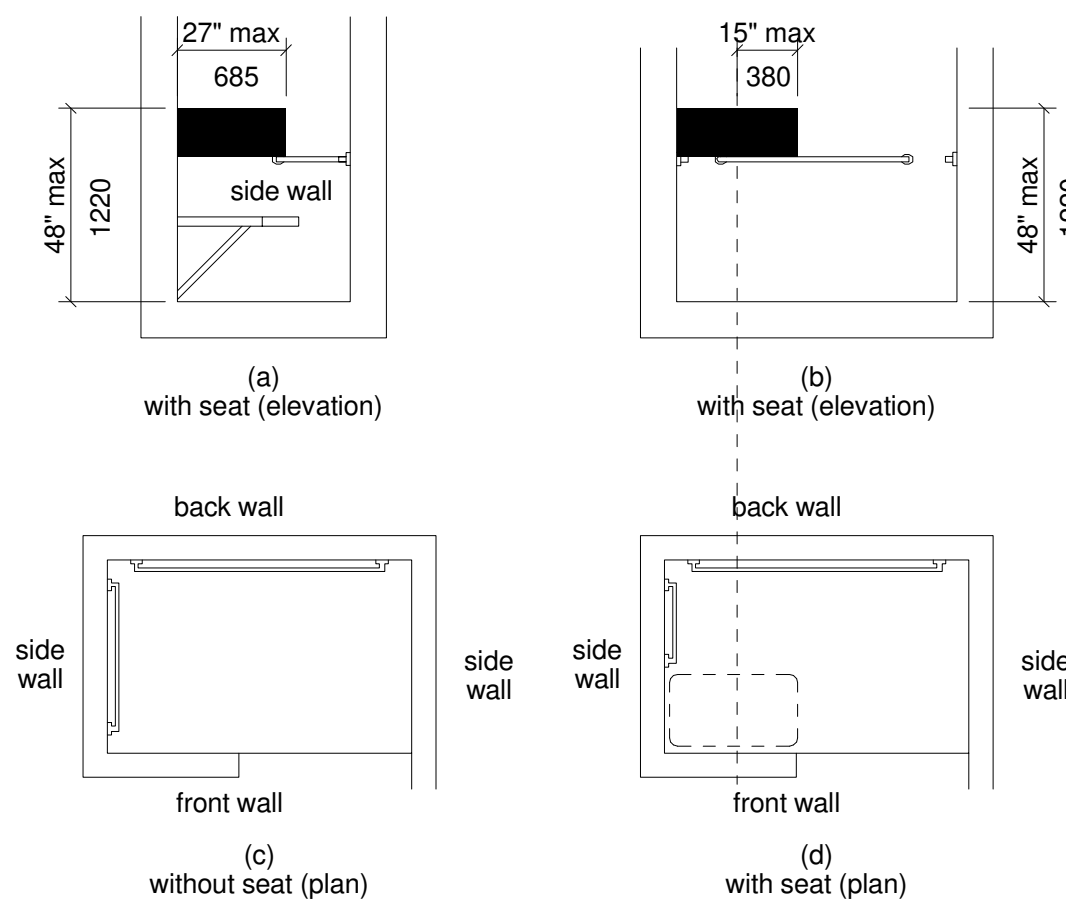


Figure 608.5.3 Alternate Roll-In Type Shower Compartment Control Location

608.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120F (49C) maximum.

EXCEPTION: A fixed shower head located at 48 inches (1220 mm) maximum above the shower finish floor shall be permitted instead of a hand-held spray unit in facilities that are not medical care facilities, long-term care facilities, transient lodging guest rooms, or residential dwelling units.

608.7 Thresholds. Thresholds in roll-in type shower compartments shall be 1/2 inch (13 mm) high maximum in accordance with 303. In transfer type shower compartments, thresholds 1/2 inch (13 mm) high maximum shall be beveled, rounded, or vertical.

608.8 Shower Enclosures. Enclosures for shower compartments shall not obstruct controls, faucets, and shower spray units or obstruct transfer from wheelchairs onto shower seats.

609 Grab Bars

609.2 Cross Section. Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

609.2.1 Circular Cross Section. Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

609.2.2 Non-Circular Cross Section. Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4.8 inches (120 mm) maximum.

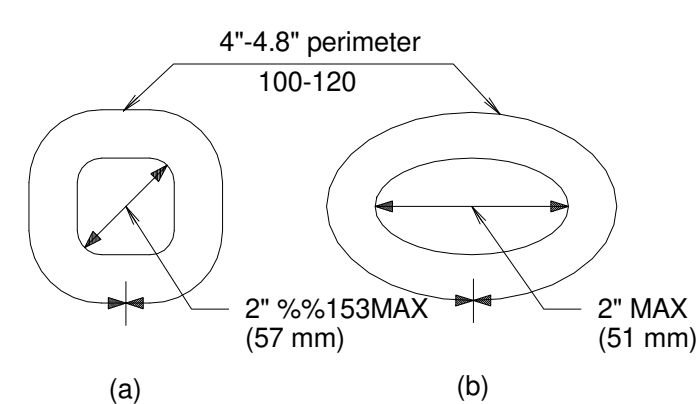


Figure 609.2.2 Grab Bar Non-Circular Cross Section 609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches (38 mm) minimum.

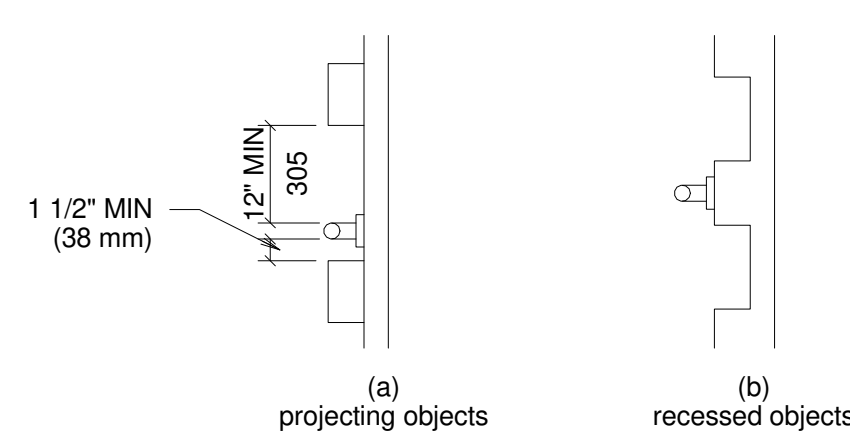


Figure 609.3 Spacing of Grab Bars

609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

609.6 Fittings. Grab bars shall not rotate within their fittings.

609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

610 Seats

610.2 Bathtub Seats. The top of bathtub seats shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (380 mm) minimum and 16 inches (405 mm) maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches (380 mm) deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.

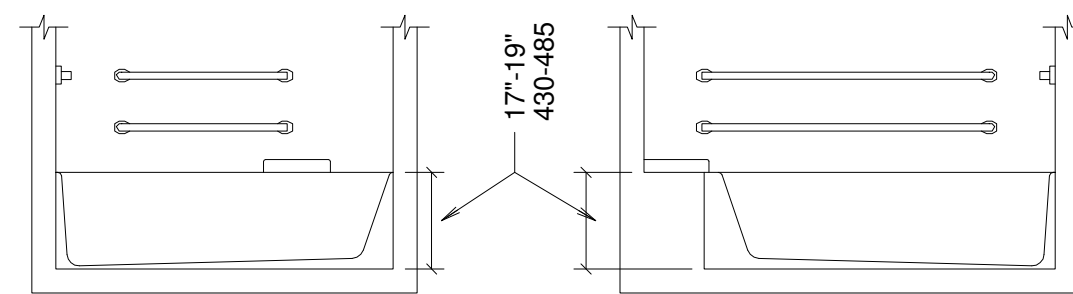


Figure 610.2 Bathtub Seats

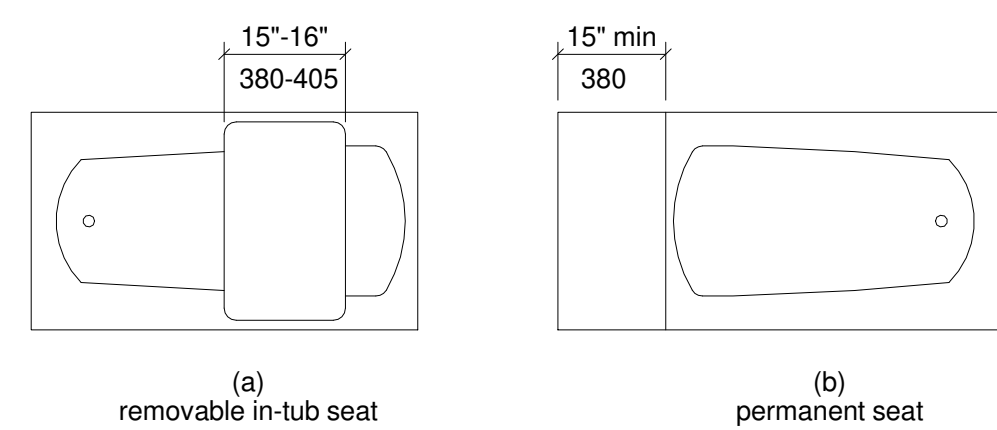


Figure 610.2 Bathtub Seats (continued)

610.3 Shower Compartment Seats. Where a seat is provided in a standard roll-in shower compartment, it shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (75 mm) of the compartment entry. In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2.

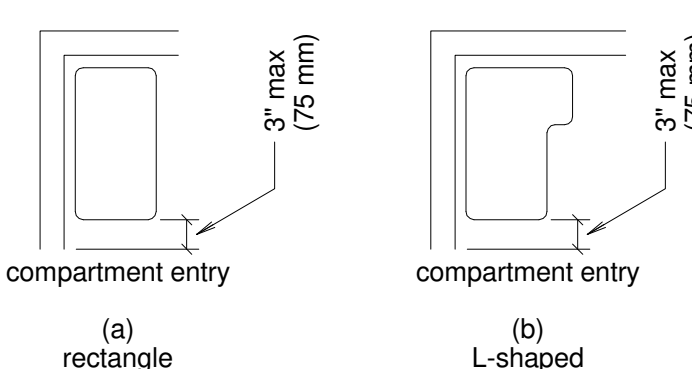


Figure 610.3 Extent of Seat 610.3.1 Rectangular Seats. The rear edge of a rectangular seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The side edge of the seat shall be 1 1/2 inches (38 mm) maximum from the adjacent wall.

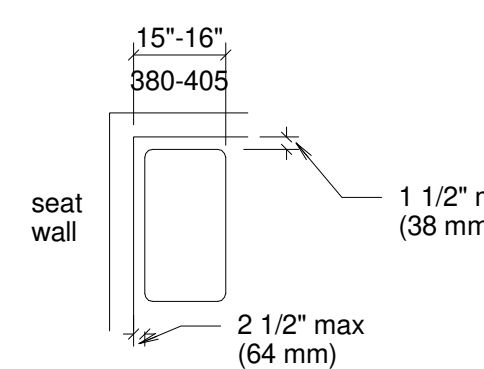


Figure 610.3.1 Rectangular Shower Seat 610.3.2 L-Shaped Seats. The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches (38 mm) maximum from the wall and the front edge shall be 14 inches (355 mm) minimum and 15 inches (380 mm) maximum from the wall. The end of the "L" shall be 22 inches (560 mm) minimum and 23 inches maximum (585 mm) from the main seat wall.

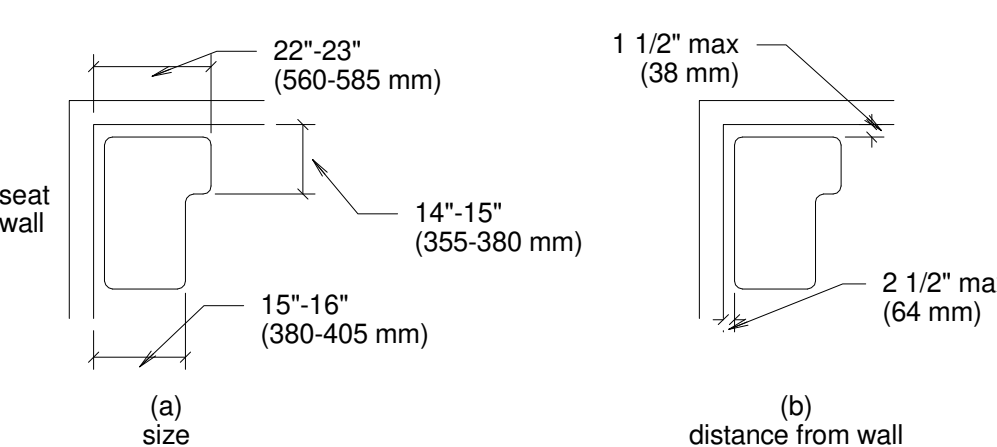


Figure 610.3.2 L-Shaped Shower Seat

610.4 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

611 Washing Machines and Clothes Dryers

611.2 Clear Floor Space. A clear floor or ground space complying with 305 positioned for parallel approach shall be provided. The clear floor or ground space shall be centered on the appliance.

611.3 Operable Parts. Operable parts, including doors, lint screens, and detergent and bleach compartments shall comply with 309.

611.4 Height. Top loading machines shall have the door to the laundry compartment located 36 inches (915 mm) maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches (380 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

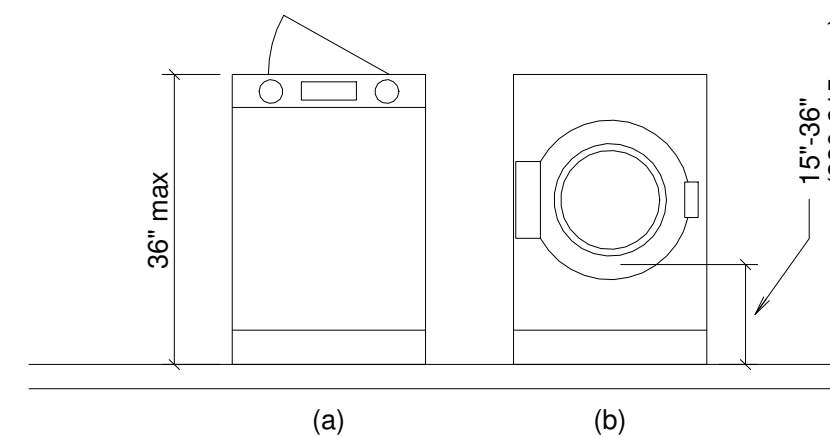


Figure 611.4 Height of Laundry Compartment Opening

702 Fire Alarm Systems

702.1 General. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

EXCEPTION: Fire alarm systems in medical care facilities shall be permitted to be provided in accordance with industry practice.

703 Signs

703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

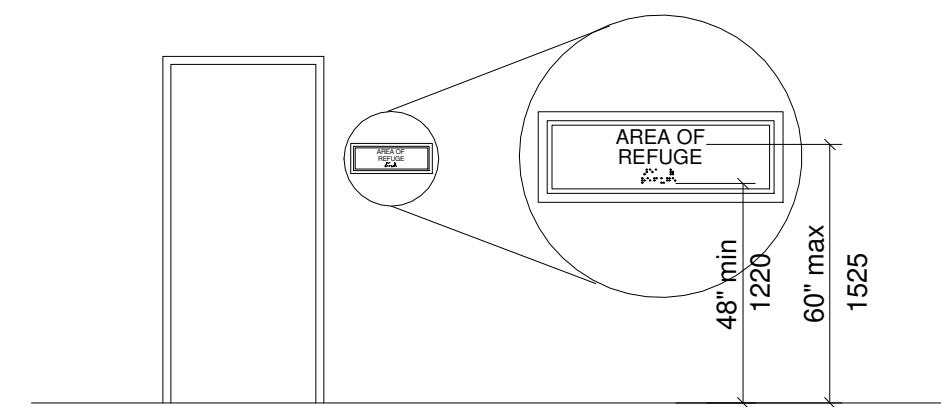


Figure 703.4.1 Height of Tactile Characters Above Finish Floor or Ground

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closer's and without hold-open devices.

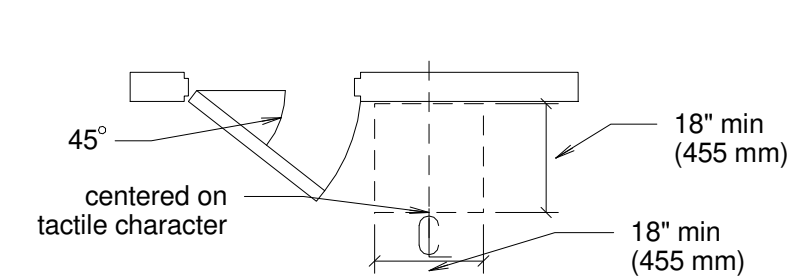
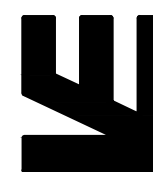


Figure 703.4.2 Location of Tactile Signs at Doors

REVISIONS:

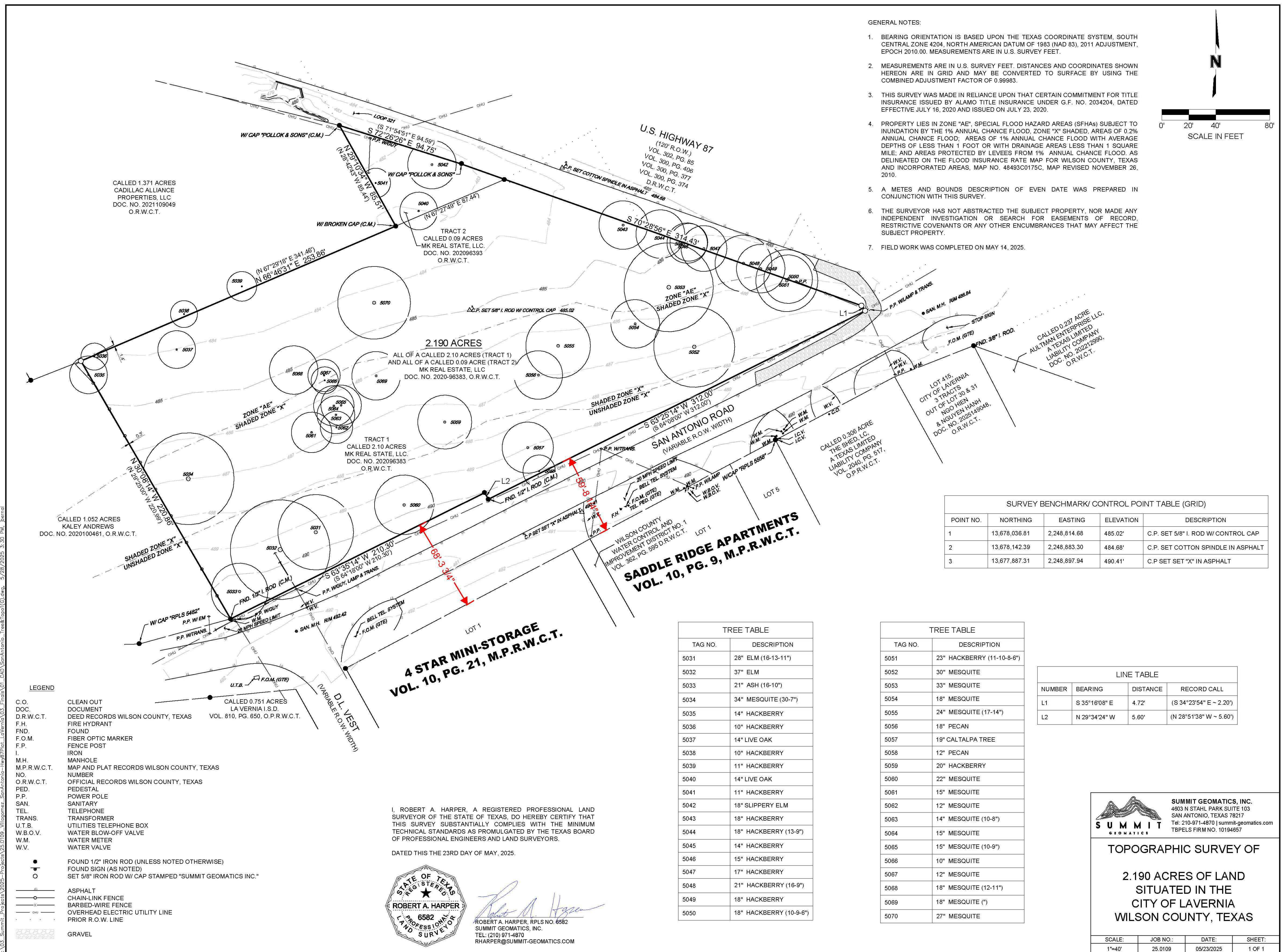
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
TEL: 210-971-4870
FAX: 210-971-4870

VILLAGOMEZ
ENGINEERING
COMPANY

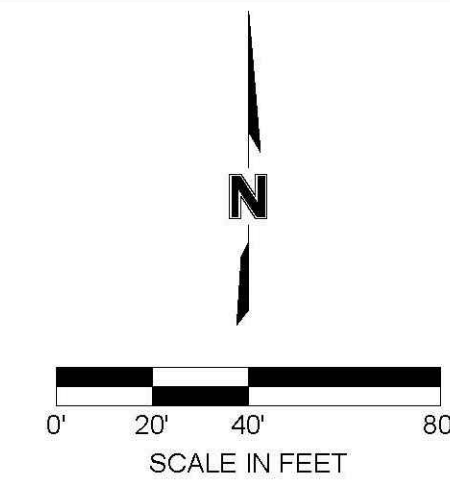


TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13986

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
EXISTING CONDITIONS PLAN



- GENERAL NOTES:
- BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. MEASUREMENTS ARE IN U.S. SURVEY FEET.
 - MEASUREMENTS ARE IN U.S. SURVEY FEET. DISTANCES AND COORDINATES SHOWN HEREON ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY USING THE COMBINED ADJUSTMENT FACTOR OF 0.99983.
 - THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE INSURANCE UNDER G.F. NO. 2034204, DATED EFFECTIVE JULY 16, 2020 AND ISSUED ON JULY 23, 2020.
 - PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE "X" SHADED AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48493C0175C, MAP REVISED NOVEMBER 26, 2010.
 - A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.
 - THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, NOR MADE ANY INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, RESTRICTIVE COVENANTS OR ANY OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.
 - FIELD WORK WAS COMPLETED ON MAY 14, 2025.



POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	13,678,036.81	2,248,814.68	485.02'	C.P. SET 5/8" I. ROD W/ CONTROL CAP
2	13,678,142.39	2,248,883.30	484.68'	C.P. SET COTTON SPINDLE IN ASPHALT
3	13,677,887.31	2,248,897.94	490.41'	C.P. SET SET "X" IN ASPHALT

TAG NO.	DESCRIPTION
5031	28" ELM (16-13-11')
5032	37" ELM
5033	21" ASH (16-10')
5034	34" MESQUITE (30-7')
5035	14" HACKBERRY
5036	10" HACKBERRY
5037	14" LIVE OAK
5038	10" HACKBERRY
5039	11" HACKBERRY
5040	14" LIVE OAK
5041	11" HACKBERRY
5042	18" SLIPPERY ELM
5043	18" HACKBERRY
5044	18" HACKBERRY (13-9')
5045	14" HACKBERRY
5046	15" HACKBERRY
5047	17" HACKBERRY
5048	21" HACKBERRY (16-9')
5049	18" HACKBERRY
5050	18" HACKBERRY (10-9-6')

TAG NO.	DESCRIPTION
5051	23" HACKBERRY (11-10-8-6')
5052	30" MESQUITE
5053	33" MESQUITE
5054	18" MESQUITE
5055	24" MESQUITE (17-14')
5056	18" PECAN
5057	19" CALTALPA TREE
5058	12" PECAN
5059	20" HACKBERRY
5060	22" MESQUITE
5061	15" MESQUITE
5062	12" MESQUITE
5063	14" MESQUITE (10-8')
5064	15" MESQUITE
5065	15" MESQUITE (10-9')
5066	10" MESQUITE
5067	12" MESQUITE
5068	18" MESQUITE (12-11')
5069	18" MESQUITE (*)
5070	27" MESQUITE

NUMBER	BEARING	DISTANCE	RECORD CALL
L1	S 35°16'08" E	4.72'	(S 34°23'54" E ~ 2.20')
L2	N 29°34'24" W	5.60'	(N 28°51'38" W ~ 5.60')

- LEGEND
- C.O. CLEAN OUT
 - DOC. DEED RECORDS WILSON COUNTY, TEXAS
 - D.R.W.C.T. DOCUMENT
 - F.H. FIRE HYDRANT
 - FND FOUND
 - F.O.M. FIBER OPTIC MARKER
 - F.P. FENCE POST
 - I. IRON
 - M.H. MANHOLE
 - M.P.R.W.C.T. MAP AND PLAT RECORDS WILSON COUNTY, TEXAS
 - NO. NUMBER
 - O.R.W.C.T. OFFICIAL RECORDS WILSON COUNTY, TEXAS
 - PED. PEDESTAL
 - P.P. POWER POLE
 - SAN. SANITARY
 - TEL. TELEPHONE
 - TRANS. TRANSFORMER
 - U.T.B. UTILITIES TELEPHONE BOX
 - W.B.O.V. WATER SLOW-OFF VALVE
 - W.M. WATER METER
 - W.V. WATER VALVE
 - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - FOUND SIGN (AS NOTED)
 - SET 5/8" IRON ROD W/ CAP STAMPED "SUMMIT GEOMATICS INC."
 - ASPHALT
 - CHAIN LINK FENCE
 - BARBED WIRE FENCE
 - OVERHEAD ELECTRIC UTILITY LINE
 - PRIOR R.O.W. LINE
 - GRAVEL

I, ROBERT A. HARPER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATED THIS THE 23RD DAY OF MAY, 2025.

ROBERT A. HARPER
6582
REGISTERED LAND SURVEYOR

ROBERT A. HARPER, RPLS NO. 6582
SUMMIT GEOMATICS, INC.
TEL: (210) 971-4870
RHARPER@SUMMIT-GEOMATICS.COM

SUMMIT
GEOMATICS, INC.
4603 N STAHL PARK SUITE 103
SAN ANTONIO, TEXAS 78217
Tel: 210-971-4870 | summit-geomatics.com
TBPELS FIRM NO. 10194657

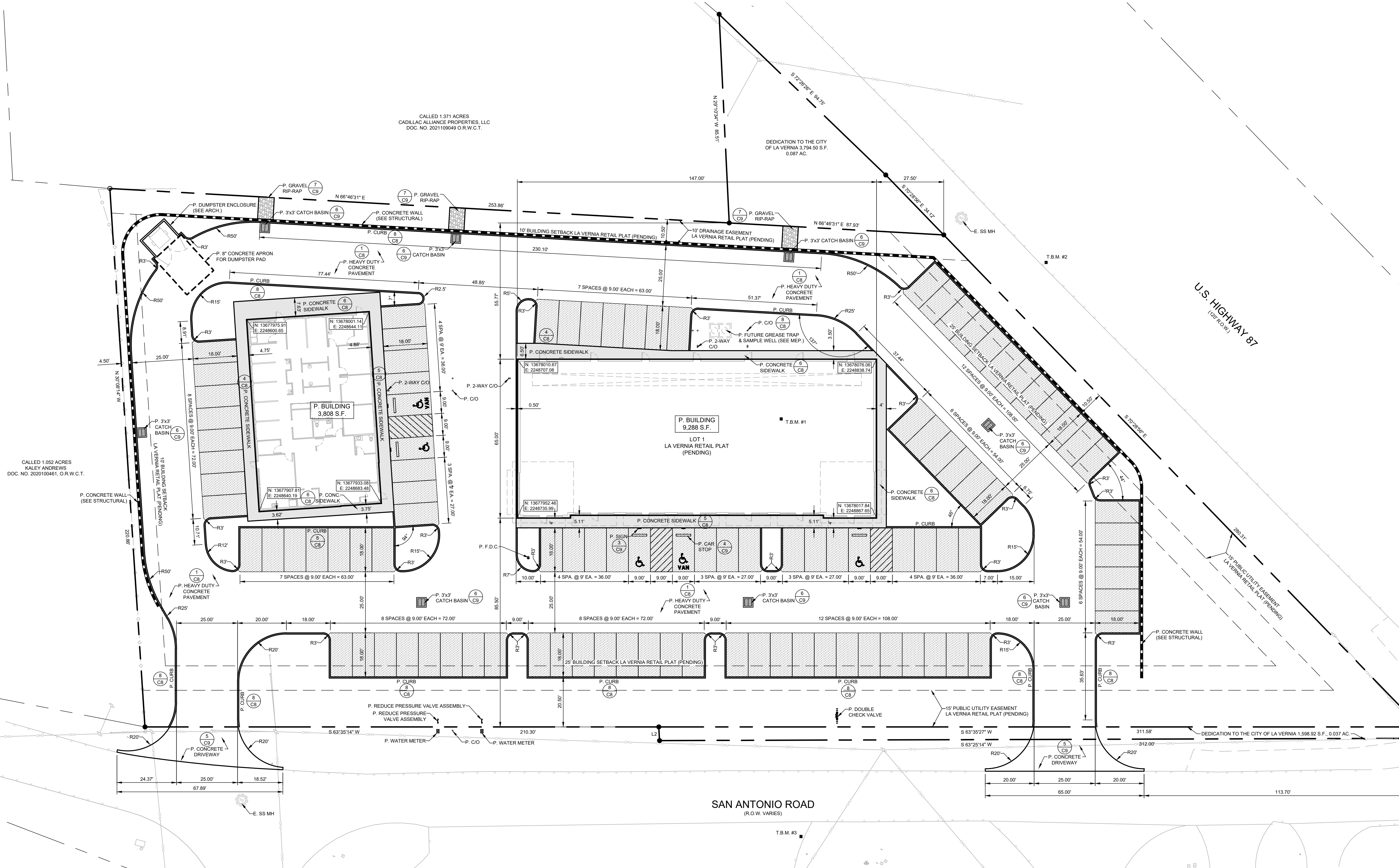
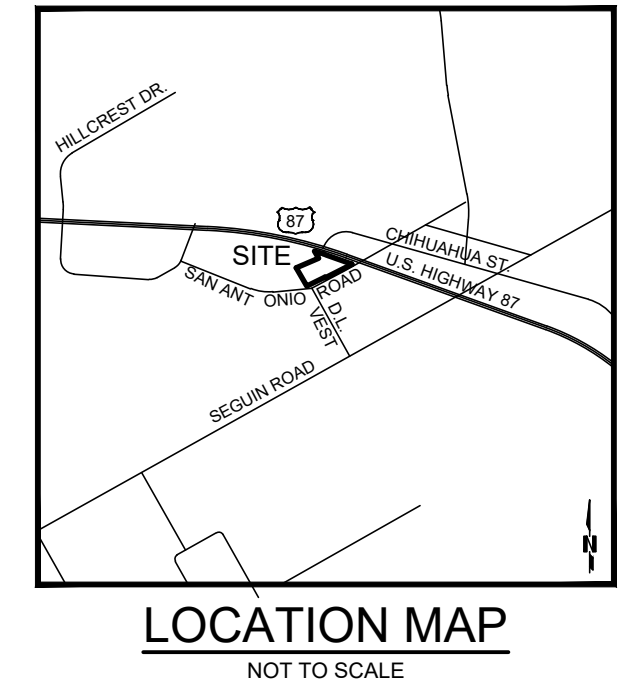
TOPOGRAPHIC SURVEY OF

2.190 ACRES OF LAND SITUATED IN THE CITY OF LAVERNIA WILSON COUNTY, TEXAS

SCALE: 1"=40'
JOB NO.: 25.0109
DATE: 05/23/2025
SHEET: 1 OF 1

JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C1

REVISIONS:



LA VERNIA RETAIL
 119 SAN ANTONIO ROAD, BLDG 1
 LA VERNIA, TEXAS 78121
 DIMENSIONAL CONTROL PLAN



JOB NO.: 25-027
 DATE: 02/17/2026
 DESIGNER: J.V.
 DRAWN BY: V.R.
 SHEET NO.: C2

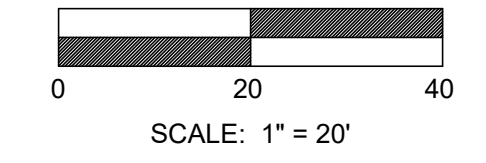
GENERAL NOTES:

- ALL PHASES OF WORK UNDER THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE ITEMS OF THE STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION SPECIFICATIONS AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. FINAL DECISIONS OR JUDGMENTS ON MATTERS NOT SPECIFICALLY COVERED BY THE ABOVE DOCUMENTS SHALL BE MADE BY THE ENGINEER.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
- CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT. EXCEPTIONS FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, NATURAL GAS PURVEYOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- BIDDERS ARE HEREBY NOTIFIED TO MAKE A THOROUGH REVIEW OF THE JOB SITE AND SOIL BORING INFORMATION PROVIDED BY OWNER. NO ADDITIONAL PAYMENT SHALL BE MADE FOR ROCK, SAND, GRAVEL, OR OTHER UNSTABLE CONDITIONS ENCOUNTERED IN ANY WORK PROVIDED BY THESE DRAWINGS.
- CONTRACTOR SHALL NOTIFY LINE LOCATOR FOR EACH RESPECTIVE UTILITY IN THE PROJECT AREA 48 HOURS PRIOR TO STARTING EXCAVATION.
- CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
- FOR LOCATION OF UNDERGROUND ELECTRIC, GAS, TELEPHONE AND WATER FACILITIES, CALL THE LOCAL UTILITY LOCATOR 48 HOURS BEFORE BEGINNING ANY EXCAVATION.
- ALL WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE SITE TO PROPERTY WHERE THE CONTRACTOR HAS THE CONSENT OF THE OWNERS. NO WASTE MATERIALS SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER THE FLOW LIMITS OF EXISTING NATURAL DRAINAGE.

- CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. STARTING ANY WORK CONSTITUTES THE APPROVAL OF THE EXISTING CONDITIONS SHOWN.
- EXISTING ABOVE GROUND UTILITIES HAVE BEEN PLOTTED BY DIRECT FIELD INVESTIGATION (ON SURVEY PERFORMED BY OTHERS). UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND REQUIRE VERIFICATION BY THE CONTRACTOR TO ESTABLISH THEIR EXACT LOCATION AND DEPTH PRIOR TO SETTING ANY FINISH CONCRETE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON DRAWINGS. DEAD UTILITY LINES SHALL BE SUITABLY CAPPED.
- ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
- WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE DEPARTMENT OF HEALTH "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEM." (LATEST REVISION)
- (A) HEAD-IN PARKING PLACES SHALL BE 9' X 18' WITH 4" WIDE WHITE LINE (B) PARALLEL PARKING PLACES SHALL BE 10' X 22' STRIPED WITH WHITE PAINT, UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO BE MEASURED FROM FACE OF CURB. (UNLESS OTHERWISE SPECIFIED)
- BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. THE SIGNS SHALL BE COORDINATED WITH SEQUENCE OF CONSTRUCTION AND DETOUR PLAN. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF BUILDING DIMENSIONS AND INGRESS/EGRESS LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REPLACEMENT, IF NECESSARY, OF ALL DISTURBED PROPERTY CORNERS.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION MATERIALS TESTING WITH THE SELECTED TESTING COMPANY. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE ALL TESTS ARE COMPLETED AS SPECIFIED IN THE AGREEMENT BETWEEN THE OWNER AND TESTING COMPANY.

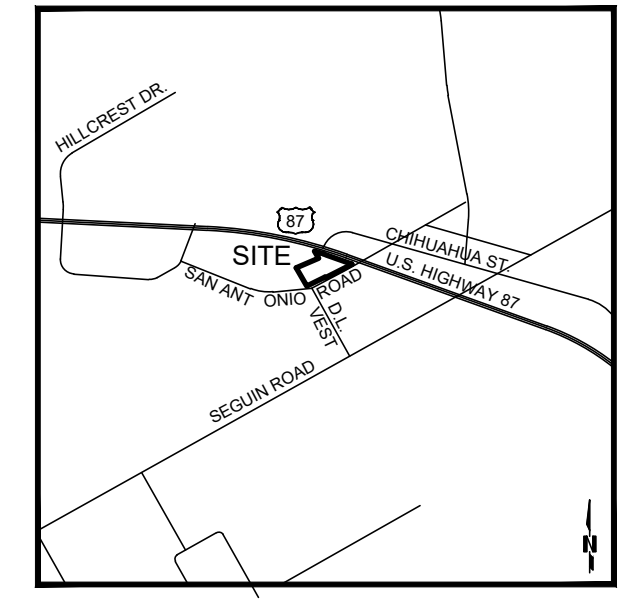
LEGEND

OHU	EXISTING OVERHEAD ELECTRIC
UGE	EXISTING UNDERGROUND ELECTRIC
G	EXISTING GAS LINE
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
WM	EXISTING WATER METER
WV	EXISTING WATER VALVE
EH	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
CP	EXISTING POWER POLE
CO	EXISTING CLEAN OUT
P	EXISTING FLOW LINE
E	PROPOSED CONCRETE FLATWORK
FL	PROPOSED LIGHT-DUTY PAVEMENT



DIMENSIONAL CONTROL PLAN

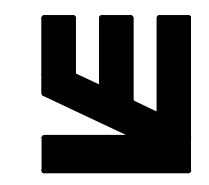
REVISIONS:



LOCATION MAP
NOT TO SCALE

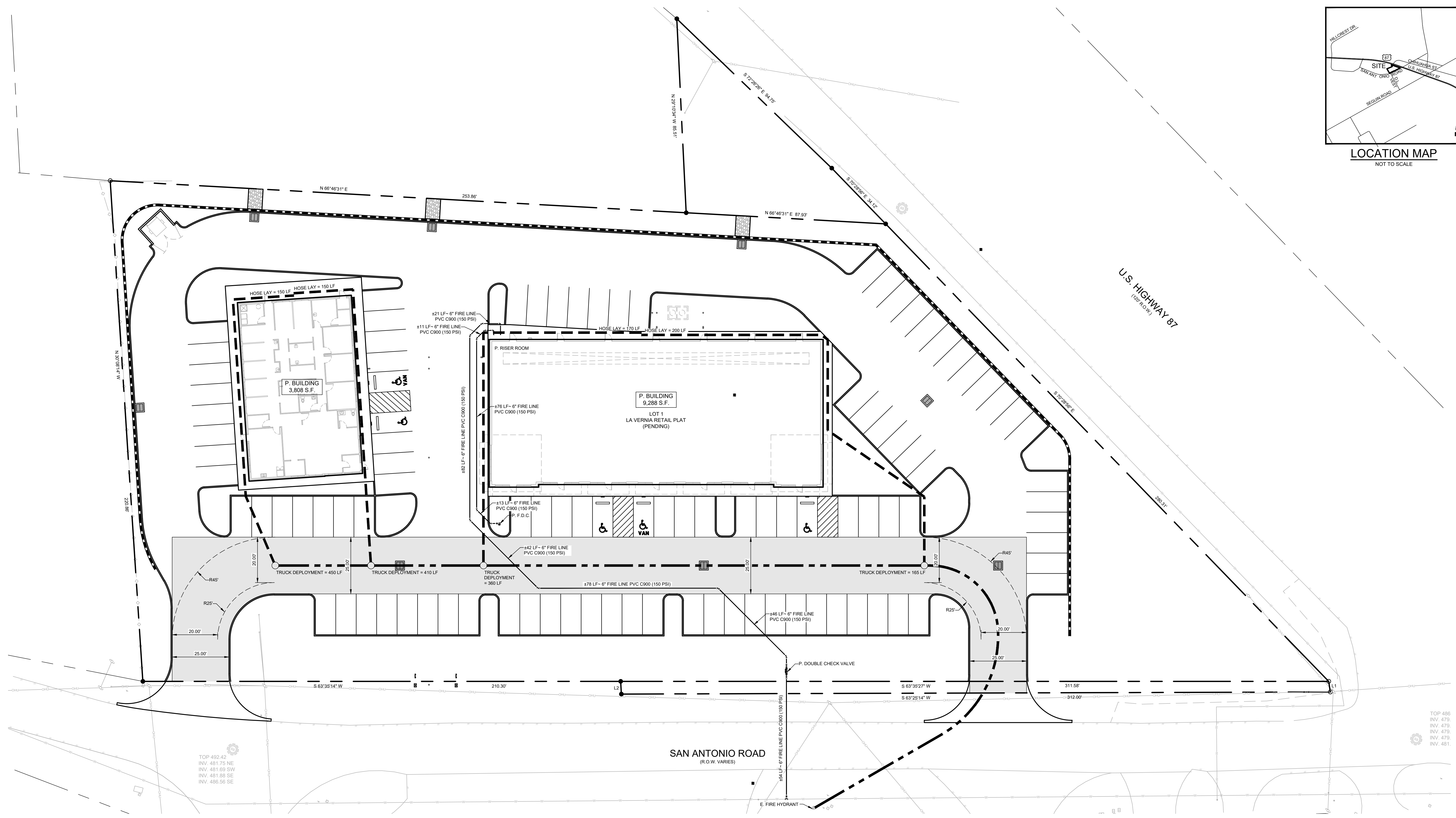
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PHONE: 214-343-1616
FAX: 214-343-0232

VILLAGOMEZ
ENGINEERING
COMPANY

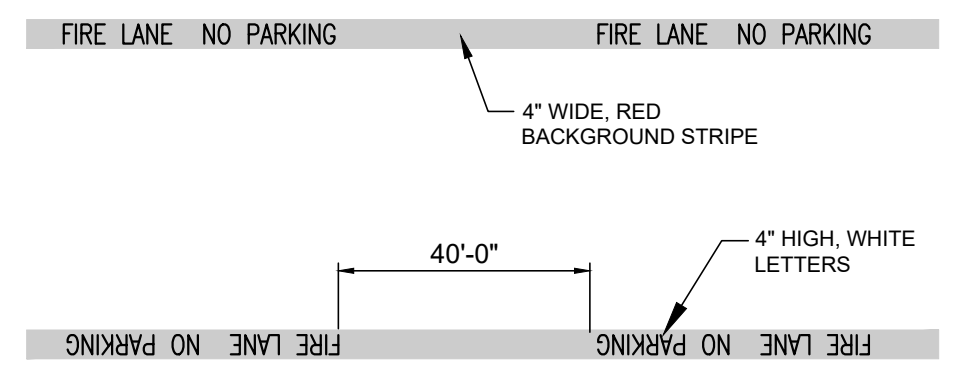


TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13986

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
FIRE PROTECTION PLAN



- NOTES:
- FOR ALL DESIGNATED FIRE LANES, "FIRE LANE - NO PARKING AT ANY TIME" SIGNS ARE TO BE POSTED AT THE EXPENSE OF THE OWNER. SUCH SIGNS SHALL BE STANDARD SIZE AND COLOR, OF STANDARD LETTERING AND MOUNTING, CONFORMING TO SPECIFICATIONS ESTABLISHED BY THE DIRECTOR OF PUBLIC WORKS. SIGNS SHOULD HAVE RED LETTERS AND BORDER ON A WHITE BACKGROUND. FOR A DESIGNATED FIRE LANE LESS THAN FORTY (40) FEET, ONE (1) SIGN WITH A DOUBLE ARROW SHALL BE INSTALLED. FOR A DESIGNATED FIRE LANE FROM FORTY (40) FEET TO NINETY (90) FEET, TWO (2) SIGNS WITH RIGHT AND LEFT ARROWS SHALL BE INSTALLED. FOR A DESIGNATED FIRE LANE OF ONE HUNDRED (100) FEET OR MORE, THREE (3) SIGNS WITH RIGHT, LEFT AND DOUBLE ARROWS SHALL BE INSTALLED.
 - IN ADDITION TO THE SIGNS, ALL REQUIRED FIRE LANES SHALL BE PROVIDED AND MAINTAINED WITH FIRE LANE STRIPING THAT CONSIST OF A FOUR INCH (4") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING" TO BE PAINTED UPON THE RED STRIPE EVERY FORTY FEET (40) ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE UPON THE VERTICAL SURFACE OF THE CURB, UNLESS OTHERWISE APPROVED BY THE CHIEF OR AUTHORIZED REPRESENTATIVE.
 - ALL SIGNS AND DESIGNATED FIRE LANES SHALL BE MAINTAINED AND KEPT IN A STATE OF GOOD REPAIR AT ALL TIMES BY THE OWNER OR PERSON IN CONTROL OF THE PREMISES.



FIRE LANE STRIPING
NOT TO SCALE

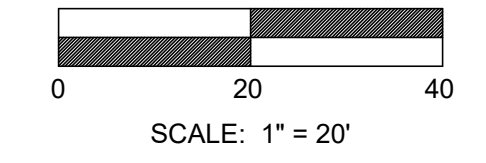
- NOTES:
- SIGNS SHALL BE STANDARD SIZE 12"x18" AND HAVE RED LETTERS AND BORDER ON A WHITE BACKGROUND.
 - SIGNS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE SIGN AT LEAST SEVEN (7) FEET ABOVE GRADE AND AT LEAST TWO (2) FEET FROM CURB EDGE.



FIRE LANE SIGNAGE
NOT TO SCALE

LEGEND

- TRUCK DEPLOYMENT
 - HOSE LAY
 - CATV
 - OHU
 - UGE
 - SD
 - SS
 - W
 - W
 - W
 - SS
 - CO
 - CO
 - E
 - P
 - E
- EXISTING C.A.T.V. LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING GAS LINE
 - EXISTING STORM DRAIN LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING MANHOLE
 - EXISTING POWER POLE
 - EXISTING CLEAN OUT
 - EXISTING PROPOSED FLOW LINE



SCALE: 1" = 20'

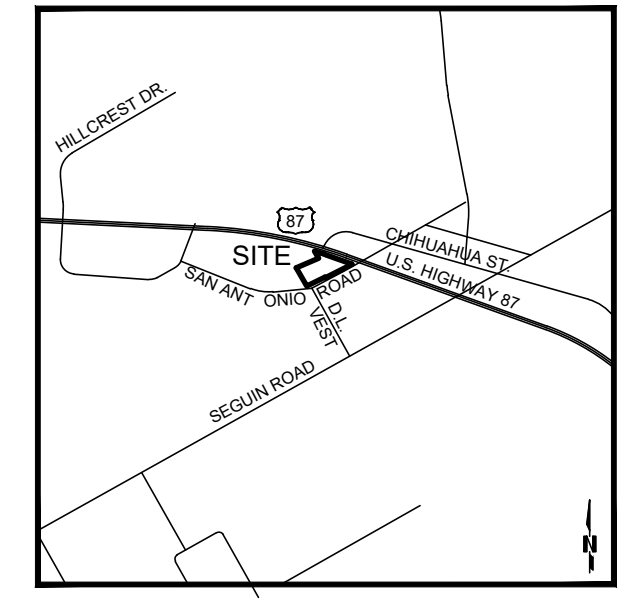
FIRE PROTECTION PLAN

JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C3



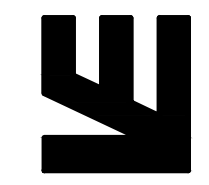
Jose L. Villagomez
02-17-2026

REVISIONS:



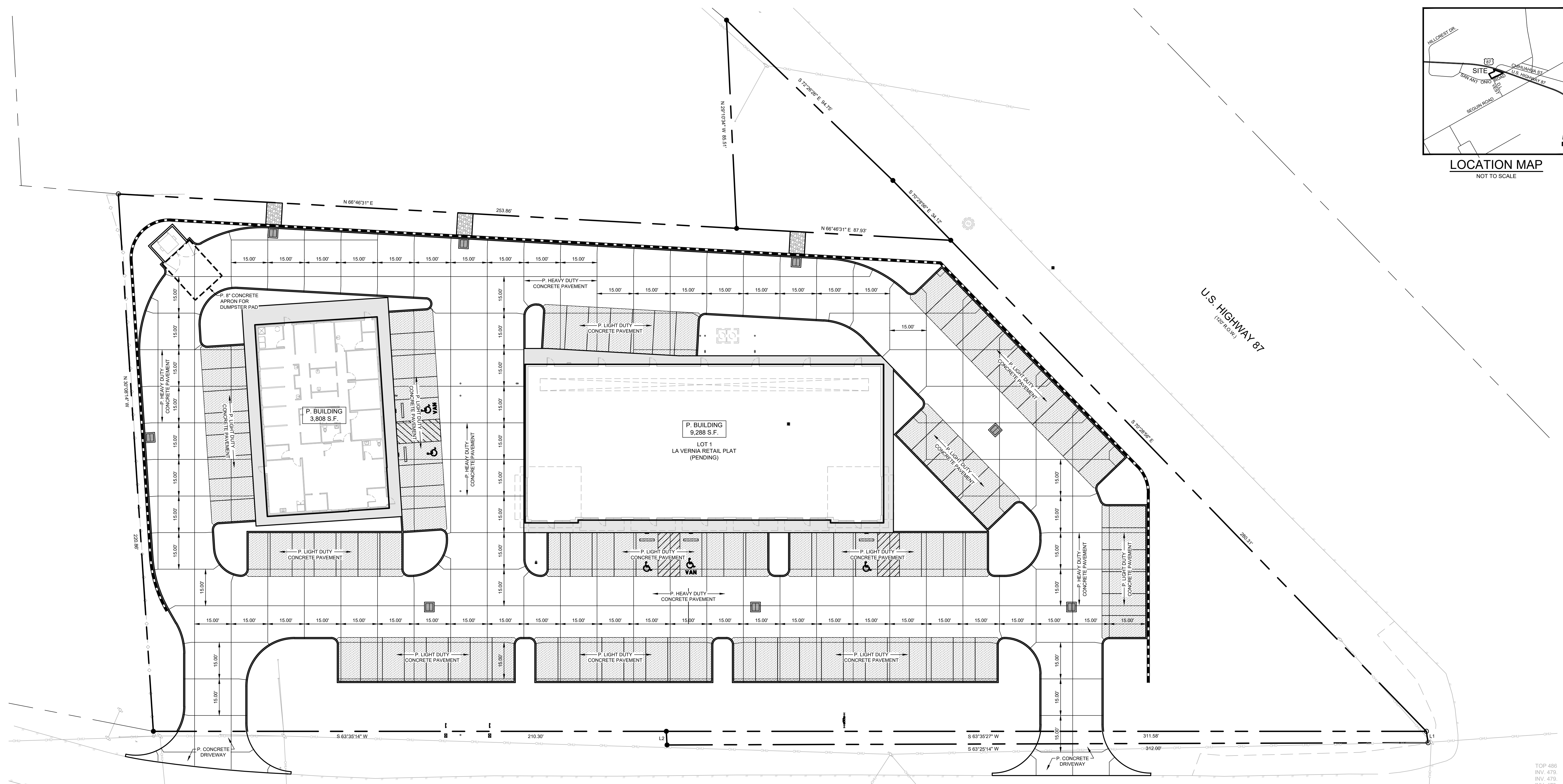
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PHONE: 210-485-4226
FAX: 210-485-4232

VILLAGOMEZ
ENGINEERING
COMPANY



TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13986

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
PAVEMENT SITE PLAN



TOP 492.42
INV. 481.75 NE
INV. 481.69 SW
INV. 481.88 SE
INV. 486.56 SE

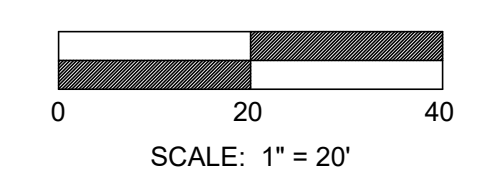
TOP 486
INV. 479
INV. 475
INV. 479
INV. 479
INV. 481

SAN ANTONIO ROAD
(R.O.W. VARIES)

U.S. HIGHWAY 87
(102 P.C.M.)

LEGEND

- OHU — EXISTING OVERHEAD ELECTRIC
- UGE — EXISTING UNDERGROUND ELECTRIC
- G — EXISTING GAS LINE
- SD — EXISTING STORM DRAIN LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- W — EXISTING WATER METER
- W — EXISTING WATER VALVE
- W — EXISTING FIRE HYDRANT
- SS — EXISTING MANHOLE
- P.O. — EXISTING POWER POLE
- C.O. — EXISTING CLEAN OUT
- E — EXISTING FLOW LINE
- P — PROPOSED FLOW LINE
- E — PROPOSED CONCRETE FLATWORK
- P — PROPOSED LIGHT-DUTY PAVEMENT



SCALE: 1" = 20'

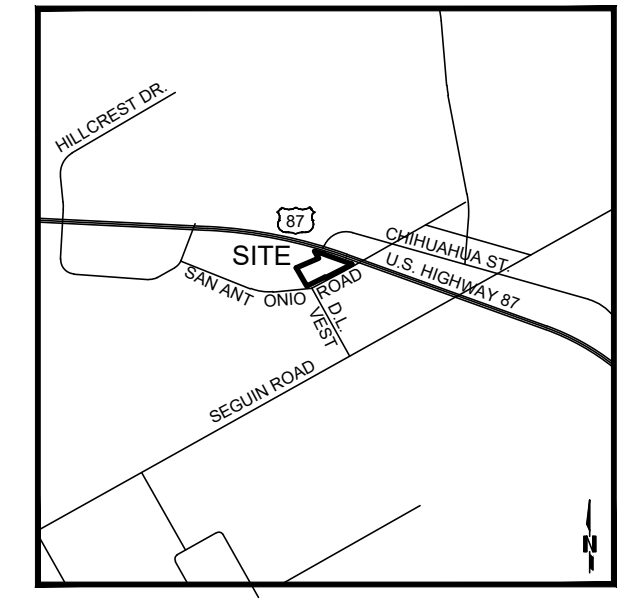
PAVEMENT SITE PLAN



Jose L. Villagomez
02-17-2026

JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C4

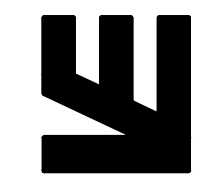
REVISIONS:



LOCATION MAP
NOT TO SCALE

24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PHONE: 214-343-0236
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VILLAGOMEZ
ENGINEERING
COMPANY



TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13986

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
GRADING PLAN

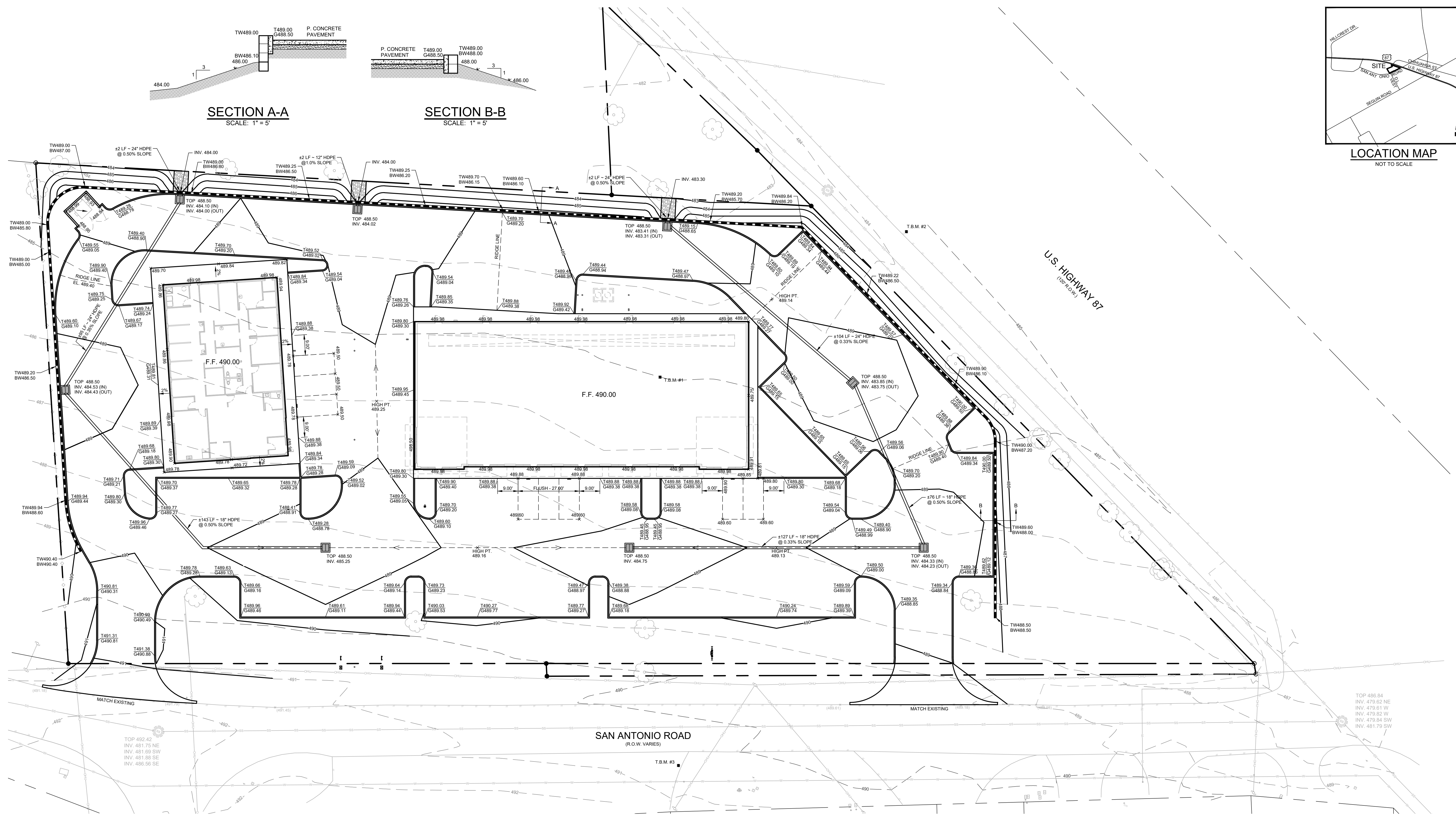


Jose L. Villagomez
11-17-2024

JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C5

SECTION A-A
SCALE: 1" = 5'

SECTION B-B
SCALE: 1" = 5'



- GRADING NOTES:**
- MAXIMUM GRADE AT SIDEWALK RAMPS IS 8.33% WITH A CROSS SLOPE OF 2.0% OR LESS AND SHALL COMPLY WITH ADA.
 - ACCESSIBLE PATH SHALL HAVE A RUNNING SLOPE OF NO GREATER THAN 5.0% WITH A CROSS SLOPE OF 2.0% OR LESS.
 - ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE CONSTRUCTION DOCUMENTS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL CONDITION ANY DAMAGE DONE TO EXISTING IMPROVEMENTS OR UTILITIES.
 - WORK FOR THE BUILDING FOUNDATION, CONCRETE SLABS AND CONCRETE AND ASPHALT PAVEMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 - ADJUST PAVEMENT, CURB ELEVATIONS AND/OR SIDEWALK ELEVATIONS AS NECESSARY TO ENSURE A CONTINUOUS GRADE WITH EXISTING ELEVATIONS.
 - EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1').
 - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL.

UTILITY LOCATE NOTES:

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO EXCAVATION AT 1-800-545-6005. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY PLANT DURING CONSTRUCTION.

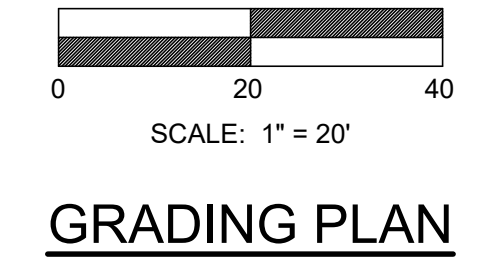
DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181 GAS COMPANIES MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA. THE CONTRACTOR SHALL NOTIFY THE GAS COMPANY LOCATOR AT 1-800-545-6005, 48 HOURS BEFORE BEGINNING ANY EXCAVATION.

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGNER/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH AS A MINIMUM O.S.H.A. STANDARDS FOR TRENCH EXCAVATIONS SPECIFICALLY. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH O.S.H.A. STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

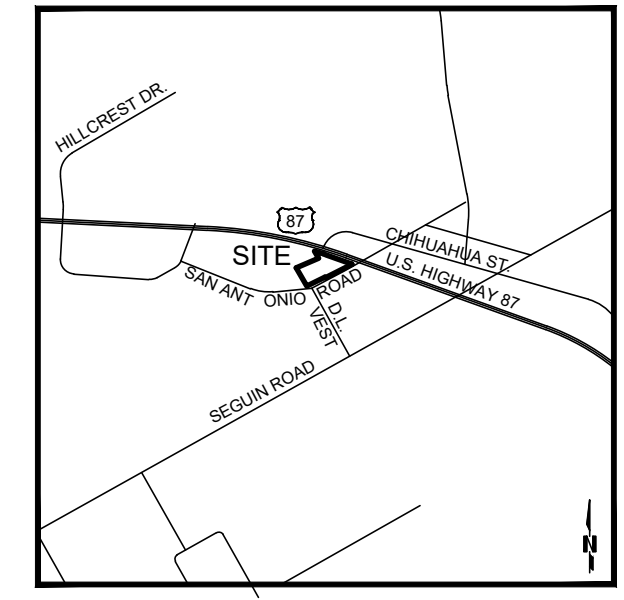
- BENCHMARK 1: 5/8" IRON ROD
N.E. CORNER OF SITE
N: 13678036.81
E: 2248814.68
ELEV.: 485.02
- BENCHMARK 2: COTTON SPINDLE
IN ASPHALT OFF OF U.S. HWY. 87
N: 13678142.39
E: 2248883.30
ELEV.: 484.68
- BENCHMARK 3: SET "X"
IN ASPHALT OFF OF SAN ANTONIO ROAD
N: 13677887.31
E: 2248897.94
ELEV.: 490.41

LEGEND

	CATV	EXISTING C.A.T.V. LINE
	OHU	EXISTING OVERHEAD ELECTRIC
	UGE	EXISTING UNDERGROUND ELECTRIC
	G	EXISTING GAS LINE
	SD	EXISTING STORM DRAIN LINE
	SS	EXISTING SANITARY SEWER LINE
	W	EXISTING WATER LINE
	600	EXISTING CONTOUR
	603	PROPOSED CONTOUR
	600	EXISTING WATER METER
	600	EXISTING WATER VALVE
	600	EXISTING FIRE HYDRANT
	600	EXISTING MANHOLE
	600	EXISTING POWER POLE
	600	EXISTING CLEAN OUT
	600	EXISTING ELEVATION
	600	PROPOSED ELEVATION
	600	TOP OF CURB ELEVATION
	600	GUTTER ELEVATION
	600	EXISTING FLOW LINE
	600	PROPOSED FLOW LINE

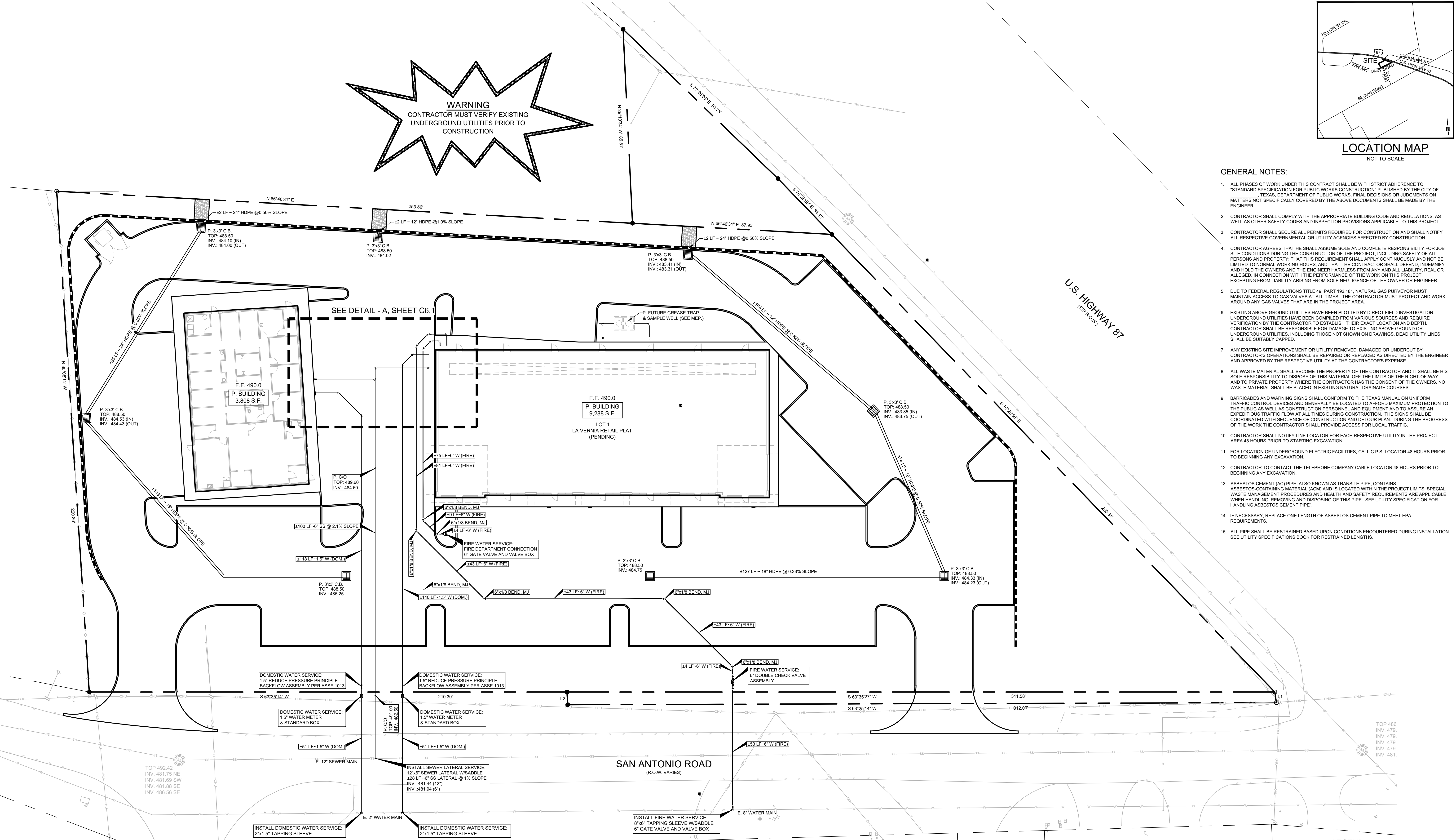


REVISIONS:



WARNING
CONTRACTOR MUST VERIFY EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION

- GENERAL NOTES:**
- ALL PHASES OF WORK UNDER THIS CONTRACT SHALL BE WITH STRICT ADHERENCE TO "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION" PUBLISHED BY THE CITY OF TEXAS, DEPARTMENT OF PUBLIC WORKS. FINAL DECISIONS OR JUDGMENTS ON MATTERS NOT SPECIFICALLY COVERED BY THE ABOVE DOCUMENTS SHALL BE MADE BY THE ENGINEER.
 - CONTRACTOR SHALL COMPLY WITH THE APPROPRIATE BUILDING CODE AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
 - CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION.
 - CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
 - DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, NATURAL GAS PURVEYOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
 - EXISTING ABOVE GROUND UTILITIES HAVE BEEN PLOTTED BY DIRECT FIELD INVESTIGATION. VERIFICATION BY THE CONTRACTOR TO ESTABLISH THEIR EXACT LOCATION AND DEPTH. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON DRAWINGS. DEAD UTILITY LINES SHALL BE SUITABLY CAPPED.
 - ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
 - ALL WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE RIGHT-OF-WAY AND TO PRIVATE PROPERTY WHERE THE CONTRACTOR HAS THE CONSENT OF THE OWNERS. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING NATURAL DRAINAGE COURSES.
 - BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. THE SIGNS SHALL BE COORDINATED WITH SEQUENCE OF CONSTRUCTION AND DETOUR PLAN. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
 - CONTRACTOR SHALL NOTIFY LINE LOCATOR FOR EACH RESPECTIVE UTILITY IN THE PROJECT AREA 48 HOURS PRIOR TO STARTING EXCAVATION.
 - FOR LOCATION OF UNDERGROUND ELECTRIC FACILITIES, CALL C.P.S. LOCATOR 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
 - CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
 - ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE, CONTAINS ASBESTOS-CONTAINING MATERIAL (ACM) AND IS LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS ARE APPLICABLE WHEN HANDLING, REMOVING AND DISPOSING OF THIS PIPE. SEE UTILITY SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE.
 - IF NECESSARY, REPLACE ONE LENGTH OF ASBESTOS CEMENT PIPE TO MEET EPA REQUIREMENTS.
 - ALL PIPE SHALL BE RESTRAINED BASED UPON CONDITIONS ENCOUNTERED DURING INSTALLATION. SEE UTILITY SPECIFICATIONS BOOK FOR RESTRAINED LENGTHS.

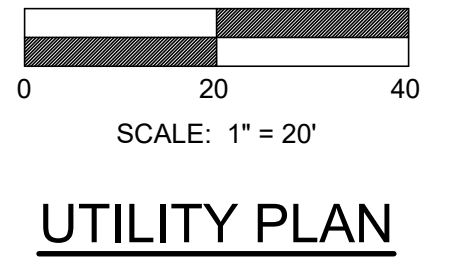
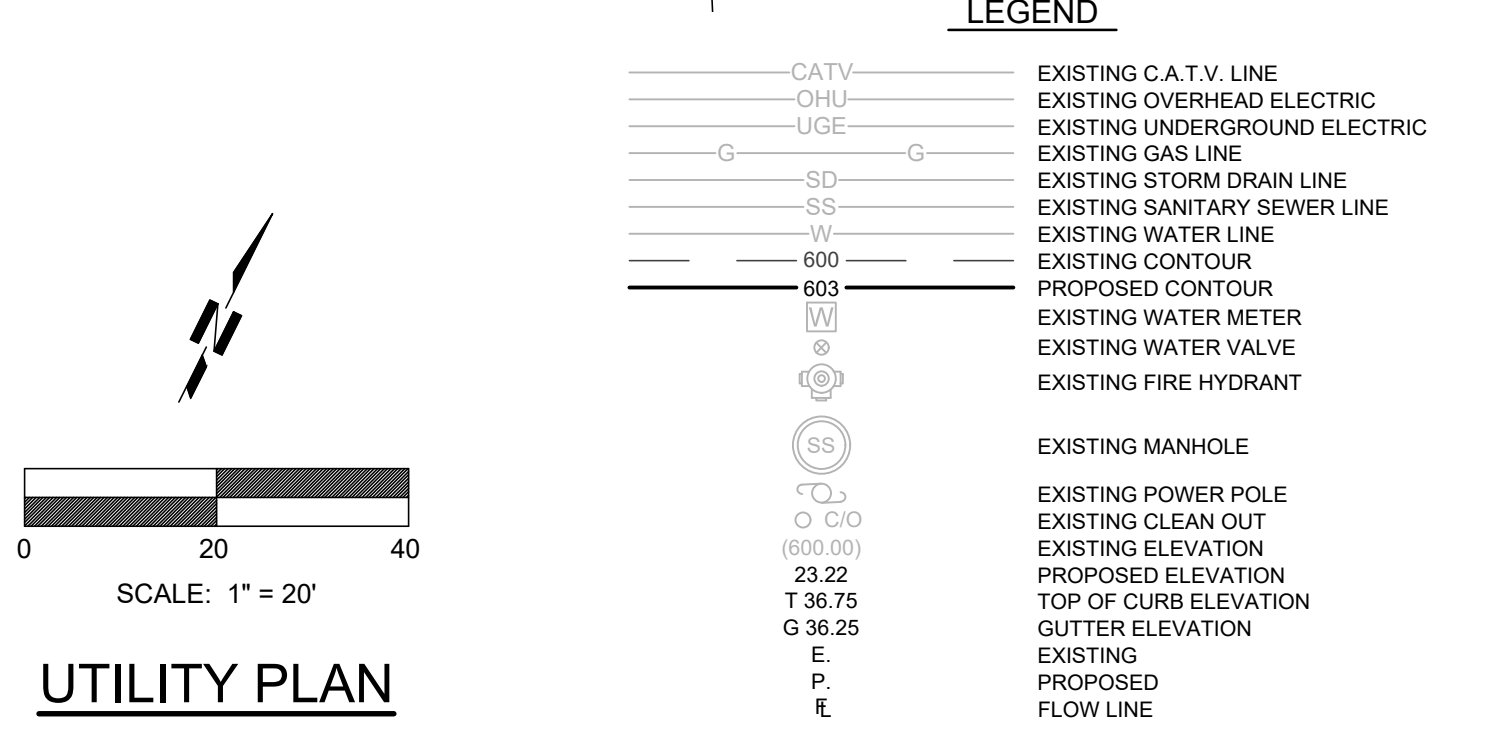


TRENCH EXCAVATION SAFETY PROTECTION:
CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/ EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

UTILITY LOCATE NOTES:
THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO EXCAVATION AT 1-800-545-6005. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY PLANT DURING CONSTRUCTION.

DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181 GAS COMPANIES MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA. THE CONTRACTOR SHALL NOTIFY THE GAS COMPANY LOCATOR AT 1-800-545-6005, 48 HOURS BEFORE BEGINNING ANY EXCAVATION.

CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH AS A MINIMUM O.S.H.A. STANDARDS FOR TRENCH EXCAVATIONS SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH O.S.H.A. STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
UTILITY PLAN



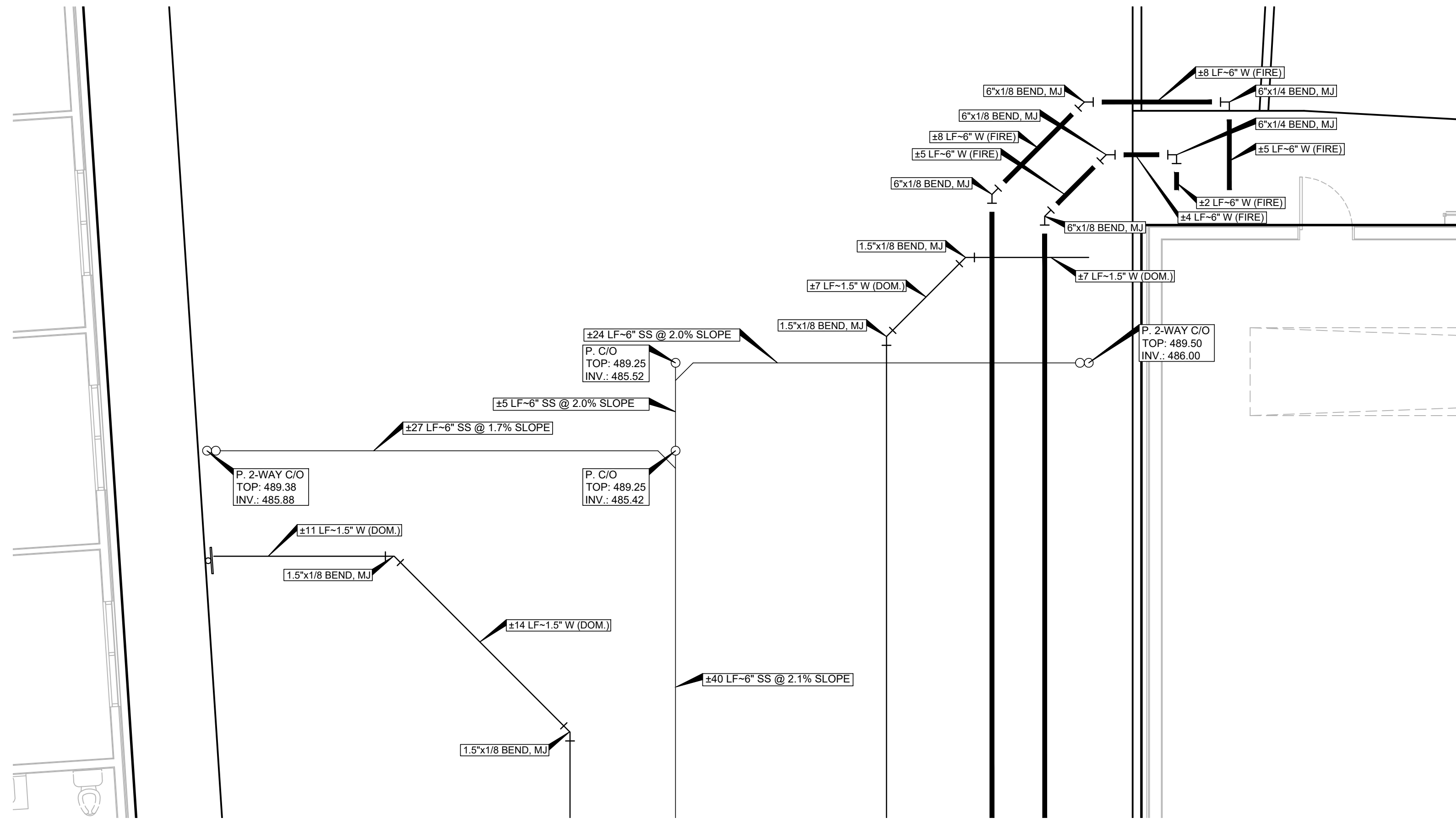
JOB NO.: 25-027
 DATE: 02/17/2026
 DESIGNER: J.V.
 DRAWN BY: V.R.
 SHEET NO.: C6

24165 IH-10W, SUITE 217-708
 SAN ANTONIO TEXAS 78257
 TEL: 210-483-0232
 FAX: 210-483-0232

VILLAGOMEZ ENGINEERING COMPANY

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13986

REVISIONS:



WARNING
 CONTRACTOR MUST VERIFY EXISTING
 UNDERGROUND UTILITIES PRIOR TO
 CONSTRUCTION

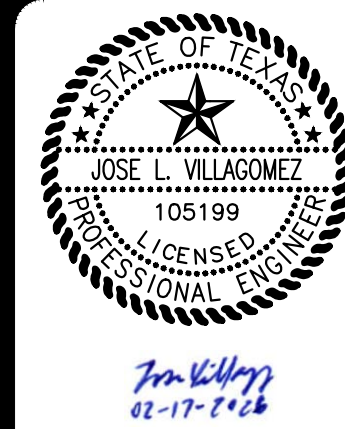
DETAIL A
 SCALE: 1" = 5'

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 SAN ANTONIO TEXAS 78257
 P: 214-343-1216
 FAX: 214-343-0232

VILLAGOMEZ
 ENGINEERING
 COMPANY

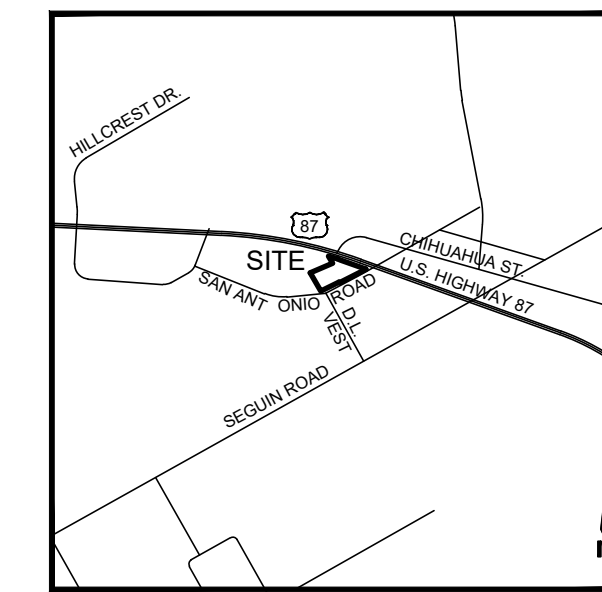
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION # 13986

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
UTILITY PLAN



JOB NO.: 25-027
 DATE: 02/17/2026
 DESIGNER: J.V.
 DRAWN BY: V.R.
 SHEET NO.: C6.1

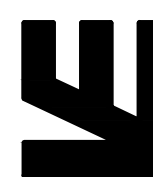
REVISIONS:



LOCATION MAP
NOT TO SCALE

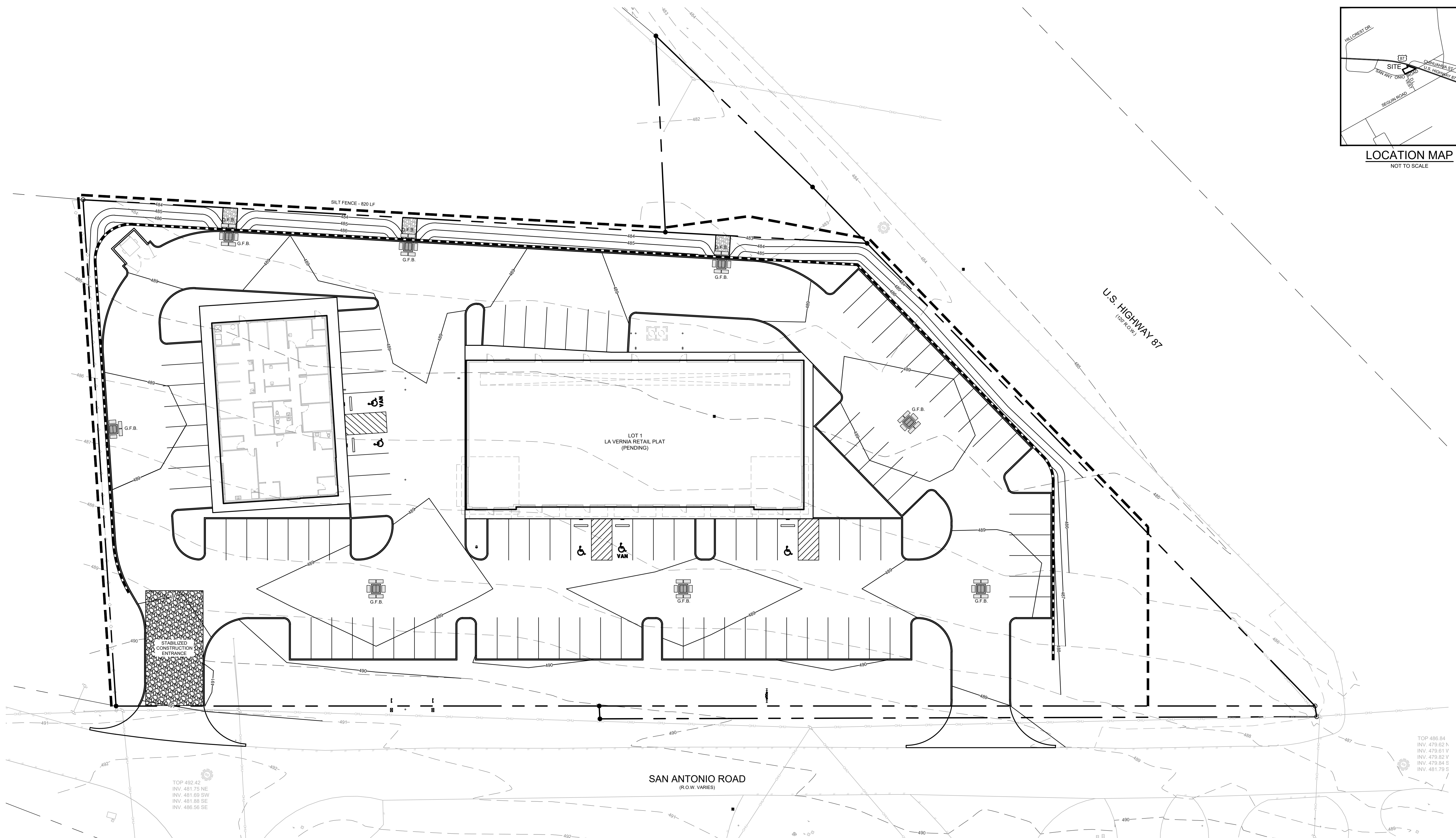
24165 IH-00W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
TEL: 214-343-4216
FAX: 214-343-4232

VILLAGOMEZ
ENGINEERING
COMPANY



TEXAS BOARD OF PROFESSIONAL ENGINEERS: FIRM REGISTRATION # 13986

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
EROSION CONTROL PLAN



TOP 492.42
INV. 481.75 NE
INV. 481.69 SW
INV. 481.68 SE
INV. 486.56 SE

TOP 486.84
INV. 479.62 N
INV. 479.61 V
INV. 479.82 V
INV. 479.84 S
INV. 481.79 S

SAN ANTONIO ROAD
(R.O.W. VARIES)

U.S. HIGHWAY 87
(100% R.O.W.)

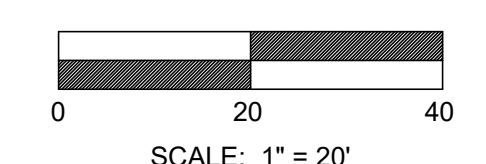
LEGEND

---	SILT FENCE	---	EXISTING C.A.T.V. LINE
---	EXISTING C.A.T.V. LINE	---	EXISTING OVERHEAD ELECTRIC
---	EXISTING OVERHEAD ELECTRIC	---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UNDERGROUND ELECTRIC	---	EXISTING GAS LINE
---	EXISTING GAS LINE	---	EXISTING STORM DRAIN LINE
---	EXISTING STORM DRAIN LINE	---	EXISTING SANITARY SEWER LINE
---	EXISTING SANITARY SEWER LINE	---	EXISTING WATER LINE
---	EXISTING WATER LINE	---	EXISTING CONTOUR
---	EXISTING CONTOUR	---	PROPOSED CONTOUR
---	PROPOSED CONTOUR	---	EXISTING WATER METER
---	EXISTING WATER METER	---	EXISTING WATER VALVE
---	EXISTING WATER VALVE	---	EXISTING FIRE HYDRANT
---	EXISTING FIRE HYDRANT	---	EXISTING MANHOLE
---	EXISTING MANHOLE	---	EXISTING POWER POLE
---	EXISTING POWER POLE	---	EXISTING CLEAN OUT
---	EXISTING CLEAN OUT	---	EXISTING ELEVATION
---	EXISTING ELEVATION	---	PROPOSED ELEVATION
---	PROPOSED ELEVATION	---	TOP OF CURB ELEVATION
---	TOP OF CURB ELEVATION	---	GUTTER ELEVATION
---	GUTTER ELEVATION	---	EXISTING
---	EXISTING	---	PROPOSED
---	PROPOSED	---	FLOW LINE
---	FLOW LINE	---	

SEQUENCE OF CONSTRUCTION:

1. PLACE SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
2. PERFORM DEMOLITION, CLEARING, GRUBBING, AND EARTHWORK FOR THE SITE.
3. PERFORM INITIAL SITE GRADING AND BUILDING SUBGRADE PAD PREPARATION PER PLANS.
4. CONSTRUCTION OF PROPOSED BUILDING, WALKWAYS, DRIVEWAYS, AND PAVEMENT.
5. REMOVE TEMPORARY BMP'S AFTER PAVING IS IN PLACE AND/OR AFTER ESTABLISHING VEGETATION.

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE TEMPORARY BMP'S ARE IN PLACE AND FUNCTIONING AT ALL TIMES. NOTIFY ENGINEER IF CITY OF SAN ANTONIO OR SAWS INSPECTION OFFICIALS REQUEST REVISIONS OR MODIFICATIONS TO THE PLAN.



SCALE: 1" = 20'

EROSION CONTROL PLAN



Jose L. Villagomez
02-17-2026

JOB NO.: 25-027

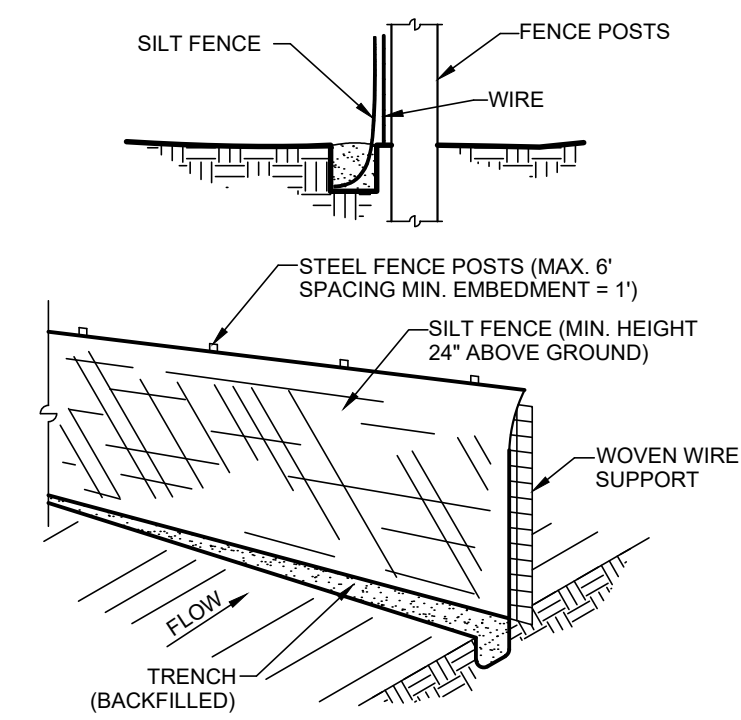
DATE: 02/17/2026

DESIGNER: J.V.

DRAWN BY: V.R.

SHEET NO.: C7

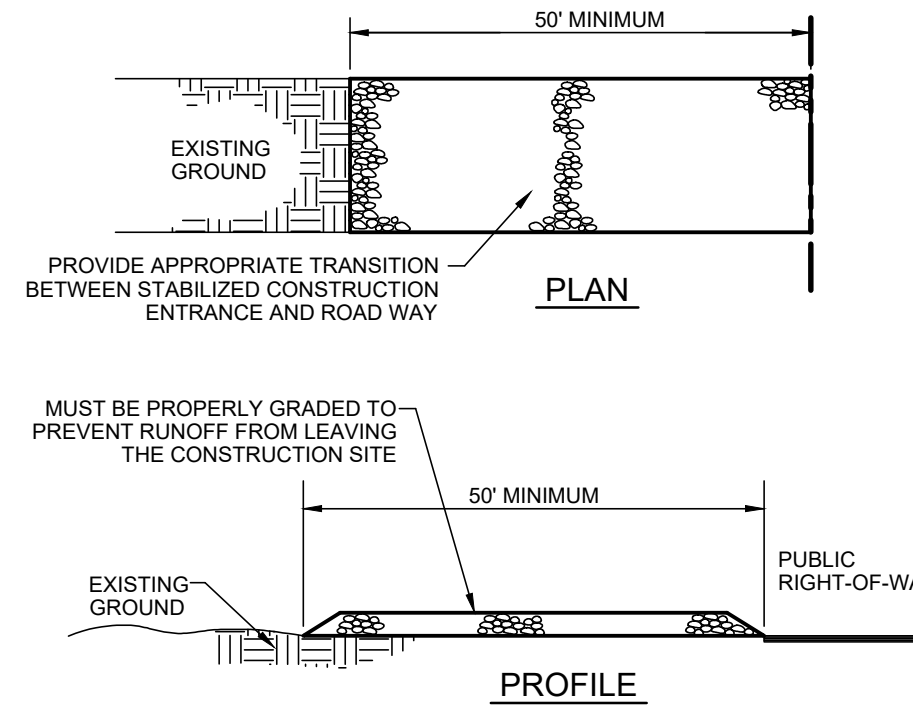
REVISIONS:



GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF THE FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND A MINIMUM OF 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE TRENCH AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.

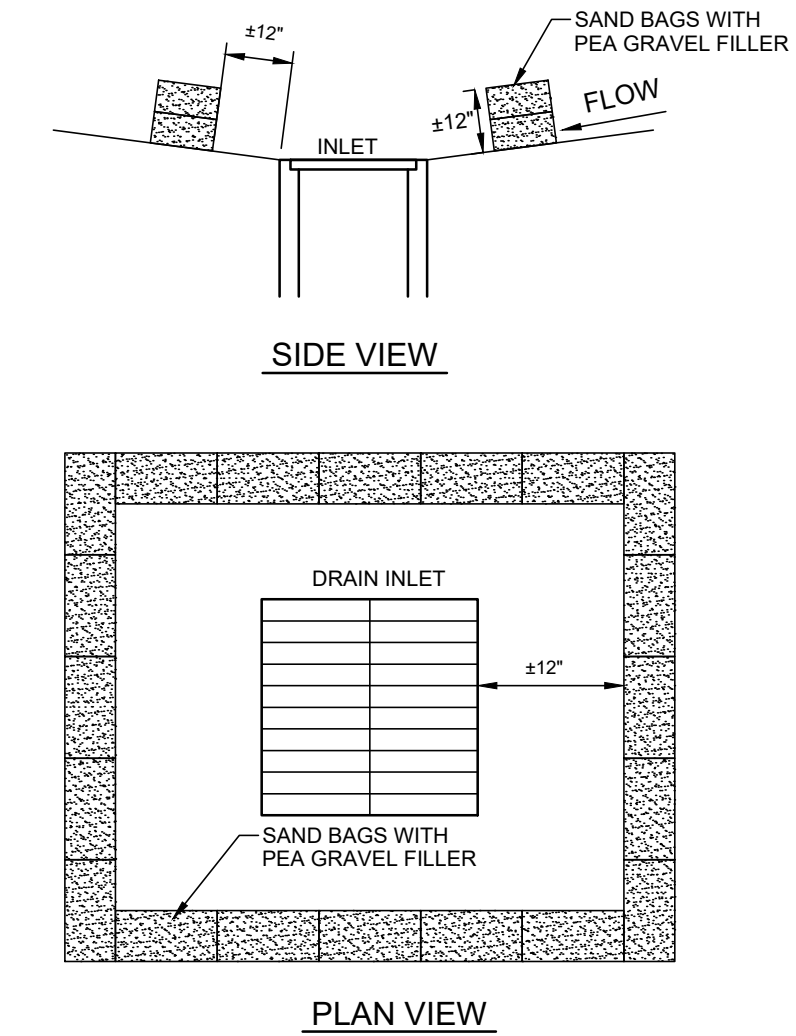
STANDARD SILT FENCE
NOT TO SCALE



GENERAL NOTES:

1. STONE SIZE - 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN 8 INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE AND EXIT (SCE)
NOT TO SCALE



GENERAL NOTES:

1. THE SANDBAGS SHALL BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER APPROX. 12" HIGH AROUND INLETS.
2. THE SANDBAGS SHALL BE PLACED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING IN BETWEEN INDIVIDUAL BAGS. FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF THE FLOW.
3. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. CONTRACTOR IS RESPONSIBLE FOR REPAIRS AS REQUIRED.
4. REMOVE SEDIMENT WHEN BUILDUP REACHES 3 INCHES. REMOVED SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA ACCORDING EPA AND LOCAL REGULATIONS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

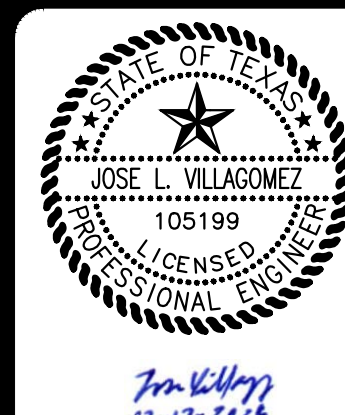
GRAVEL FILTER BAG DETAIL (G.F.B.)
NOT TO SCALE

24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
PHONE: 214-343-4236
FAX: 214-343-4232

**VILLAGOMEZ
ENGINEERING
COMPANY**

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION # 13886

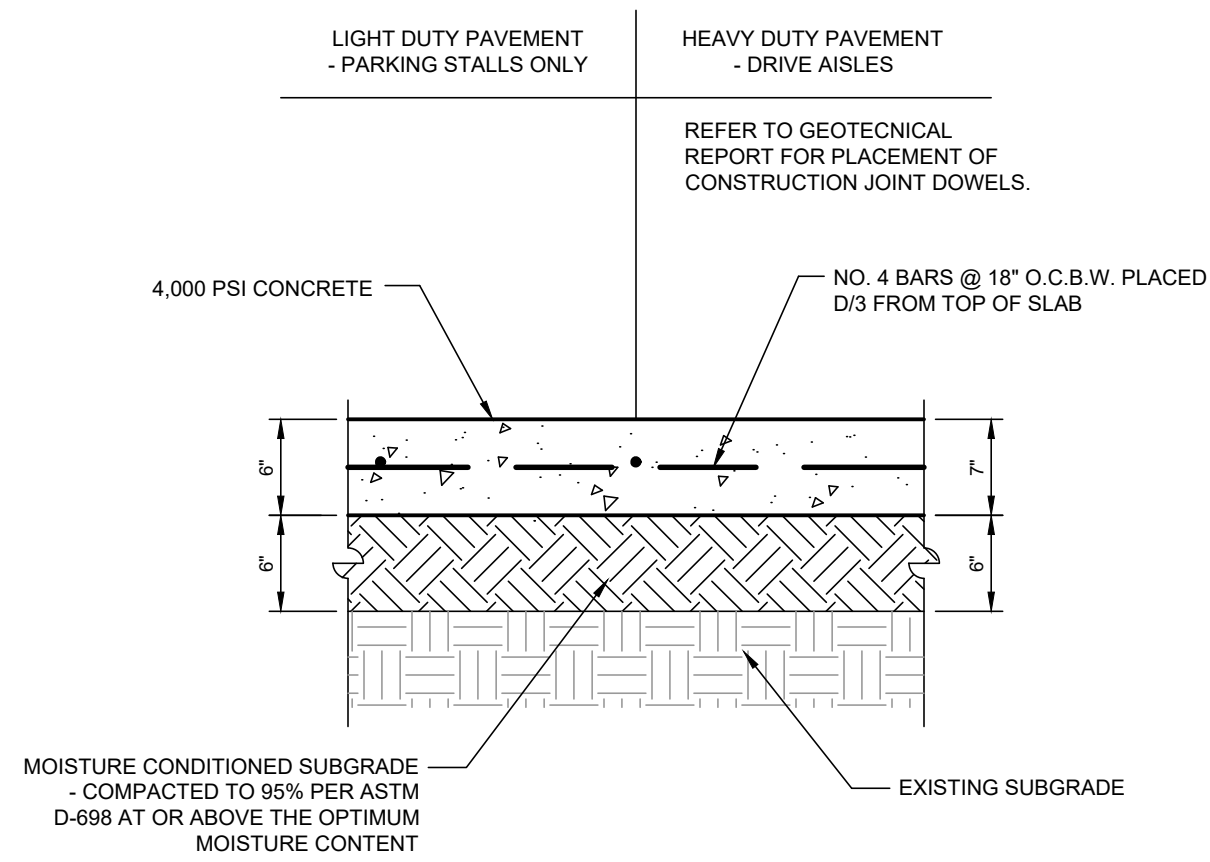
LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
EROSION CONTROL DETAILS



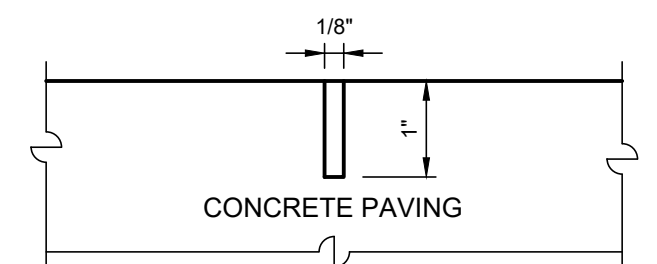
JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C7.1

REVISIONS:

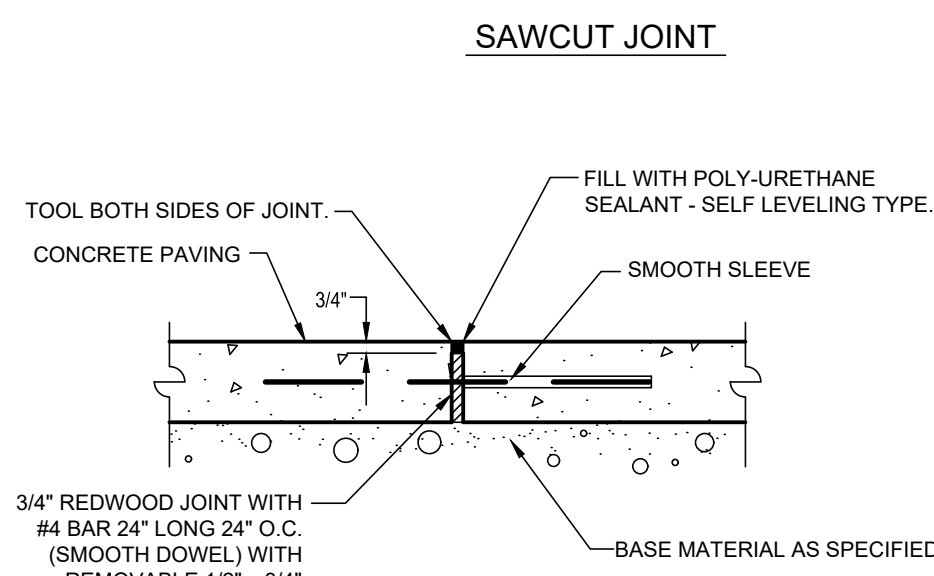
REFER TO GEOTECHNICAL REPORT NO. 125011, BY LONE STAR ENGINEERING & TESTING LABORATORY, LLC, DATED NOVEMBER 12, 2025 FOR SUITABLE MATERIALS AND TESTING REQUIREMENTS.



1
C8
CONCRETE PAVEMENT
NOT TO SCALE

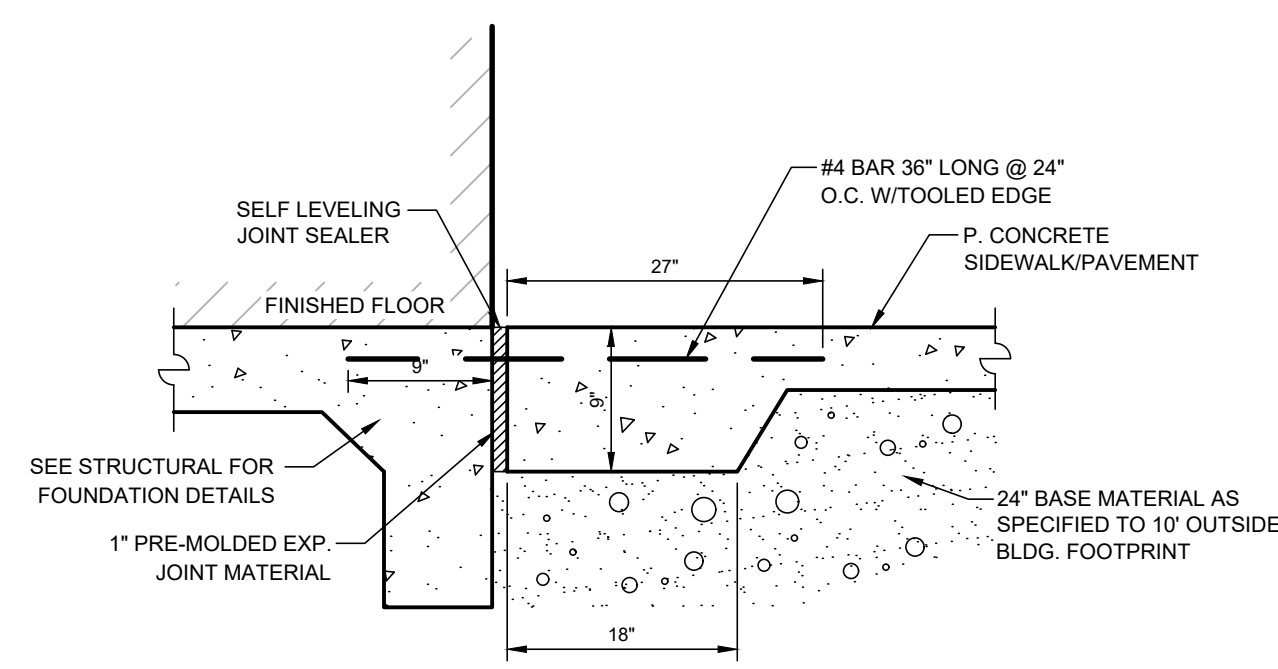


NOTES: SAW JOINTS SHOWN @ 15' SPACING. EXPANSION JOINTS ONLY USED AT INTERFACE WITH EXISTING CONCRETE GUTTER AT DRIVEWAY.
SAW CUT JOINTS BETWEEN 18 AND 30 HOURS AFTER CONCRETE POUR.

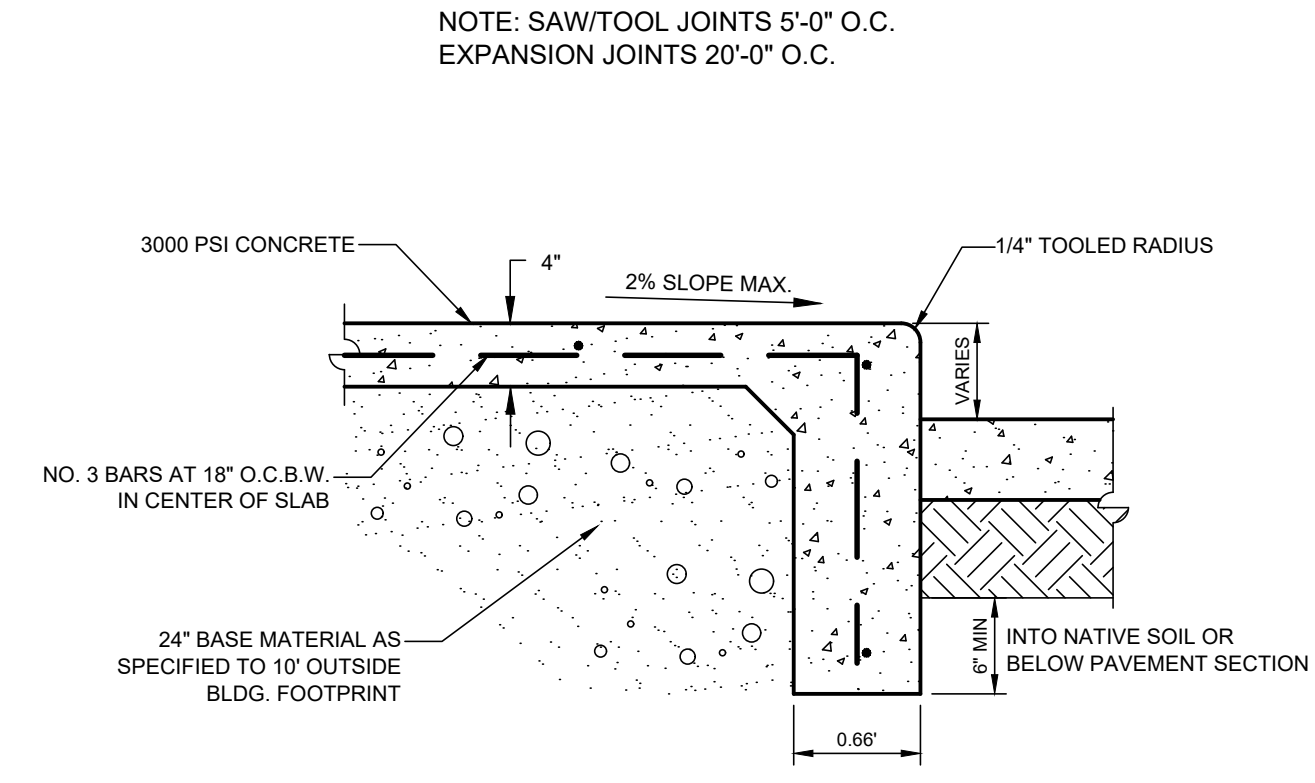


NOTES: SAW JOINTS SHOWN @ 15' SPACING.
EXPANSION JOINTS ONLY USED AT INTERFACE WITH EXISTING CONCRETE GUTTER AT DRIVEWAY.

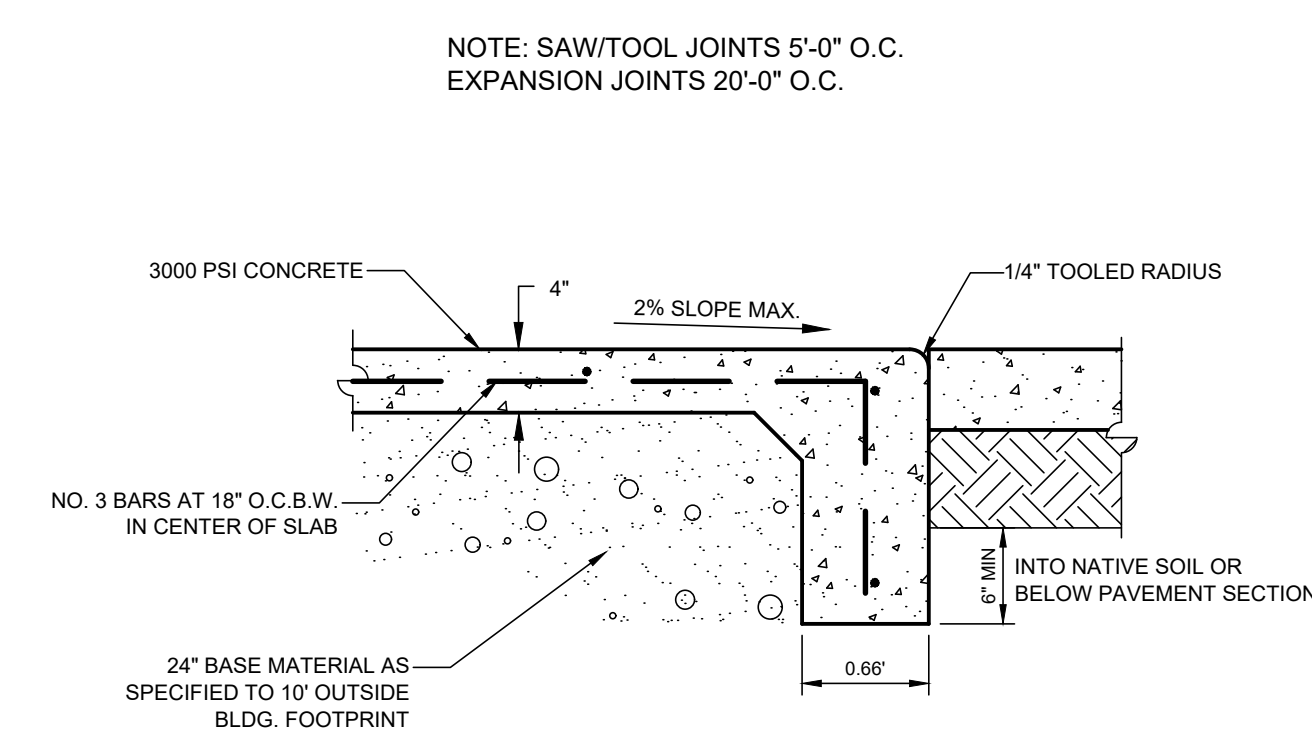
2
C8
JOINT DETAILS
NOT TO SCALE



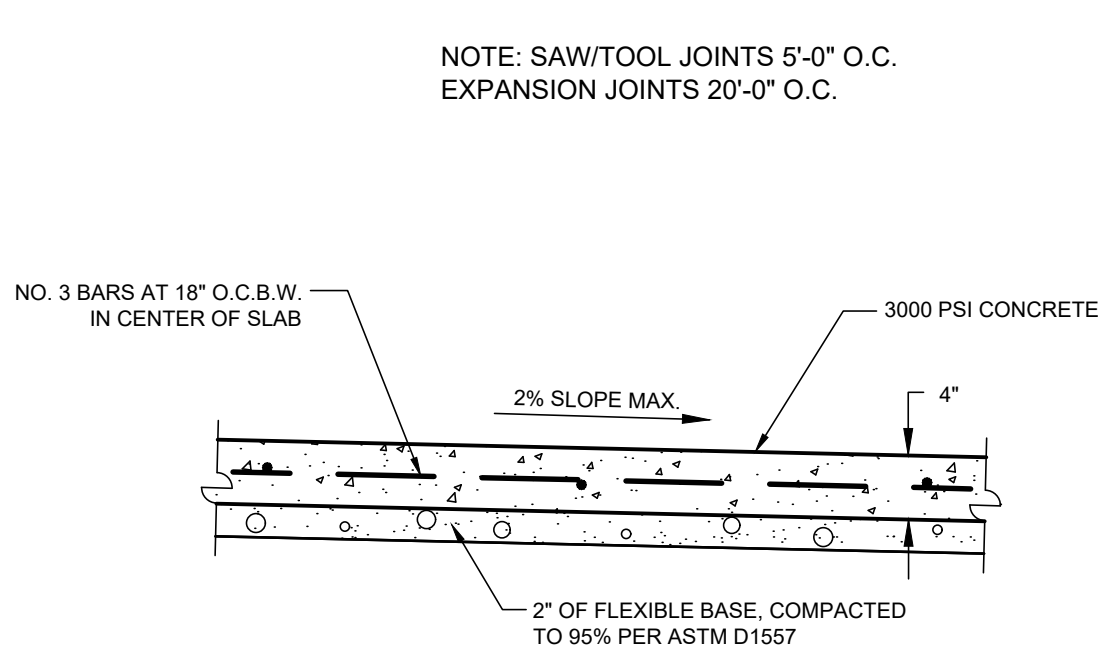
3
C8
EXPANSION JOINT AT BUILDING
NOT TO SCALE



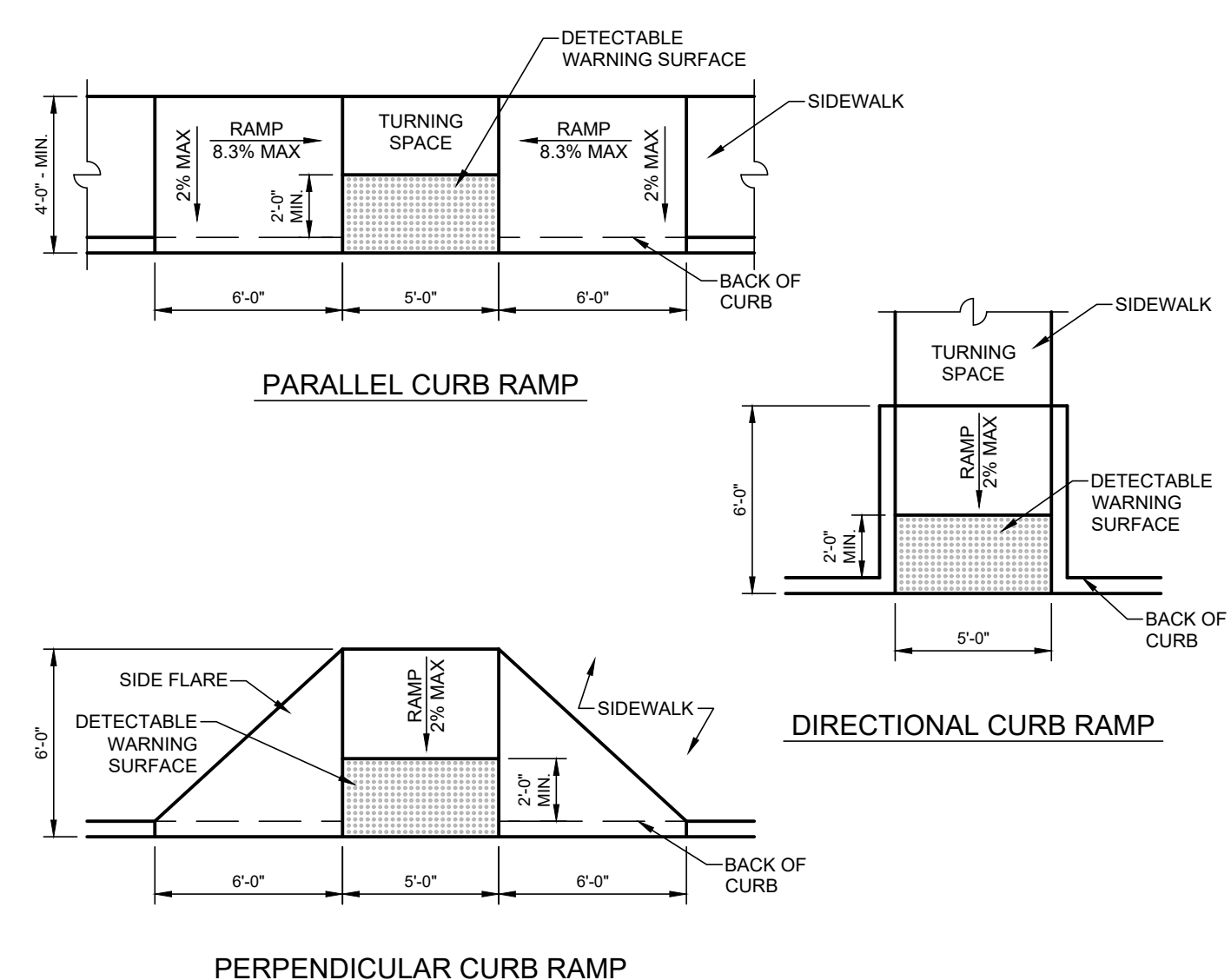
4
C8
SIDEWALK AT PAVEMENT
NOT TO SCALE



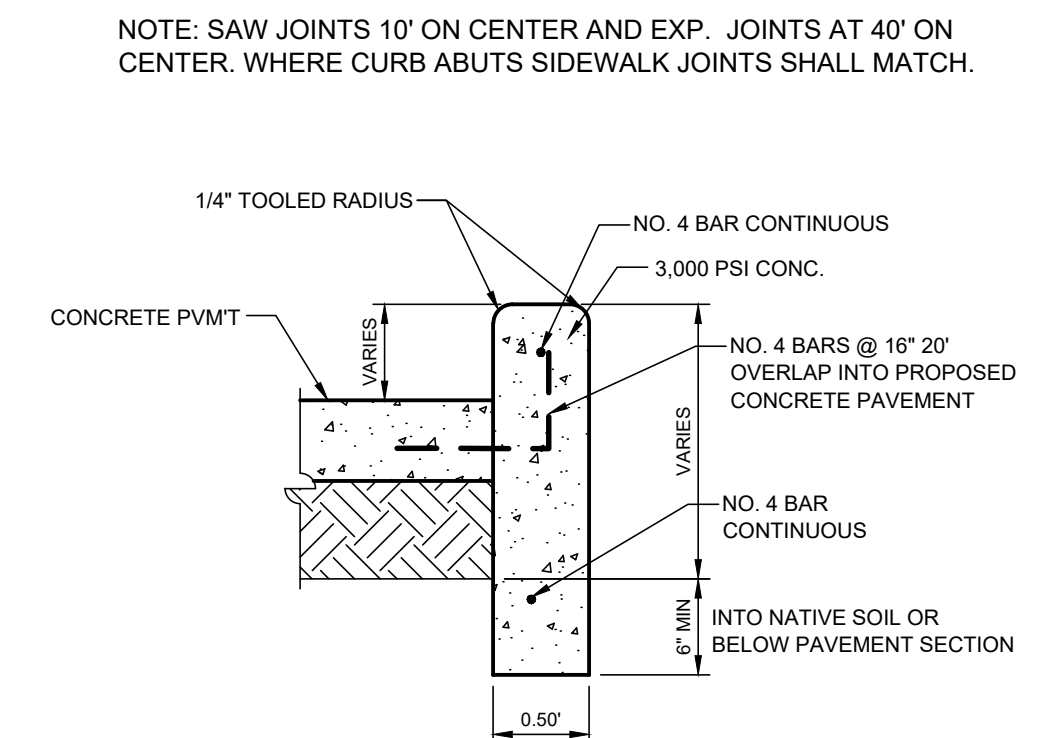
5
C8
SIDEWALK AT PAVEMENT
NOT TO SCALE



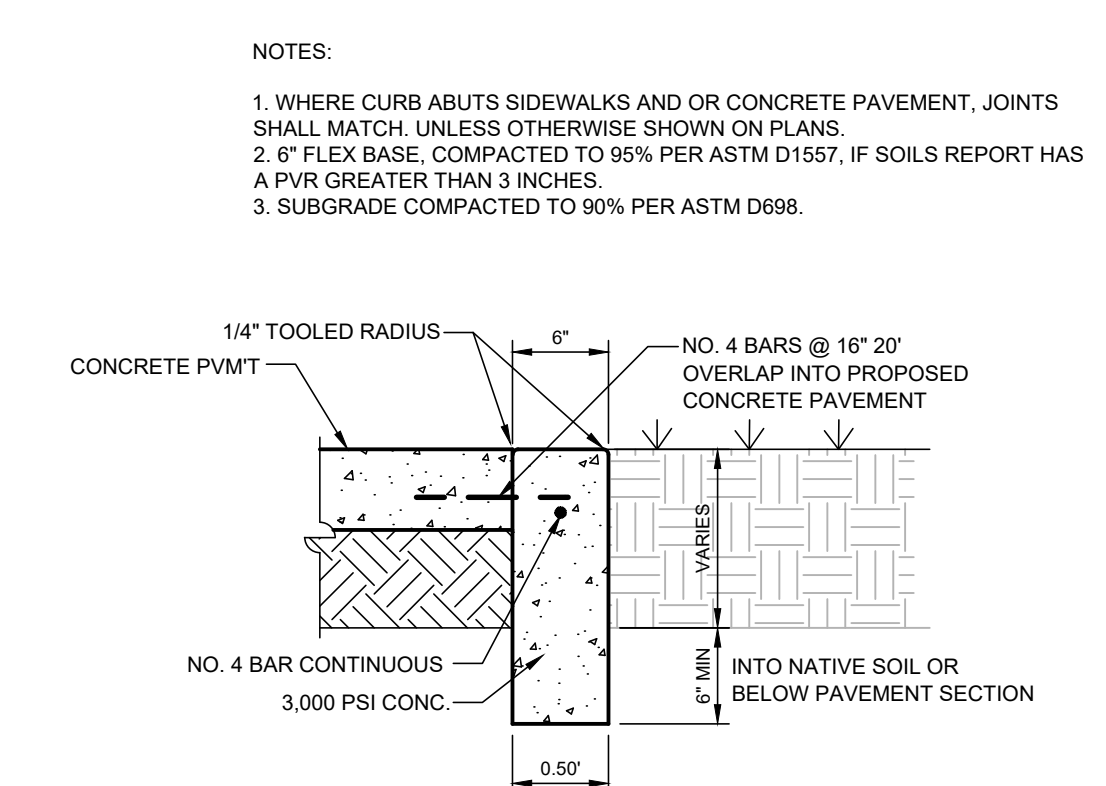
6
C8
CONCRETE SIDEWALK
NOT TO SCALE



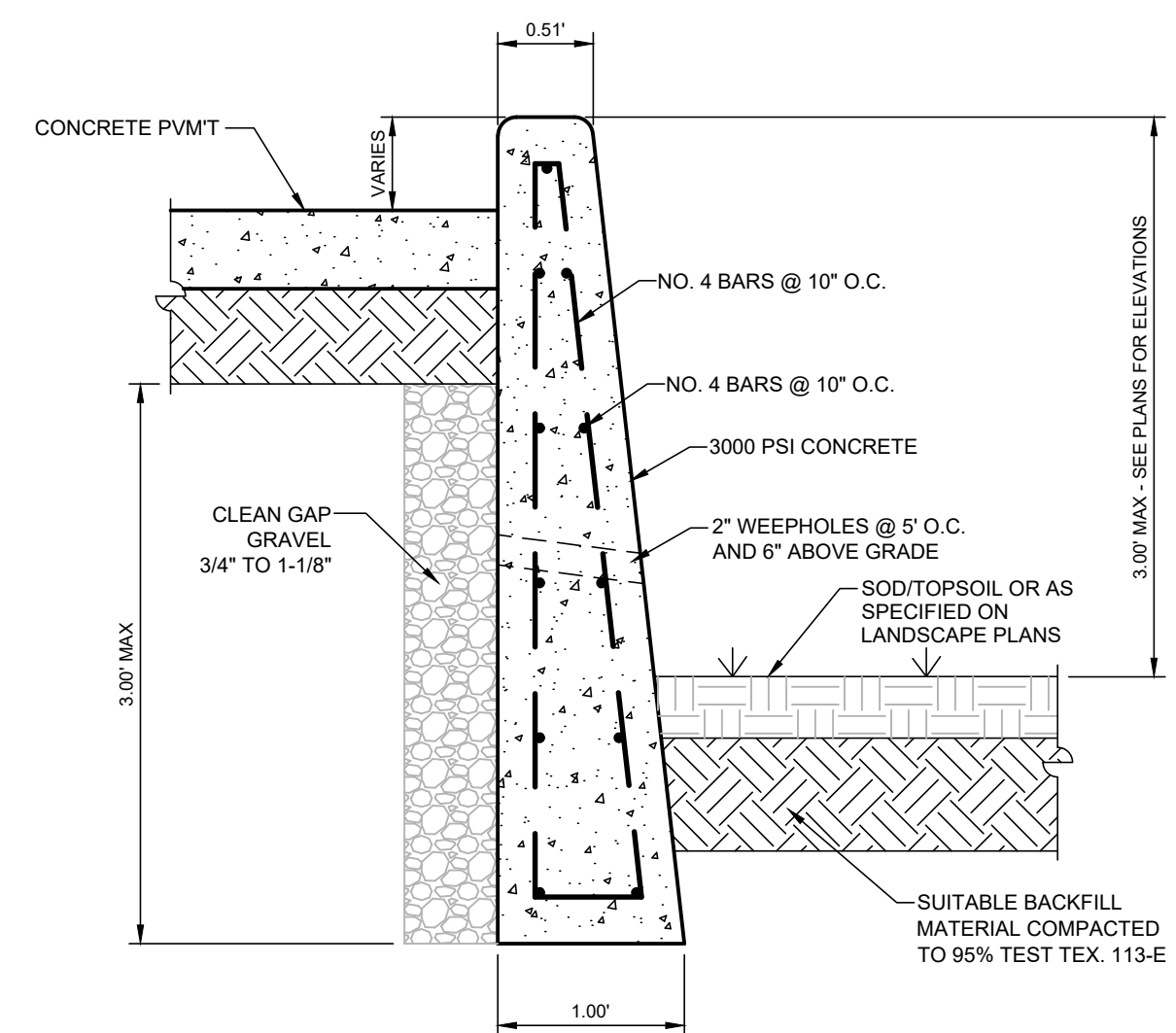
7
C8
CURB RAMP DETAILS
NOT TO SCALE



8
C8
RAISED CURB
NOT TO SCALE

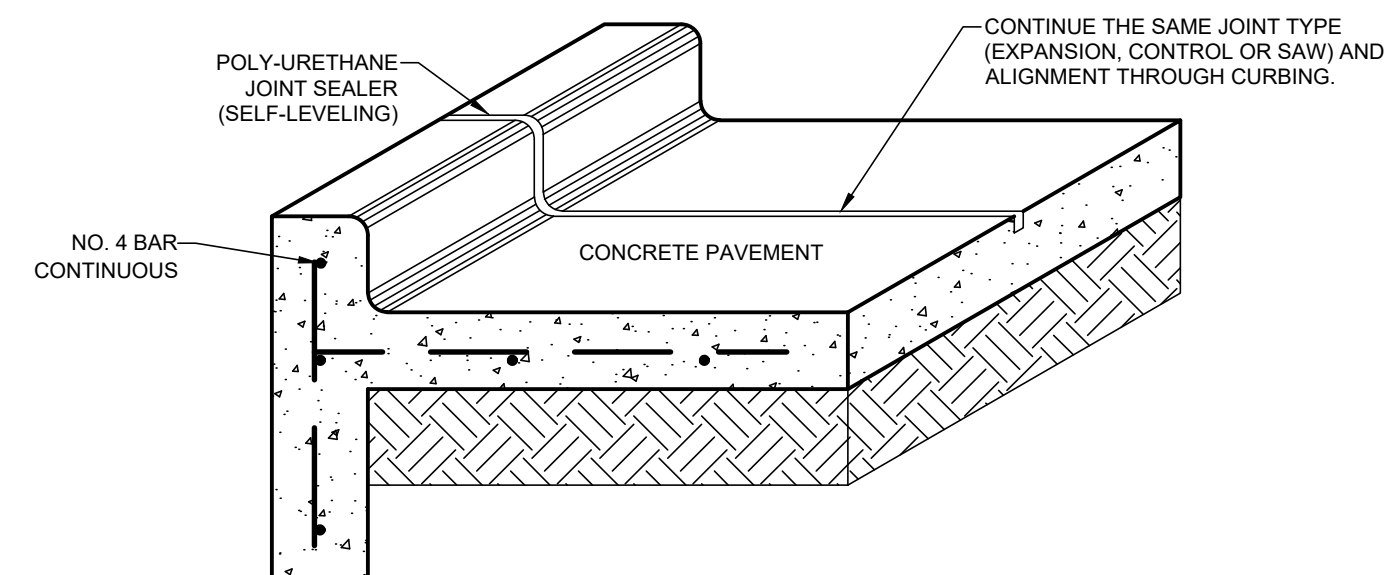


9
C8
FLUSH CURB
NOT TO SCALE

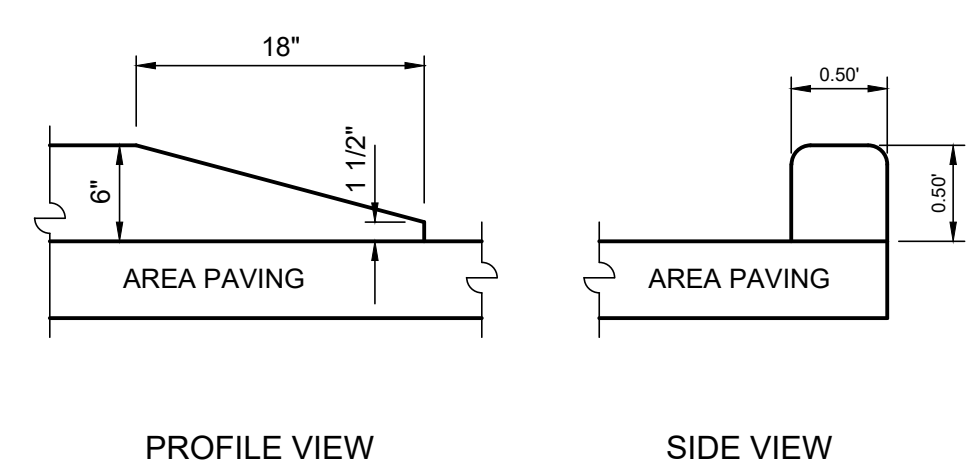


10
C8
DEEP BEAM CURB
NOT TO SCALE

NOTE: JOINTS THROUGH CURBING SHALL MAINTAIN DEPTHS FOR EACH JOINT TYPE AS SHOWN ON THIS DETAIL SHEET. ADEQUATE DEPTH SHALL BE MAINTAINED TO ACCOMMODATE SEALANT (MIN. 3/4").



11
C8
CONTINUOUS JOINT AT CURB
NOT TO SCALE



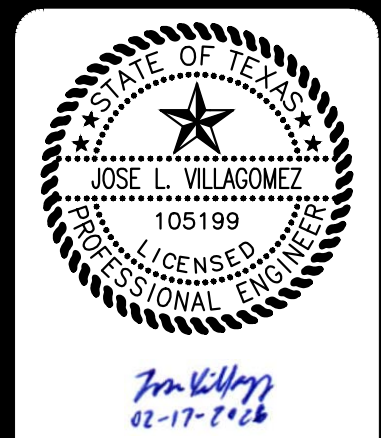
12
C8
CURB TERMINAL
NOT TO SCALE

24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
TEL: 210-483-1616
FAX: 210-483-0232

VILLAGOMEZ
ENGINEERING
COMPANY

TEXAS BOARD OF PROFESSIONAL ENGINEERS: FIRM REGISTRATION # 13886

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
CIVIL DETAILS



JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C8

REVISIONS:

24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PHONE: 214-343-1616
FAX: 214-343-0232

VILLAGOMEZ
ENGINEERING
COMPANY

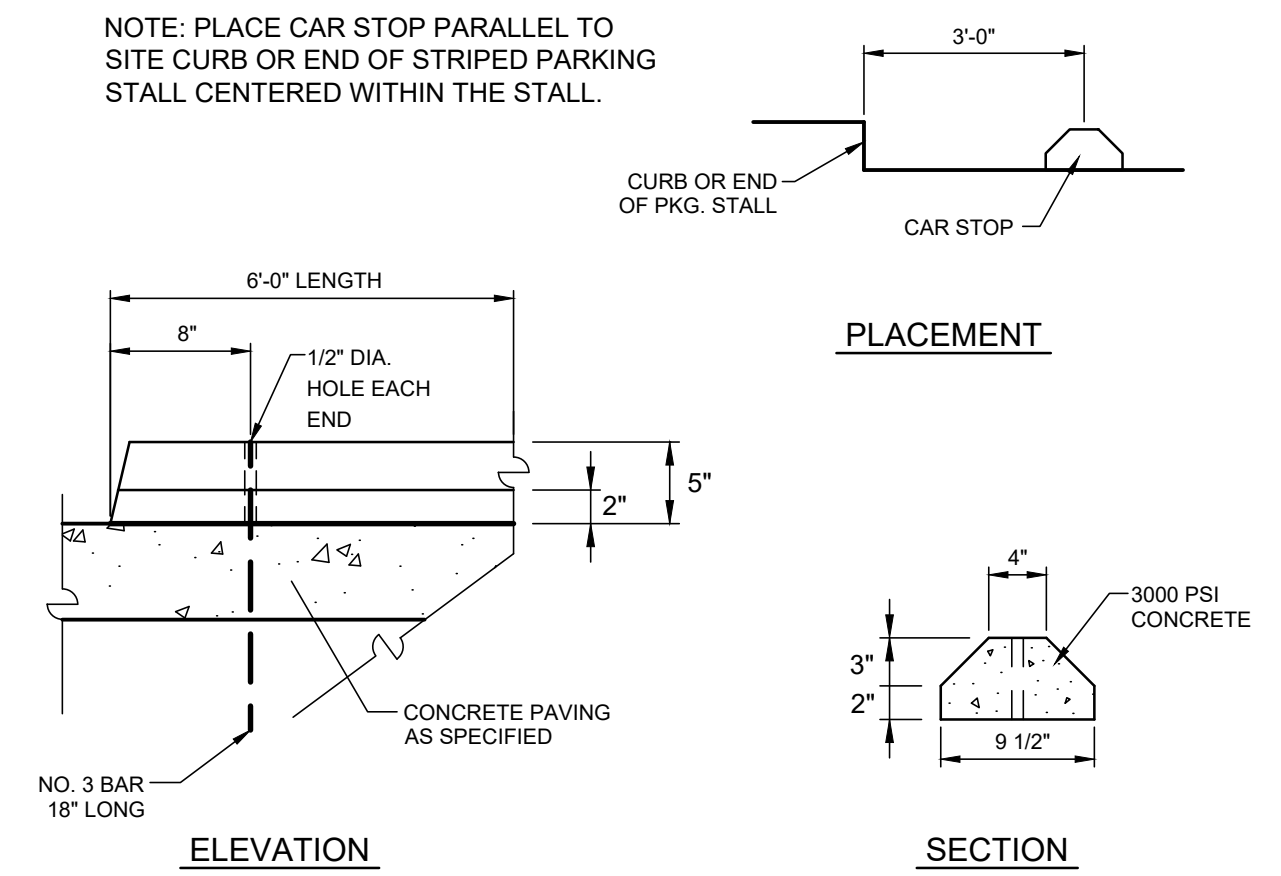
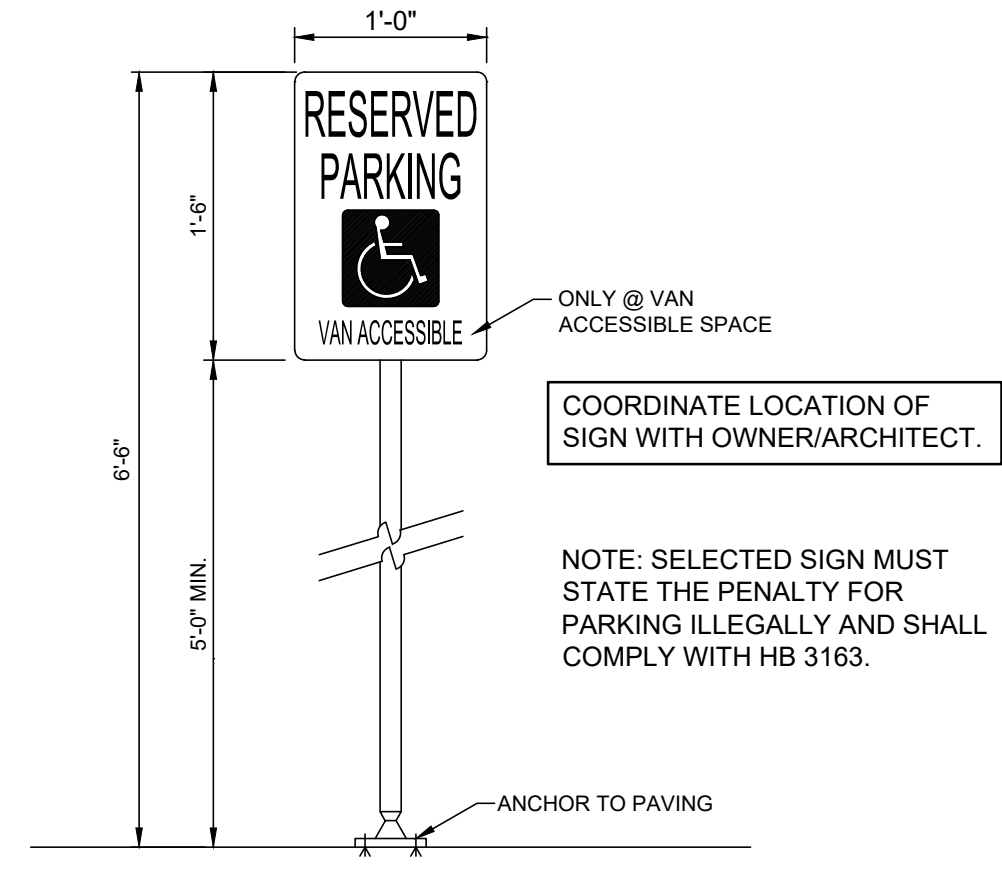
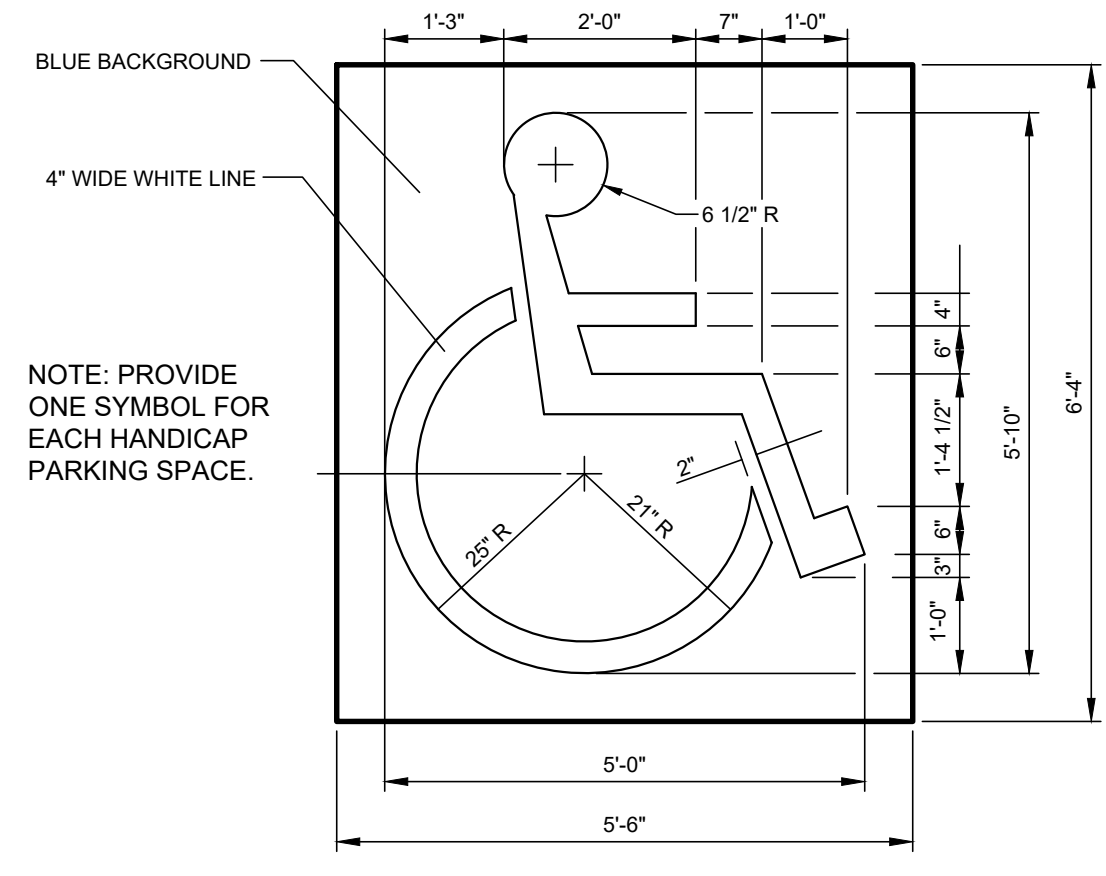
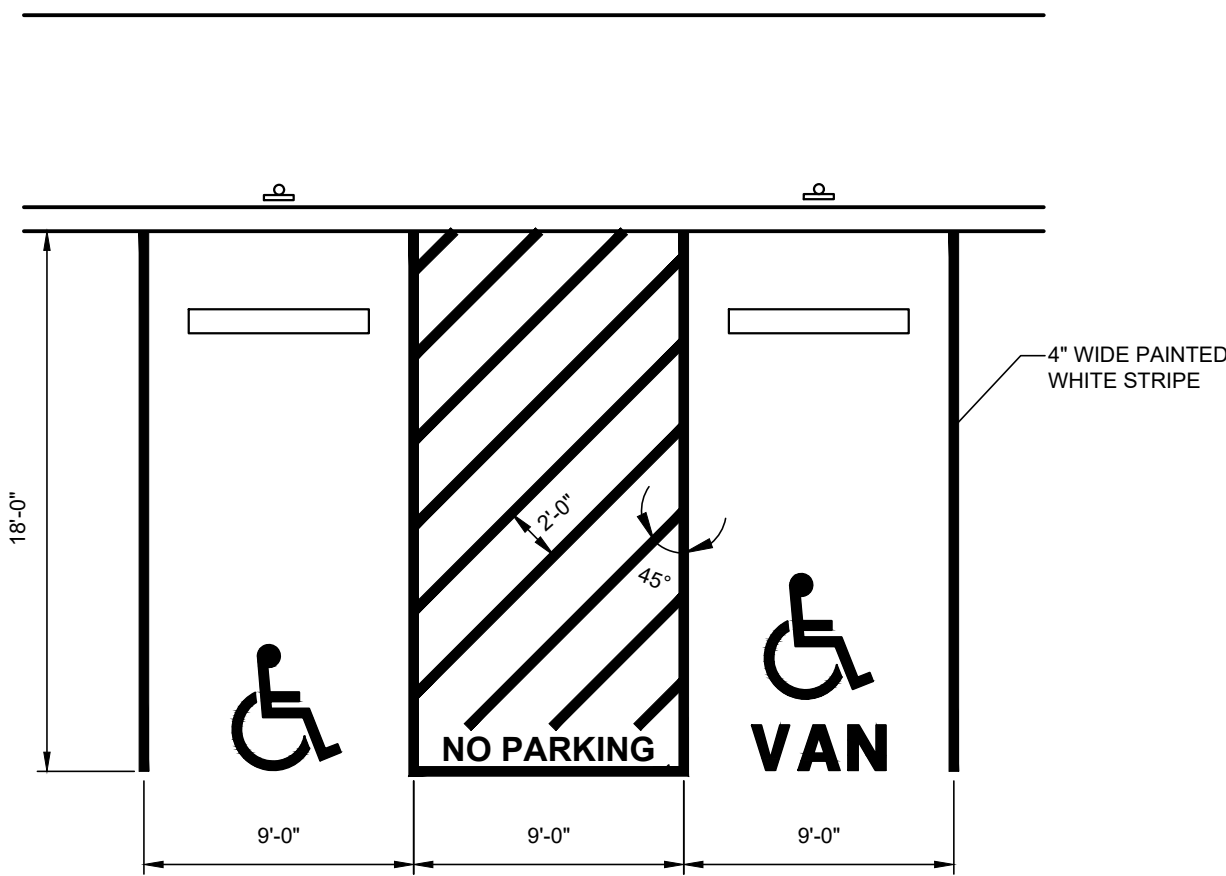


TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13886

LA VERNIA RETAIL
119 SAN ANTONIO ROAD, BLDG 1
LA VERNIA, TEXAS 78121
CIVIL DETAILS



JOB NO.: 25-027
DATE: 02/17/2026
DESIGNER: J.V.
DRAWN BY: V.R.
SHEET NO.: C9

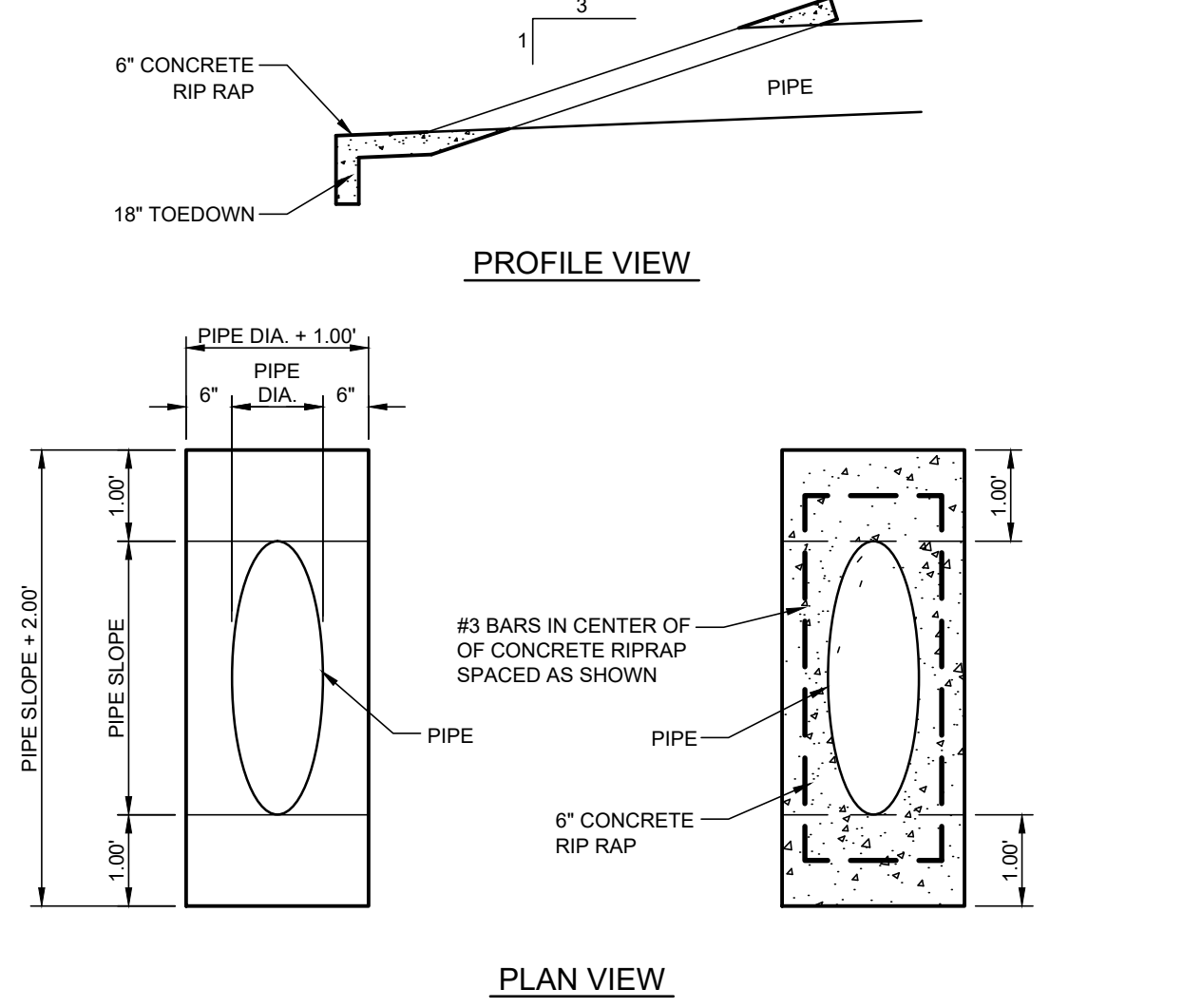
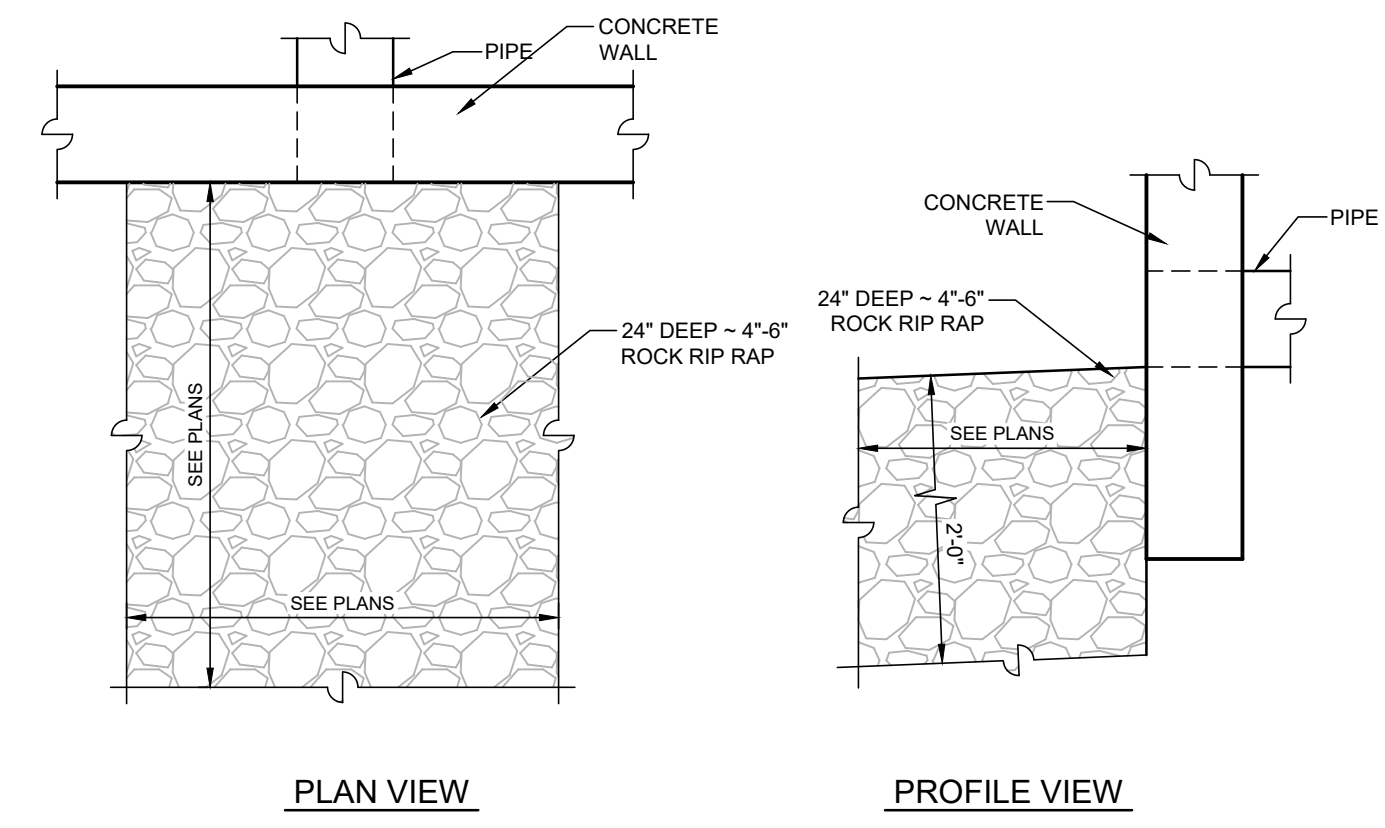
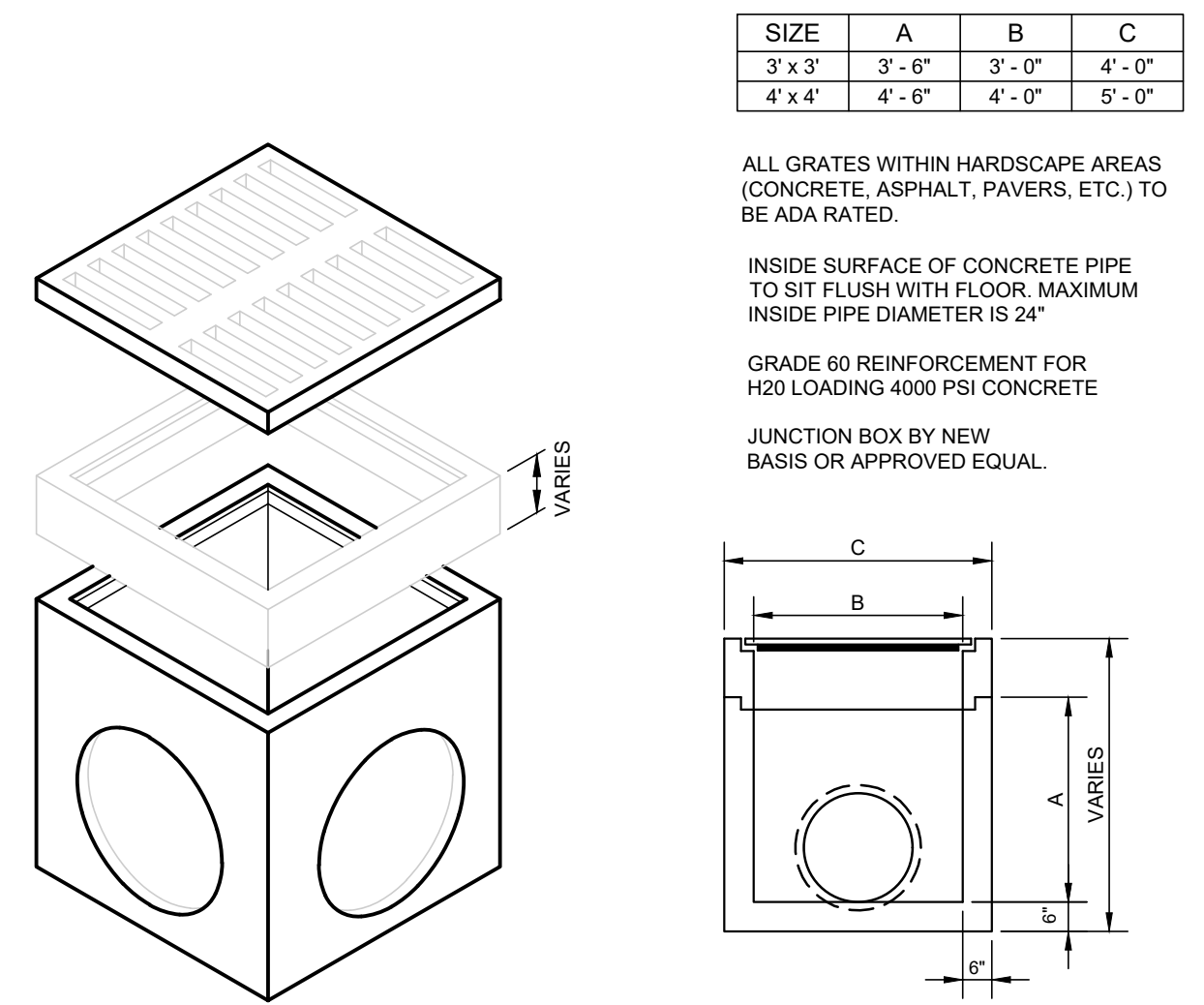
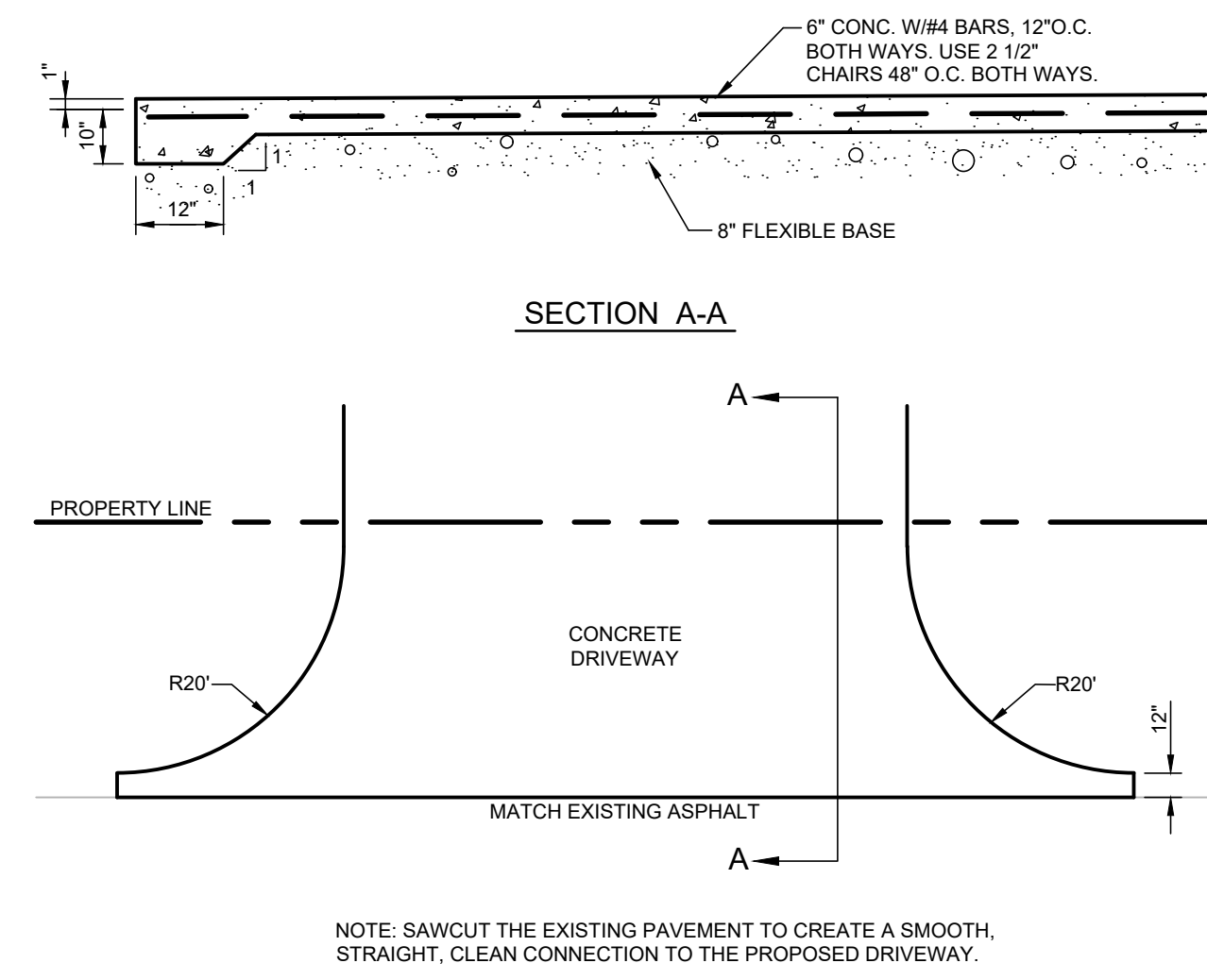


1 C9 ACCESSIBLE PARKING LAYOUT NOT TO SCALE

2 C9 PAINTED HANDICAP SYMBOL NOT TO SCALE

3 C9 RESERVED PARKING SIGN NOT TO SCALE

4 C9 CAR STOP NOT TO SCALE

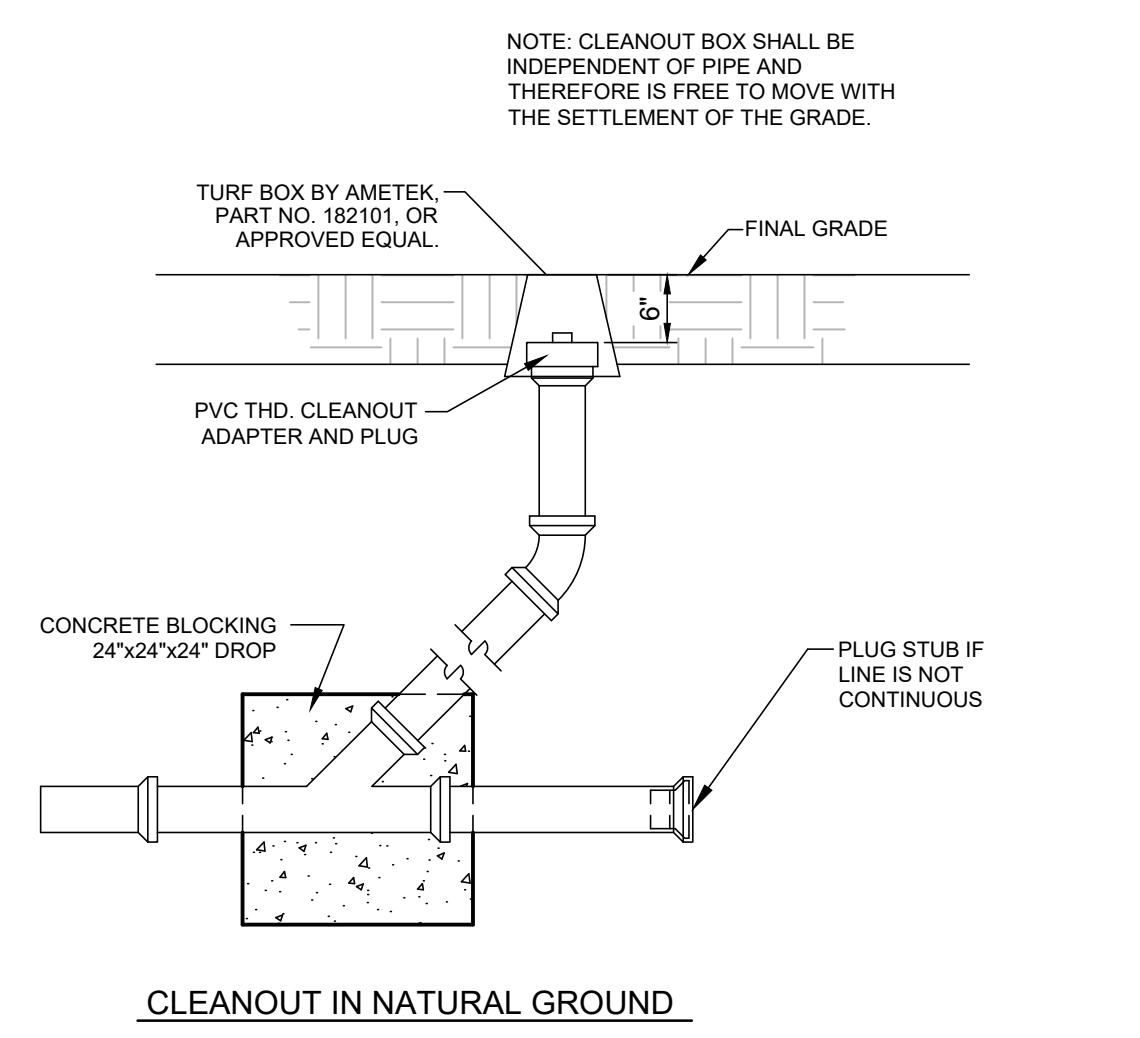
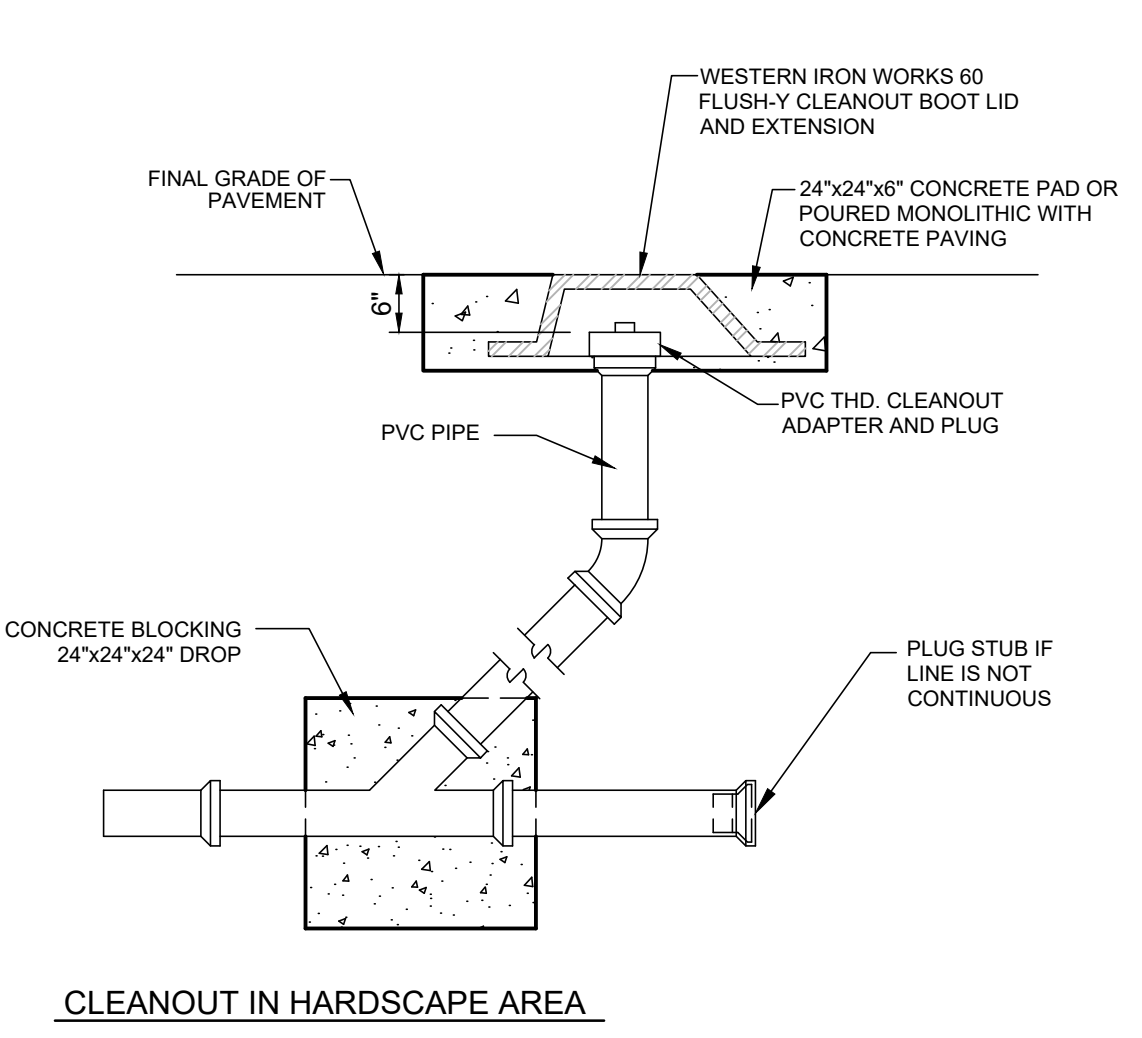
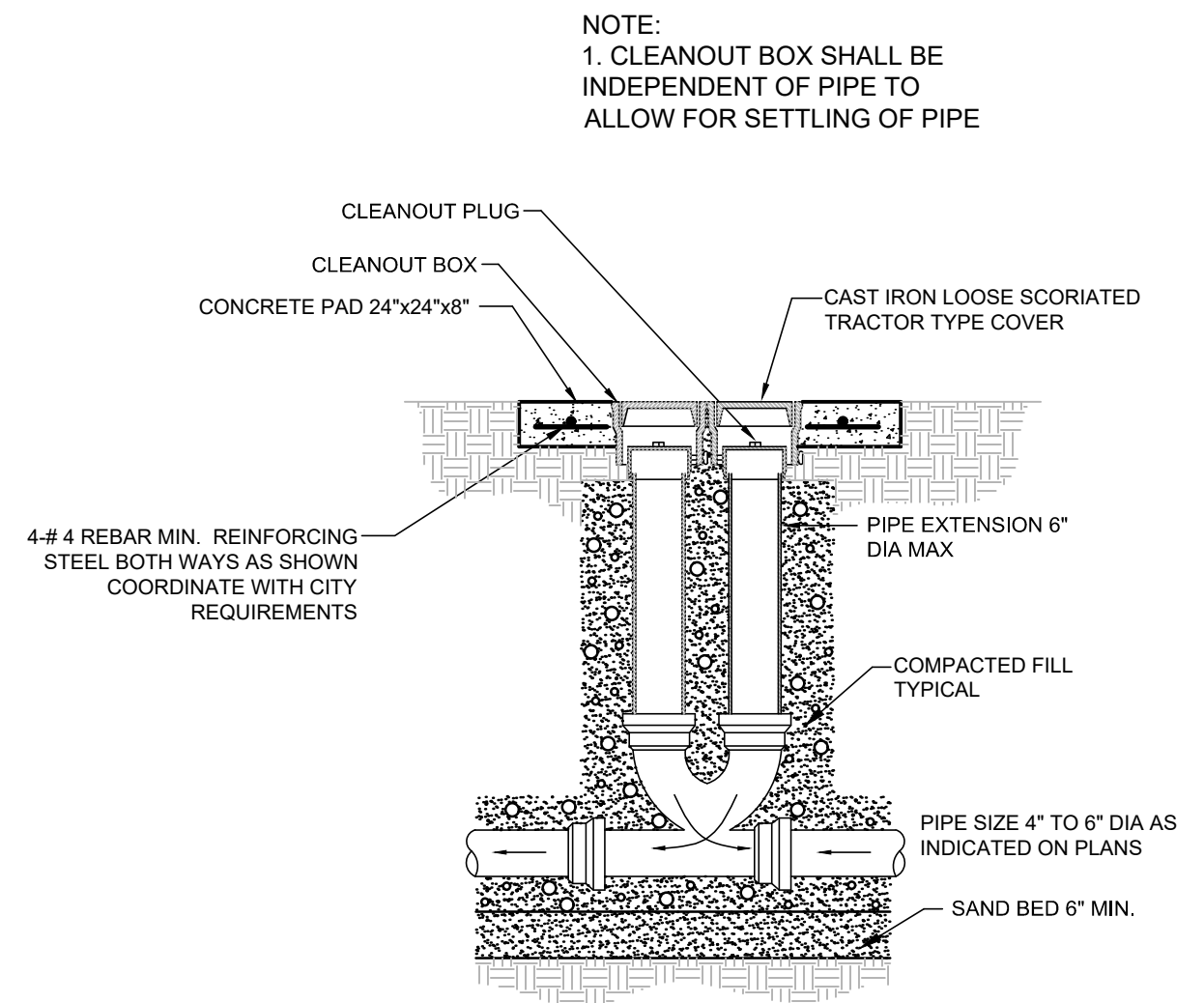


5 C9 DRIVEWAY DETAIL NOT TO SCALE

6 C9 CATCH BASIN WITH ADJUSTABLE HEADROOM NOT TO SCALE

7 C9 GRAVEL RIP RAP AT OUTFALL NOT TO SCALE

8 C9 SLOPED HEADWALL NOT TO SCALE



9 C9 TWO WAY CLEANOUT NOT TO SCALE

10 C9 ONE WAY CLEANOUT NOT TO SCALE

11 C9 PIPE TRENCH NOT TO SCALE

Legal Public Notice

Section 7, Item A.

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

*The La Vernia Planning and Zoning Commission will hold a public hearing on **Tuesday, March 10th, 2026, at 6:30 p.m.** & La Vernia City Council on **Thursday, March 12th, 2026, at 6:30 p.m.** in the City Council Chambers located at 102 E. Chihuahua Street, La Vernia, Texas 78121 to receive public comment and testimony on the application to rezone **119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19.***

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

From present classification of C-1 Retail District to C-2 General Commercial District.

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

96

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



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission & City Council will hold a public hearing at the request of: **Brandon McGarrel** the landowner.

Property: Current Legal Description: **119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19** proposed as a C-2 General Commercial District.

Request: to change from current zoning C-1 Retail District to C-2 General Commercial District.

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

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, April 7th, 2026, at 6:30 pm & City Council on Thursday, April 9th, 2026, at 6:30 pm. The meeting will be held in the City Hall Council Chambers, 102 E. Chihuahua St., open to the public. To submit written comments, please complete the information below, including your signature, and return (before the meeting) to:

Mail: City of La Vernia
Madison Farrow
P.O. Box 225
La Vernia, Texas 78121

Email: MFarrow@lavernia-tx.gov

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

Madison Farrow, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am **(in favor)** **(opposed to)** the proposed re-zone for the property- Current Legal Description: Current Legal Description: **119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 426-427-428-431, ACRES 2.19** proposed as a C-2 General Commercial District.

Name: _____

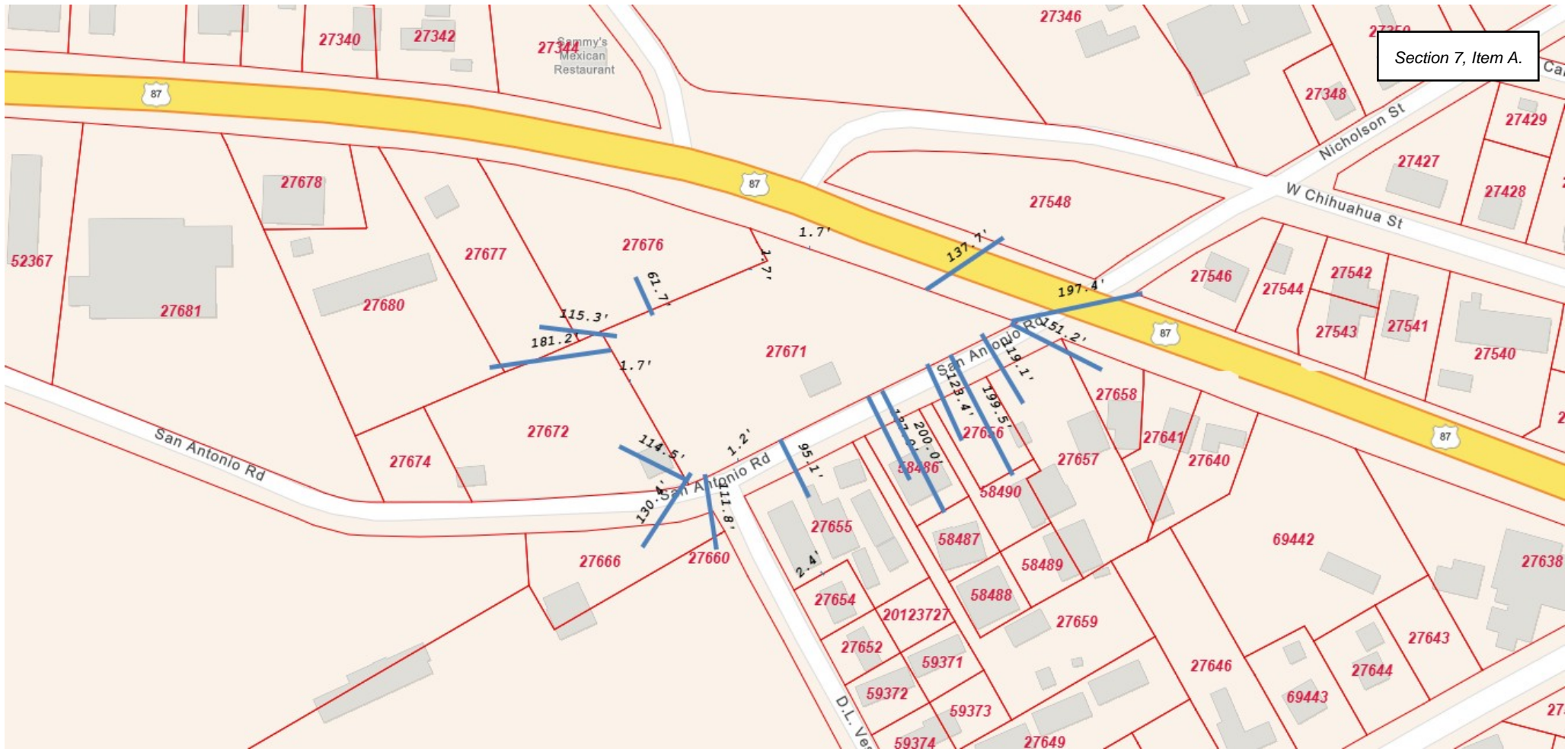
Address: _____

Signature: _____

Date: _____

Comments: _____

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



200ft address

1. Name:, RACKLER DONALD
2. Mailing Address:., 6491 FM 775
LA VERNIA, TX 78121

3. Name:, SNYDER LISA A
4. Mailing Address:., 134 RANCH COUNTRY DR
LA VERNIA, TX 78121

5. Name:, AULTMAN ENTERPRISE LLC
6. Mailing Address:., 1876 CR 342
LA VERNIA, TX 78121

7. Name:, NGO HIEN & HANH NGUYEN
8. Mailing Address:., 6930 COMANCHE VW
SAN ANTONIO, TX 78233-3042

9. Name:, THE SHED LC
10. Mailing Address:., 907 CR 347
LA VERNIA, TX 78121

11. Name:, DOMINION HOLDINGS MANAGEMENT GROUP LLC
12. Mailing Address:., 169 VINTAGE RANCH CIRCLE
LA VERNIA, TX 78121

13. Name:, ORTEGA ESTHER TRUSTEE
14. Mailing Address:., 501 TRIPLE CROWN DR X2
SCHERTZ, TX 78154

15. Name:, BARNES TOMMY & CYNDIE BARNES & TEAM BARNES INVESTMENTS INC

16. Mailing Address:, 16941 US HWY 87W
ADKINS, TX 78101

17. Name:, LA VERNIA IND SCHOOL DIST X2

18. Mailing Address: 13600 U.S. Hwy 87 W, La Vernia, TX 78121

19. Name:, ANDREWS KALEY

20. Mailing Address:, 203 SAN ANTONIO
LA VERNIA, TX 78121

21. Name:, ZIVKU SRBIJANKA TRUSTEE

22. Mailing Address:, 1725 TOBACCO RD
ESCONDIDO, CA 92026

23. Name:, SIMMONS MARK A DDS

24. Mailing Address:, 101 VILLAS DR
LA VERNIA, TX 78121

25. Name:, CADILLAC ALLIANCE PROPERTIES LLC

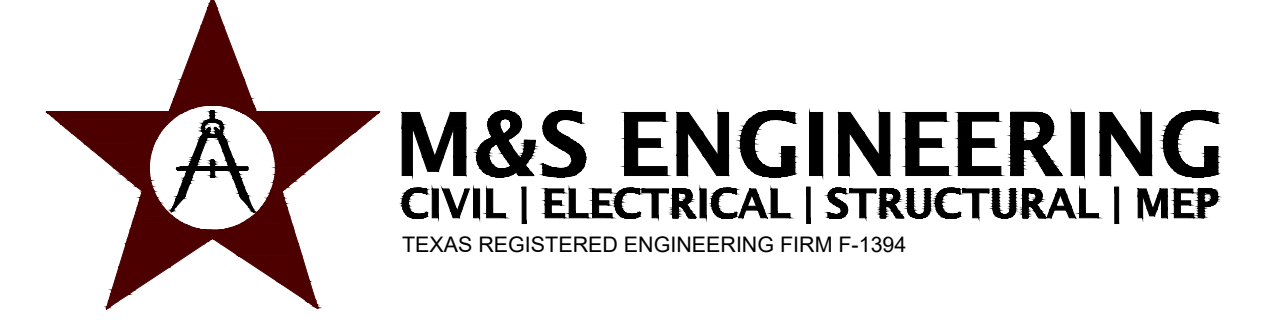
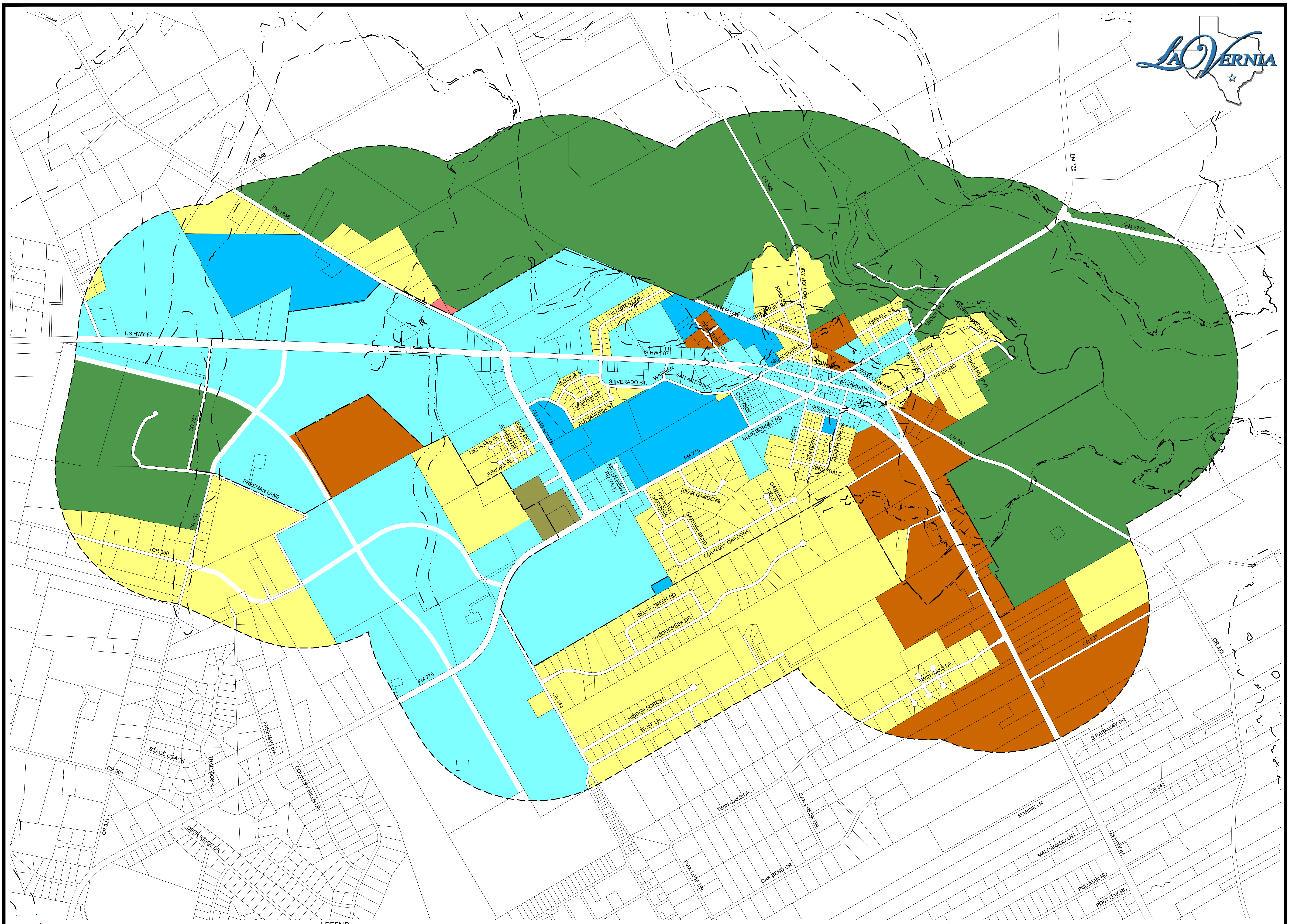
26. Mailing Address:, 14255 BLANCO RD
SAN ANTONIO, TX 78216-7718



Legend

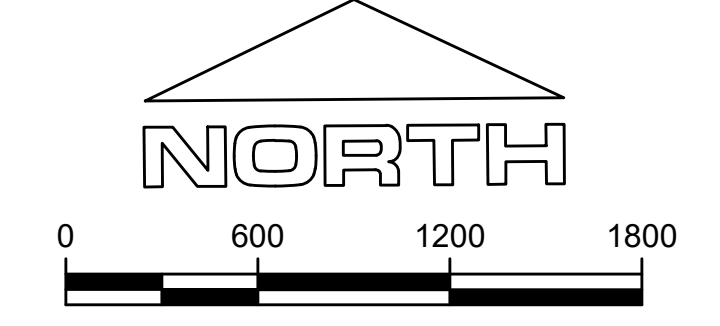
2000 ft

- R-A, Single Family Agriculture
- R-1, Single Family
- R-2, General Residence
- PD, Planned Development District
- H, Historical District
- C-1, Retail District
- C-B, Central Business
- C-2, General Commercial District
- I, Industrial District
- MH, Manufactured Home District
- PI, Public Institutional



LEGEND

--- CITY LIMITS LINE	AGRICULTURE	PUBLIC
--- ETJ LINE	COMMERCIAL	RESIDENTIAL MULTI-FAMILY
--- FLOODPLAIN	MANUFACTURED HOME	RESIDENTIAL SINGLE FAMILY
	MIXED USE	RETAIL



FUTURE LAND USE MAP
 CITY OF LA VERNIA, TEXAS
 DATE: MARCH 2020

ORDINANCE NO. 040926-02

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR THE PURPOSES OF ALLOWING A DRIVE-THRU LANE FOR THE SPACE SPECIFICALLY KNOWN AS, 13378 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07, WHICH WILL OCCUPY ONLY A PORTION OF THIS PARCEL AS DESCRIBED IN ATTACHMENT A; ZONED C-1 RETAIL; OWNED BY DONALD RACKLER; 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, having 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 a drive-thru lane for the space specifically known as, **13378 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**, which will occupy only a portion of this parcel as described in Attachment A; zoned C-1 retail; owned by Donald Rackler; be adopted

Section 2. Conditions

- The applicant shall submit and obtain approval of a drainage study demonstrating full compliance with all applicable City codes and regulations.
- The drive-through facility shall provide a minimum stacking capacity of twenty-four (24) vehicles on-site.
- All exterior lighting shall comply with Dark Sky standards
- The applicant shall widen Nicholson Road to a minimum width of thirty (30) feet between the ingress and egress points of the subject property.
- Permanent screening measures shall be installed and maintained to prevent on-site vehicle headlights from creating safety hazards or glare impacts on adjacent public roadways.
- The applicant shall install a sidewalk along the property frontage. The sidewalk shall be located within an easement dedicated to the City, and upon completion and acceptance, the City shall assume responsibility for maintenance.

Section 3. 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 4. Severability

If any section, subsection, paragraph, sentence, clause, phrase, or word in this Ordinance, or the 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 5. 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 6. 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 9th day of April 2026.

Martin Poore
Mayor – City of La Vernia

ATTEST:

Madison Farrow
City Secretary

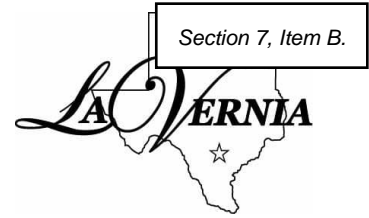
APPROVED AS TO FORM:

City Attorney’s Office – City of La Vernia

Attachment A

Date Received _____
Permit/Receipt No. _____
Fee Paid _____

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 M. Tyler Meals, P.E. | Meals-Myers Engineering & Surveying LLC

Mailing Address 10102 Huebner Road, San Antonio, TX 78240

Telephone (210) 740-2483 Fax _____ Mobile _____ Email tyler@mealsmyers.com

Property Address/Location 13378 US Highway 87 W., La Vernia, TX 78121 Property ID No _____

Legal Description
Name of Subdivision City of La Vernia, Lot 274 (Lot 1, Block 13), Acres 1.07

Lot(s) 1 Block(s) 13 Acreage 1.08

Existing Use of Property Vacant - No Improvements

Proposed Use of Property (attach additional or supporting information if necessary) Coffee shop with drive-thru with an approximately 700-sf building to serve both drive-thru and walk-up customers (no indoor seating)
Current Zoning C-1


Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):
Coffee Shop with drive-thru with an approximately 700-sf building to serve both drive-thru and walk-up customers (no indoor seating). The "Permitted Use Charts" within Section 38-302(g) of the La Vernia Code of Ordinances shows that the use of a Coffee Shop (with drive thru) is permitted through a Specific Use Permit, hence the reason for this request.

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, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.
- Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

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


Signature of Owner(s) Agent

2/17/2026
Date


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

February 17, 2026

City of La Vernia
102 E. Chihuahua Street
La Vernia, TX 78121

RE: Letter of Agent – Specific Use Permit Application

I, Donald Rackler, am the sole owner of the property located at 13378 US Highway 87 W., La Vernia, TX 78121 (PID#27548) and I hereby authorize M. Tyler Meals, P.E. | Meals-Myers Engineering & Surveying, LLC to act as the agent on my behalf regarding the Specific Use Permit Application for the use of a coffee shop (with drive thru) on my property.

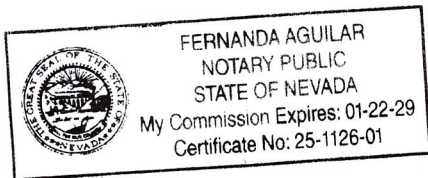


Donald Rackler
Owner

State of Texas §
County of Wilson §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Donald Rackler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

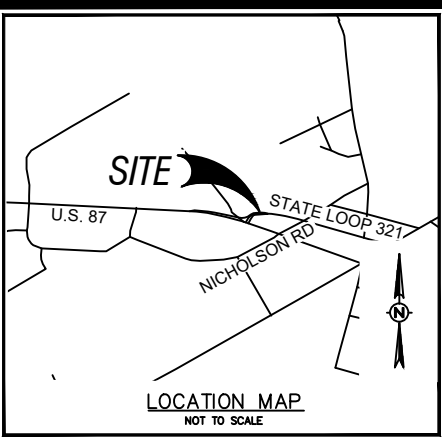
Given under my hand and seal of office, this the 17th day of February, 2026.



 2/17/26

BOUNDARY AND IMPROVEMENT SURVEY OF

A 1.083 ACRE TRACT OF LAND LYING IN THE JUAN DELGADO SURVEY NO. 8, ABSTRACT NO. 8, WILSON COUNTY, TEXAS, SAID 1.083 ACRE TRACT BEING A PART OF A 1.07 ACRES IN A GENERAL WARRANTY DEED TO DONALD W. RACKLER, DATED NOVEMBER 28, 2006, AND RECORDED ON NOVEMBER 28, 2006 IN VOLUME 1373, PAGE 338, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, SAME BEING DEPICTED IN THE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR LOOP 321 (CHIHUAHUA STREET) CCSJ.:01043-14-006.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N19°24'32"E	38.40'
L2	S88°10'43"E	85.80'
L3	N01°49'17"E	15.00'
L4	S88°10'43"E	104.12'
L5	S74°15'05"E	89.44'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	223.72'	920.37'	13°55'38"	S81°12'54"E	223.17'

(RADIUS = 920.37')

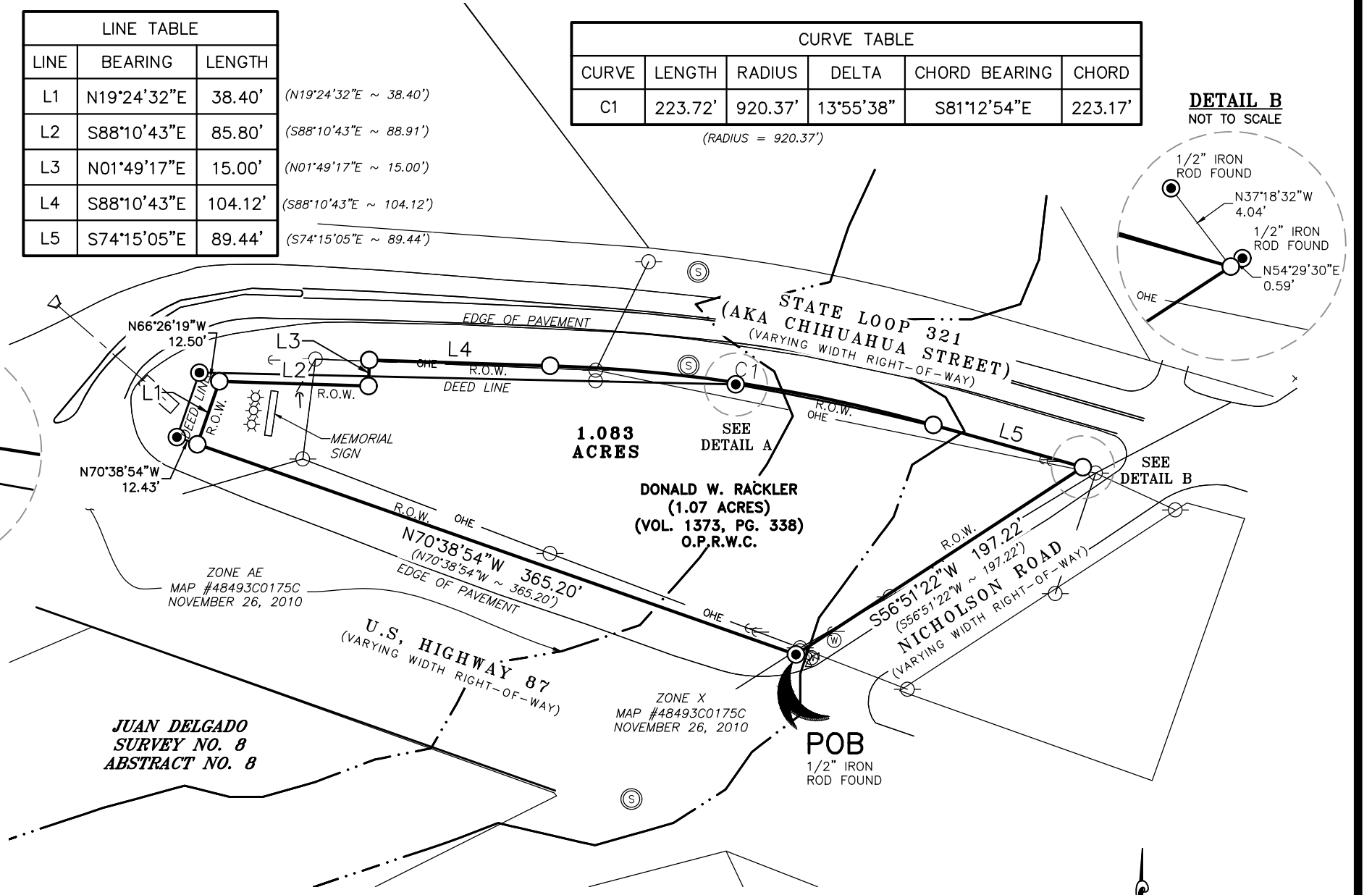
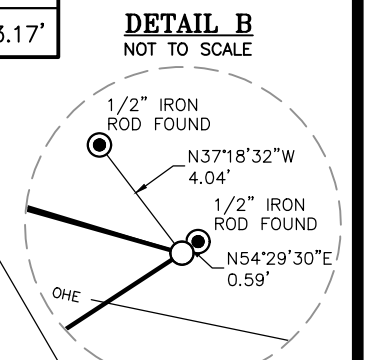
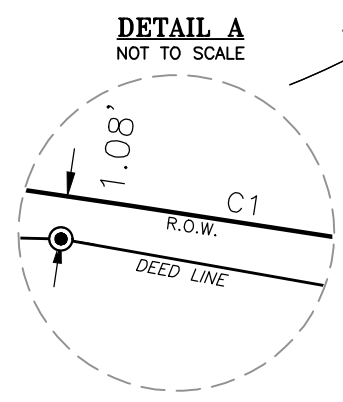
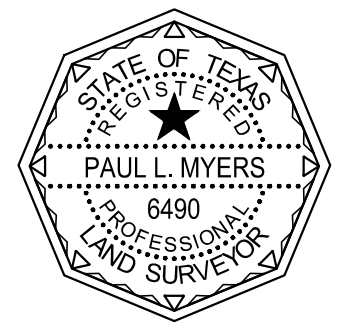
- SURVEYORS NOTES:**
- BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
 - THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY NEW BRAUNFELS TITLE COMPANY, GF NO.: NB-5122-25, EFFECTIVE DATE: DECEMBER 22, 2025, ISSUED: DECEMBER 29, 2025.
 - A PORTION OF THE SUBJECT TRACT LIES WITHIN ZONE AE (SHADED) ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP, MAP NUMBER 48493C0175C, DATED NOVEMBER 26, 2010. ZONE AE (SHADED) = SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
 - ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR ARE SHOWN HEREON. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
 - RECORD CALLS TAKEN FROM THE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR LOOP 321 (CHIHUAHUA STREET) C.C.S.J.:0143-14-006.
 - THE SUBJECT TRACT HAS A PHYSICAL ADDRESS OF 13378 U.S. HIGHWAY 87W, LA VERNIA, TEXAS 78121.
 - THE SUBJECT TRACT ABUTS THE PUBLIC RIGHT-OF-WAYS OF U.S. HIGHWAY 87, STATE LOOP 321, AND NICHOLSON ROAD.
 - THE SUBJECT TRACT LIES WITHIN THE CITY LIMITS OF LA VERNIA, WILSON COUNTY, TEXAS.
 - THE BOUNDARY DEPICTED HEREON WAS DERIVED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR LOOP 321 (CHIHUAHUA STREET) C.C.S.J.:014314006 AS PROVIDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, SAN ANTONIO DISTRICT. THE DEED LINES SHOWN HEREON ARE DERIVED FROM VOLUME 1373, PAGE 338, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.
 - SETBACKS AND EASEMENTS MAY EXIST PER ZONING REGULATIONS.
 - FIELD WORK WAS COMPLETED IN JANUARY 2026.

- SCHEDULE B, ITEM 10:**
- SUBJECT PROPERTY LIES WITHIN SAN ANTONIO RIVER AUTHORITY (MAY AFFECT SUBJECT TRACT)
 - SUBJECT PROPERTY LIES WITHIN THE EVERGREEN UWC DISTRICT (MAY AFFECT SUBJECT TRACT)
 - RULES, REGULATIONS, AND ORDERS FOR RESIDENTIAL SUBDIVISION, SANITATION AND WASTE DISPOSAL AND THE CONSTRUCTION AND USE OF SEPTIC TANKS AS PASSED BY COMMISSIONER'S COURT OF WILLSON COUNTY, TEXAS, AND THE TEXAS WATER QUALITY BOARD (MAY AFFECT SUBJECT TRACT)
 - RULES, REQUIREMENTS, AND REGULATIONS OF THE NATIONAL FLOOD ADMINISTRATION AS PROMULGATED BY THE COMMISSIONER'S COURT OF WILSON COUNTY, TEXAS (MAY AFFECT SUBJECT TRACT)

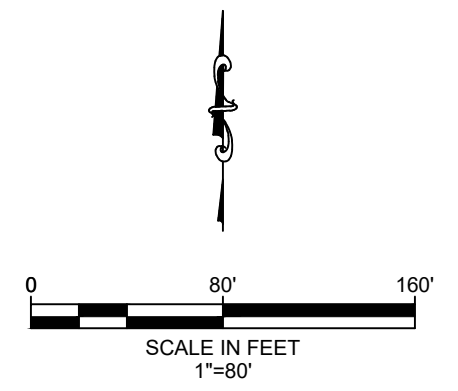
TO: OTG INVESTMENTS, LLC, A TEXAS LIABILITY COMPANY, DONALD W. RACKLER, AND NEW BRAUNFELS TITLE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN DECEMBER 2025 THROUGH JANUARY 2026, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

Paul L. Myers
 PAUL L. MYERS
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 6490



- LEGEND**
- — 1/2" IRON ROD WITH PLASTIC STAMPED "POLLAK & SONS" UNLESS OTHERWISE NOTED
 - — 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MMES PROP CORN" UNLESS OTHERWISE NOTED
 - POB — PLACE OF BEGINNING
 - R.O.W. — RIGHT-OF-WAY
 - () — RECORD CALLS
 - — TRANSFORMER POLE
 - — POWER POLE
 - — SERVICE POWER POLE
 - ⊙ — LIGHT
 - — GUY WIRE
 - ⊥ — SIGN
 - ⊕ — FIRE HYDRANT
 - ⊙ — WATER VALVE
 - ⊙ — WATER METER
 - ⊞ — ELECTRIC JUNCTION BOX
 - ⊙ — SANITARY SEWER MANHOLE
 - — OVERHEAD ELECTRIC
 - O.P.R.W.C. — OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS



10102 HUEBNER ROAD
 SAN ANTONIO, TX 78240
 PHONE: (830) 931-1269
 PHONE: (210) 740-2483
 TBPE #F-18576
 TBPLS #10194291



STATE OF TEXAS
COUNTY OF WILSON

**FIELD NOTE DESCRIPTION
OF A
1.083 ACRE TRACT**

Being a 1.083 acre tract of land lying in the Juan Delgado Survey No. 8, Abstract No. 8, Wilson County, Texas, said 1.083 acre tract being a part of a 1.07 acres as described in a General Warranty Deed to Donald W. Rackler, dated November 28, 2006, and recorded on November 28, 2006, in Volume 1373, Page 338, Official Public Records of Wilson County, Texas, same being depicted in the Texas Department of Transportation Right-of-Way map for Loop 321 (Chihuahua Street) C.C.S.J.:01043-14-006; said 1.083 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" iron rod found at the intersection of the northwest right-of-way line of Nicholson Road and the northeast right-of-way line of U.S. Highway 87, for the south corner of the aforementioned 1.07 acre tract and the south corner of the herein described 1.083 acre tract;

THENCE: along the northeast line of the aforementioned U.S. Highway 87 and the southwest line of the aforementioned 1.07 acre tract, N70°38'54"W, a distance of 365.20 feet (Record - N70°38'54"W ~ 365.20') to 1/2" iron rod with plastic cap stamped "MMES PROP COR" set at the intersection of the said U.S. Highway 87 and State Loop 321 for the southwest corner of the herein described 1.083 acre tract, from which a 1/2" iron rod with plastic cap stamped "POLLAK & SONS" found for the southwest corner of said 1.07 acre tract bears N70°38'54"W, a distance of 12.43 feet;

THENCE: along the east right-of-way line of the aforementioned State Loop 321, N19°24'32"E, a distance of 38.40 feet (Record - N19°24'32"E ~ 38.40') to a 1/2" iron rod with plastic cap stamped "MMES PROP COR" set for the northwest corner of the herein described 1.083 acre tract, from which a 1/2" iron rod with plastic cap stamped "POLLAK & SONS" found for the northwest corner of the aforementioned 1.07 acre tract bears N66°26'19"W, a distance of 12.50 feet;

THENCE: along the south right-of-way line of the aforementioned State Loop 321 the following five (5) courses and distances:

S88°10'43"E, a distance of 85.80 feet (Record - S88°10'43"E ~ 88.91') to a 1/2" iron rod with plastic cap stamped "MMES PROP COR" set for an interior corner of the herein described 1.083 acre tract,

N01°49'17"E, a distance of 15.00 feet (Record - N01°49'17"E ~ 15.00') to a 1/2" iron rod with plastic cap stamped "MMES PROP COR" set for a northwest corner of the herein described 1.083 acre tract,

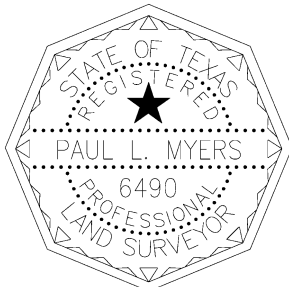
S88°10'43"E, a distance of 104.12 feet (Record - S88°10'43"E ~ 104.12') to a 1/2" iron rod with plastic cap stamped "MMES PROP COR" set for a point of curvature of a curve to the right,

an arc length of 223.72 feet with said curve to the right, having a radius of 920.37 feet (Record – 920.37'), a delta angle of 13°55'38", and a chord which bears S81°12'54"E, a distance of 223.17 feet to a 1/2" iron rod with plastic cap stamped "MMES PROP COR" set for a point of tangency, and

S74°15'05"E, a distance of 89.44 feet (Record - S74°15'05"E ~ 89.44') to a 1/2" iron rod with plastic cap stamped "MMES PROP COR" set at the intersection of the south right-of-way line of said State Loop 321 and the northwest right-of-way line of the aforementioned Nicholson Road, for the east corner of the aforementioned 1.07 acre tract and the east corner of the herein described 1.083 acre tract, from which a 1/2" iron found bears N54°29'30"E, a distance of 0.59 feet, also a 1/2" iron rod found bears N37°18'32"W, a distance of 4.04 feet;

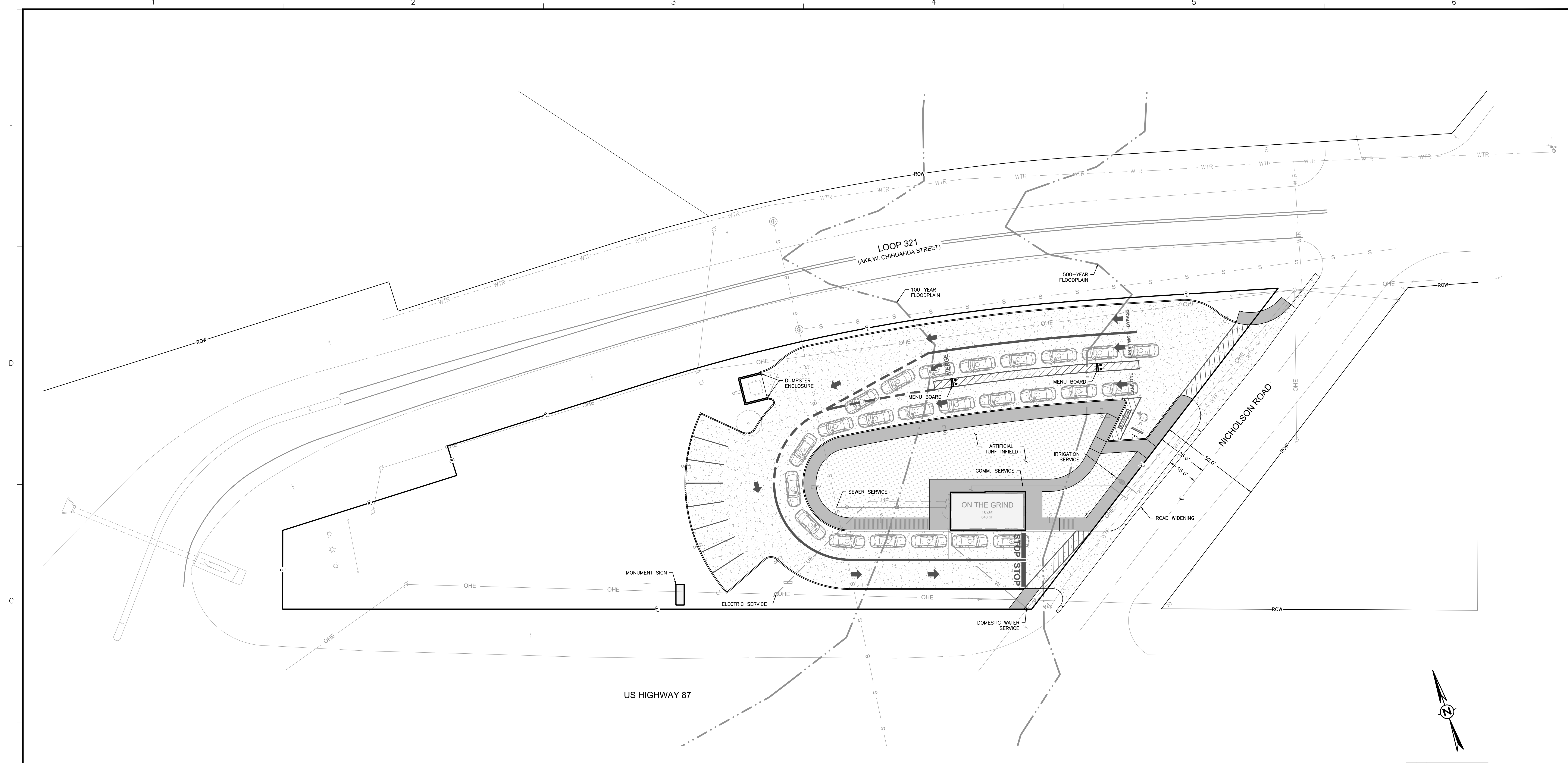
THENCE: along the northwest right-of-way line of the aforementioned Nicholson Road and the southeast line of the aforementioned 1.07 acre tract, S56°51'22"W, a distance of 197.22 feet (Record - S56°51'22"W ~ 197.22') to the **PLACE OF BEGINNING** and containing 1.083 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, Texas South Central Zone (4204) NAD83(2011).
 2. A survey exhibit of even date accompanies this Field Note Description.
 3. Record calls taken from the Texas Department of Transportation Right-of-Way Map for State Loop 321 (Chihuahua Street) C.C.S.J.:01043-14-006.



A handwritten signature in blue ink, appearing to read "Paul L. Myers".

Paul L. Myers
 Registered Professional Land Surveyor
 No. 6490 – State of Texas
 Job #25119
 January 20, 2026



US HIGHWAY 87

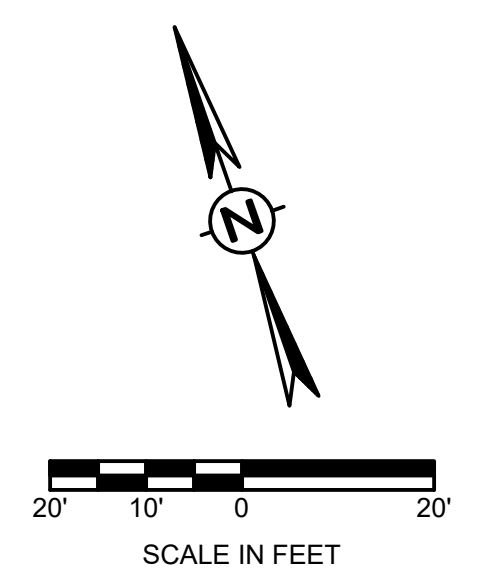
LOOP 321
(AKA W. CHIHUAHUA STREET)

NICHOLSON ROAD

ON THE GRIND
157.30'
648 SF

PARKING SUMMARY				
USE	COLV ORD. SEC.	UNITS	TOTAL REQUIRED	TOTAL PROVIDED
RESTAURANT	38-402(e)	648 SF GFA	7	9

QUEUE SUMMARY				
USE	COLV ORD. SEC.	TOTAL REQUIRED	TOTAL PROVIDED	
RESTAURANT DRIVE-THRU	38-402(h)(4)	SERVICE WINDOW	8	24



SCALE IN FEET

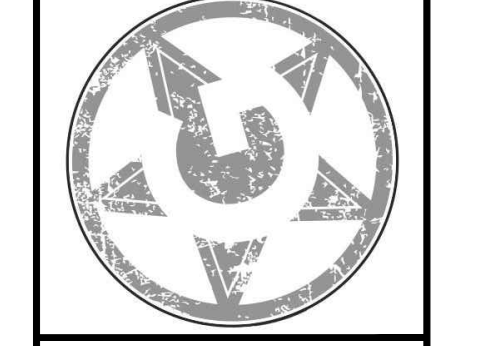
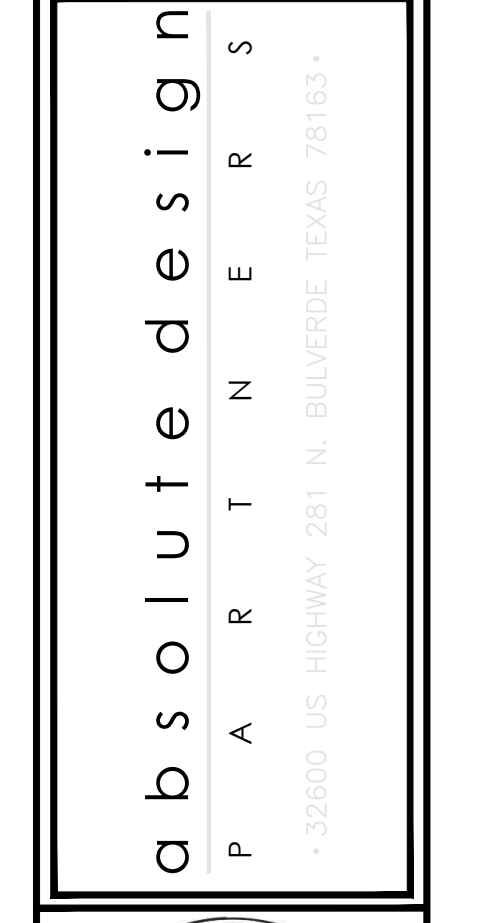
LEGEND

- P — PROPERTY BOUNDARY
- ROW — RIGHT-OF-WAY LINE
- A — ADJOINING PROPERTY LINE
- W — EXISTING WATER LINE
- S — EXISTING SANITARY SEWER LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- P — EXISTING POWER POLE
- L — EXISTING UP-LIGHTING
- G — EXISTING GUY WIRE
- H — EXISTING FIRE HYDRANT
- V — EXISTING WATER VALVE
- M — EXISTING WATER METER
- S — EXISTING SANITARY SEWER MANHOLE
- S — EXISTING SIGN

04.03.26
ISSUE 1

PLEASE BE ADVISED: THIS DOCUMENT MAY CONTAIN SENSITIVE AND/OR PROPRIETARY INFORMATION AND THEREFORE MUST BE TREATED AS CONFIDENTIAL. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE OWNER IS STRICTLY PROHIBITED. THIS DOCUMENT CONSTITUTES AN AGREEMENT THAT THE INFORMATION AND THE INFORMATION TRANSMITTED IN A CONFIDENTIAL MANNER. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED, TRANSMITTED, OR IN ANY MANNER DISCLOSED WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

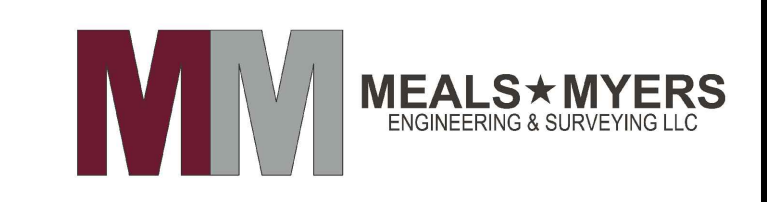
absolut design
P A R T N E R S
12800 US HIGHWAY 281 N. BULLVERDE TEXAS 78163
WWW.ABSOLUTEDESIGN.COM



SITE PLAN
ON THE GRIND
13378 US HWY. 87 WEST
LA VERNIA, TX 78121

CHECKED: KRS
DRAWN: RB
JOB NO: 2025081
DATE: 03.02.26

C3.0



10102 HUEBNER ROAD, SAN ANTONIO, TX 78240
PHONE: (210) 740-2483 | (830) 631-1269
TBPE No. F-18576 | TBPLS No. 10194291





Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study in accordance with UDC 35-502(b)(2). ITE 10th Edition.

Project Name: OTG - La Vernia		Worksheet Prepared by: Tyler Meals			
Project Location:		Company Meals-Myers		<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Owner's Agent
Email: tyler@mealsmyers.com		Address: 10102 Huebner Road, SA, TX 78240		Date: 2/26/2026	
Jurisdiction: <input type="checkbox"/> COSA ICL <input type="checkbox"/> COSA ETJ <input checked="" type="checkbox"/> Other:		Associated Record Type: <input checked="" type="checkbox"/> Zoning <input type="checkbox"/> MDP		<input type="checkbox"/> Plat	<input checked="" type="checkbox"/> Building Permit
TIA Record Number (if applicable):		Associated Record Number:			

Proposed Type of Development: Critical Peak Hour: **AM** Peak Hour Override:

Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)
Coffee/Donut Shop without Drive-Thr	936	0.65	1,000 SF GFA	101.14	66

The rates and critical peak hour are automatically calculated in this section based on the linear rates of ITE 10th edition. To change the automatic peak hour calculator, check the Peak Hour Override box and input the correct peak hour. For custom or additional fields, please use the second page of the worksheet.

Previous Development on Site: Critical Peak Hour: Peak Hour Override:

Land Use	ITE Code	Project Size	Unit	Peak Hour Trip Rate	Peak Hour Trips (PHT)

Total Trips: Please ensure land uses for all lots/parcels are included in the above sections

Proposed Development	Previous Development	Difference in PHT	
66		66	100%

If there is an increase of 76 PHT and an increase of 10% of the total PHT, a new TIA is required

Previous TIA Report (if property has a TIA on file)

Proposed Development	Approved TIA PHTs	Difference in PHT	TIA Number:	
66			TIA Name:	

***** ITEMS BELOW THIS LINE ARE FOR OFFICIAL USE ONLY. DO NOT WRITE BELOW THIS LINE. *****

Turn Lane Requirements for Developments with Less than 76 PHT per UDC 35-502(e)(2) (For more than 76 PHT, this analysis will be included in the TIA)

Right Turn Lanes Required <input type="checkbox"/> at _____	Left Turn Lanes Required <input type="checkbox"/> at _____
<input type="checkbox"/> at _____	<input type="checkbox"/> at _____

Comments:

- This development is located on a TxDOT roadway. TxDOT review of ROW and access is required. Please submit the plat and other associated documents (site plan etc.) to TxDOT for review and approval.

- A TIA Report is Required. A TIA Report is Not Required
- A TIA Update is Required A Circulation Study is Required

Worksheet Last Updated: 07/21/2021

Reviewed by: _____

Date: _____



© 2026 Meals-Myers

ON THE GRIND COFFEE
LA VERNIA
13378 US HWY 87 W
LA VERNIA, TX 78121

BY

DESCRIPTION

DATE

REV

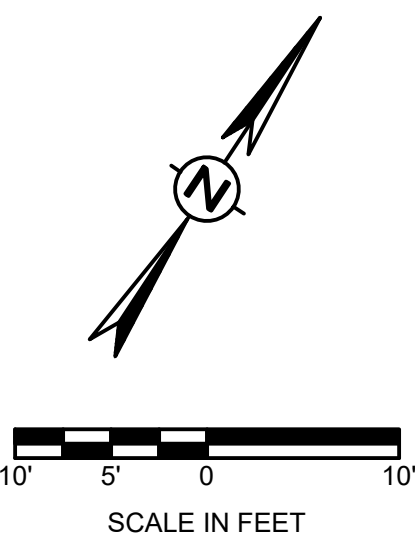
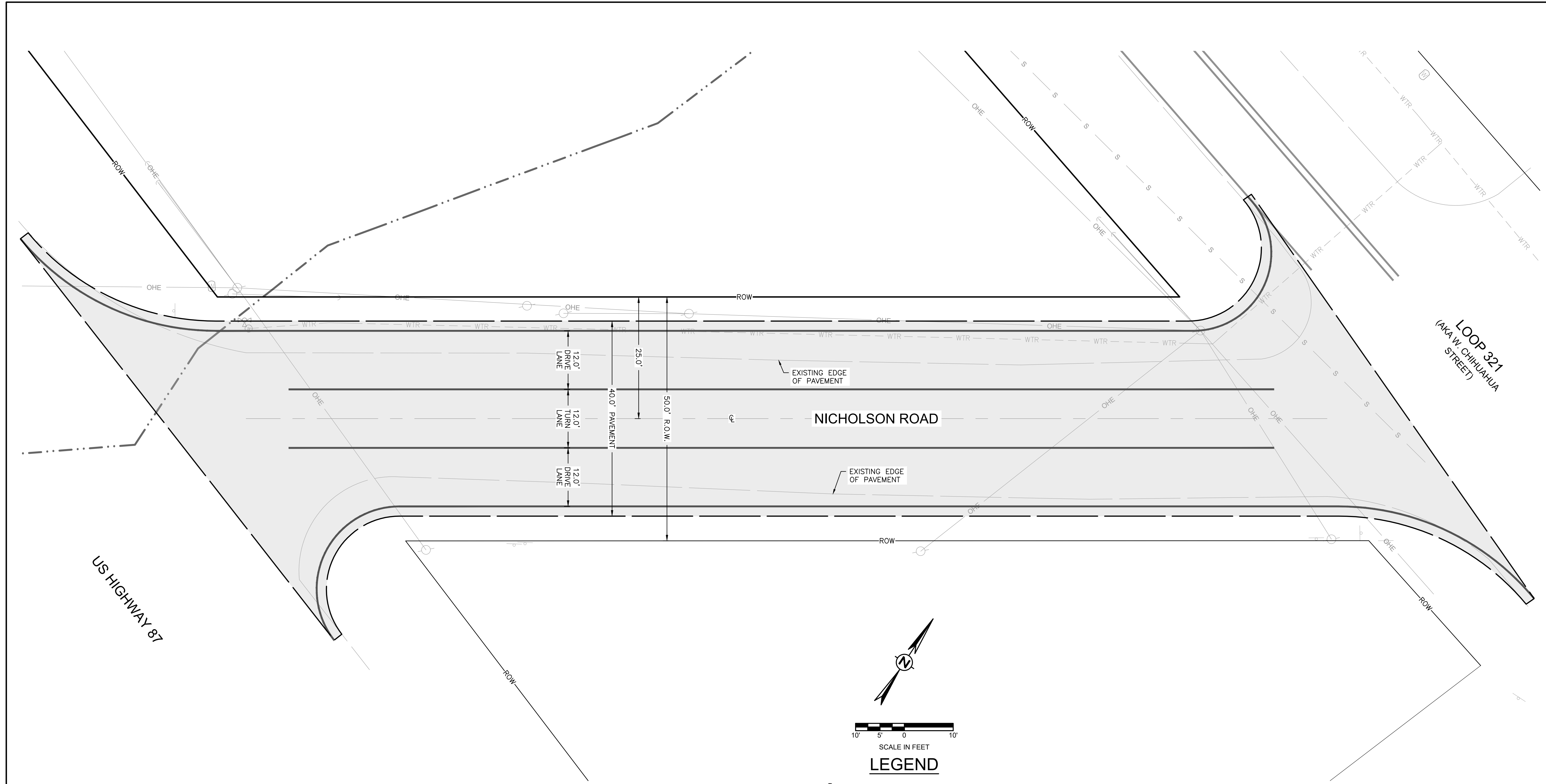
DATE: 01/21/2026
DRAWN BY: JMIES
CADD BY: JMIES

DESIGNED BY: TM

DATE: 01/21/2026

DATE: 01/21/2026

C4.0



LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- PROPOSED 5' CONTOUR LINE
- EXISTING POWER POLE
- EXISTING UP-LIGHTING
- EXISTING GUY WIRE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SIGN
- EXISTING SPOT ELEV.
- PROPOSED SPOT ELEV.
- PROPOSED TOP OF CURB ELEV.
- PROPOSED GUTTER ELEV.
- PROPOSED CHANNEL FLOWLINE ELEV.
- FLOW ARROW

- EX=1059.17
- + 1065.18
- + TC=1061.05
- + GUT=1060.55
- + FL=1061.05



LEGAL PUBLIC NOTICE

NOTICE OF PUBL

Section 7, Item B.

PROPOSED SPECIFIC

LA VERNIA PLANNING AND ZONING COMMISSION & CITY COUNCIL

The City of La Vernia Planning and Zoning Commission will hold a public hearing on **Tuesday, April 7th, 2026, at 6:30 p.m.** & La Vernia City Council on **Thursday, April 9th, 2026, at 6:30 p.m.** with both Hearings to be held at the La Vernia City Hall, 102 E. Chihuahua Street, La Vernia Texas 78121 to receive public comment and testimony on the application for a Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district for the property described as **13378 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07**

All property subject to the Special Use Permit is located in Wilson County, Texas.

Special Use Permit (SUP) to allow for a drive-thru in the C-1 Retail District

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

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



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission & City Council will hold a public hearing at the request of Meals-Myers Engineering & Surveying LLC.

Property: **13378 US HWY 87 W LA VERNIA, TX 78121 ,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07.**

Request: For granting a Specific Use Permit for the purpose of a drive thru in the C-1 Retail District.

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

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, April 7th, 2026, at 6:30 pm & City Council on Thursday, April 9th, 2026, at 6:30 pm. The meeting will be held in the City Hall Council Chambers, 102 E. Chihuahua St., open to the public. To submit written comments, please complete the information below, including your signature, and return (before the meeting) to:

Mail: City of La Vernia
Madison Farrow
P.O. Box 225
La Vernia, Texas 78121

Email: MFarrow@lavernia-tx.gov

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

Madison Farrow, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am **(in favor) (opposed to)** to the proposed Specific Use Permit for the purpose of a drive thru in the C-1 Retail District for the property described as **13378 US HWY 87 W LA VERNIA, TX 78121 ,CITY OF LA VERNIA, LOT 274 (LOT 1 BLK 13), ACRES 1.07.**

Name: _____

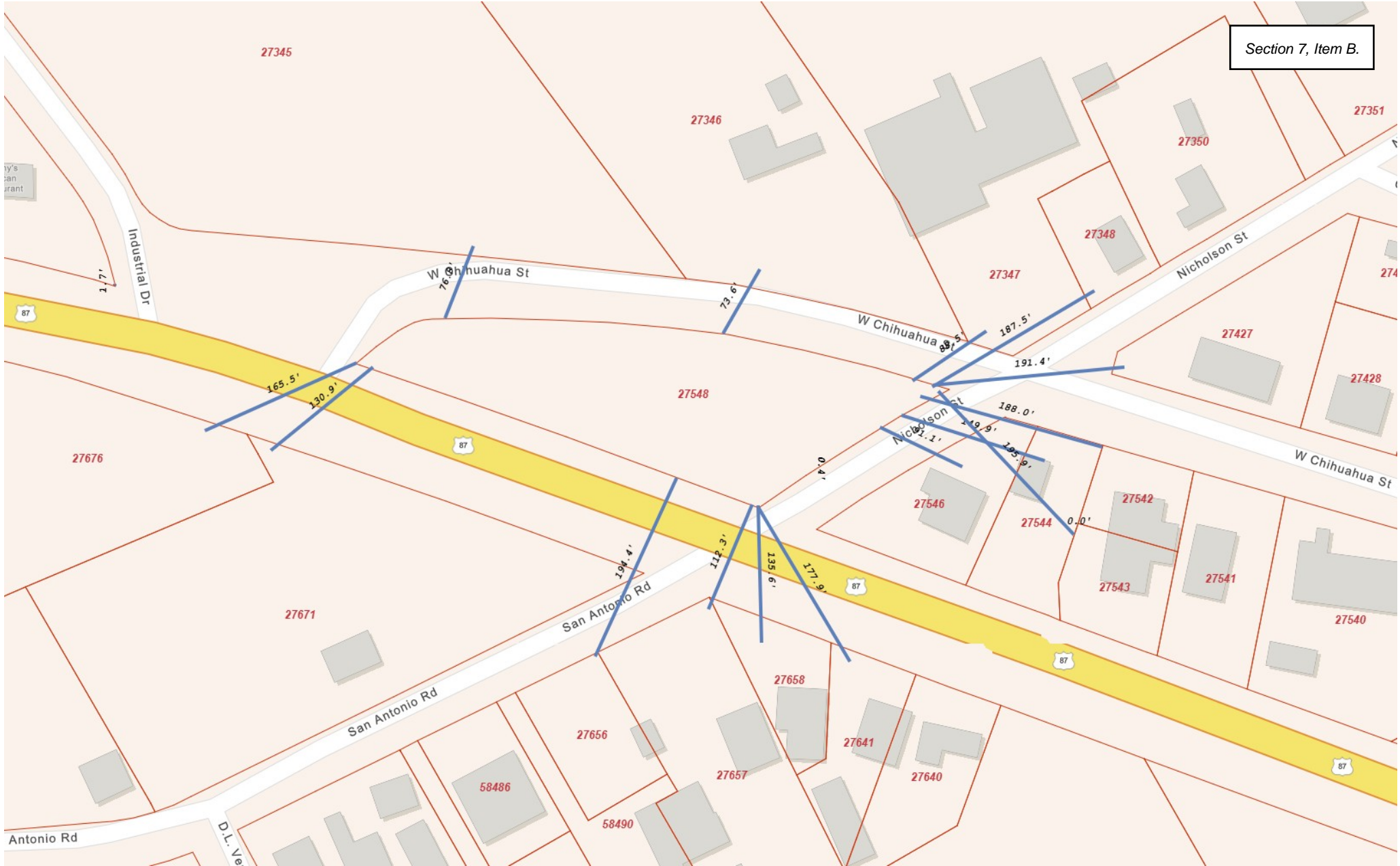
Address: _____

Signature: _____

Date: _____

Comments: _____

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



200 ft mail out addresses

1. Name:, HUGHES DANIEL J & MARY
2. Mailing Address:, 96 FM 1346
LA VERNIA, TX 78121-4033

3. Name:, HOPE ASSEMBLY OF GOD CHURCH LA VERNIA
4. Mailing Address:, PO BOX 38
LA VERNIA, TX 78121

5. Name:, HOPE ASSEMBLY OF GOD CHURCH LA VERNIA
6. Mailing Address:, PO BOX 38
LA VERNIA, TX 78121

7. Name:, HOPE ASSEMBLY OF GOD
8. Mailing Address:, PO BOX 38
LA VERNIA, TX 78121

9. Name:, LA VERNIA MINISTERIAL ALLIANCE
10. Mailing Address:, PO BOX 168
LA VERNIA, TX 78121

11. Name:, SNYDER LISA A
12. Mailing Address:, 134 RANCH COUNTRY DR
LA VERNIA, TX 78121

13. Name:, PLUM 191 LTD
14. Mailing Address:, PO BOX 338
FLORESVILLE, TX 78114

15. Name:, CURRIER DARYL C MD
16. Mailing Address:, PO BOX 98
STOCKDALE, TX 78160-0098

17. Name:, ELIZONDO EDGAN EDWARD

18. Mailing Address:, PO BOX 167
ADKINS, TX 78101

19. Name:, KK&E LLC

20. Mailing Address:, 31007 WINDMILL LANE
BULVERDE, TX 78163

21. Name:, AULTMAN ENTERPRISE LLC

22. Mailing Address:, 1876 CR 342
LA VERNIA, TX 78121

23. Name:, NGO HIEN & HANH NGUYEN

24. Mailing Address:, 6930 COMANCHE VW
SAN ANTONIO, TX 78233-3042

25. Name:, THE SHED LC

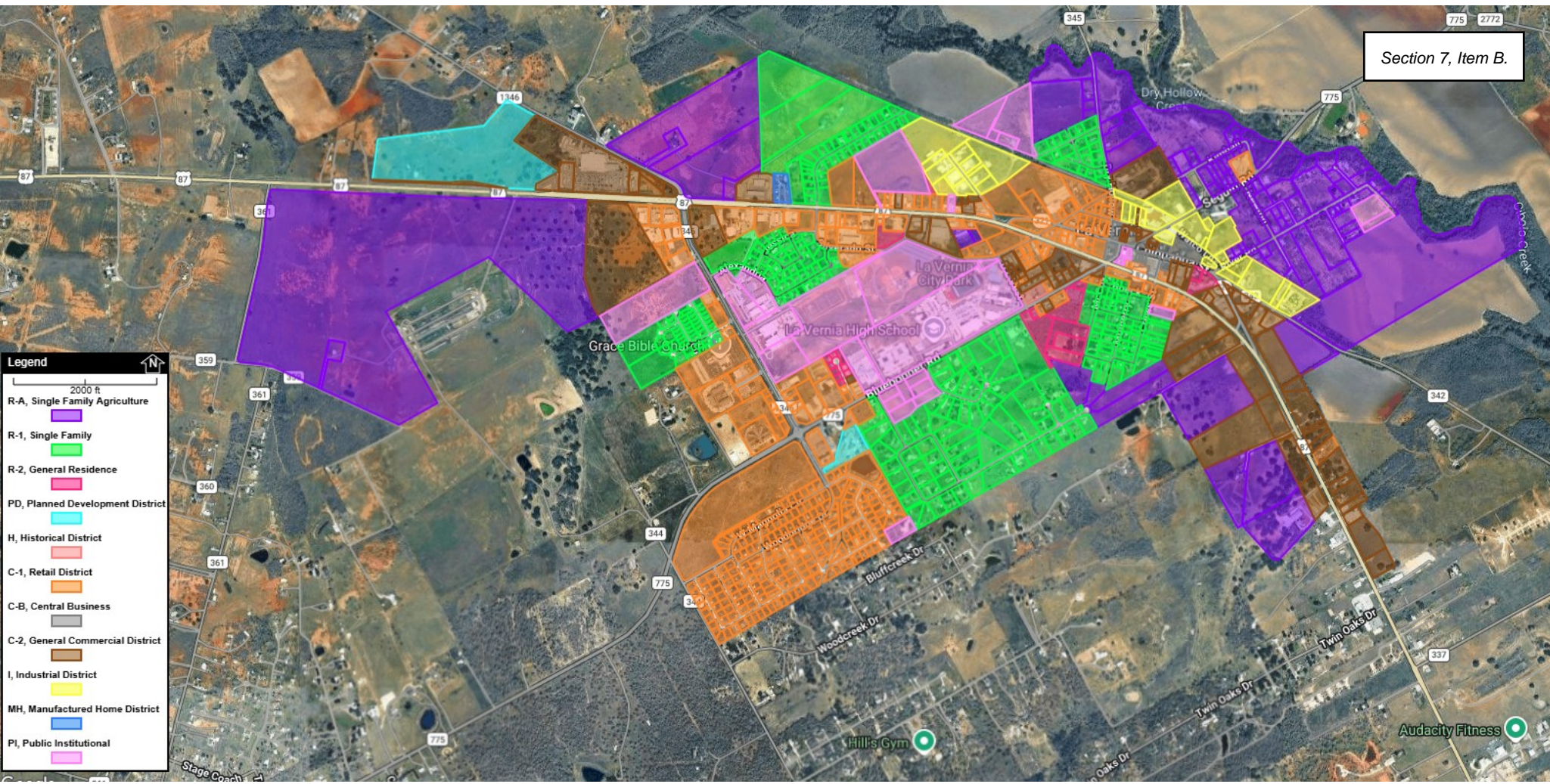
26. Mailing Address:, 907 CR 347
LA VERNIA, TX 78121

27. Name:, MK REAL ESTATE LLC

28. Mailing Address:, 6051 FM 3009
STE 248
SCHERTZ, TX 78154-3434

29. Name:, CADILLAC ALLIANCE PROPERTIES LLC

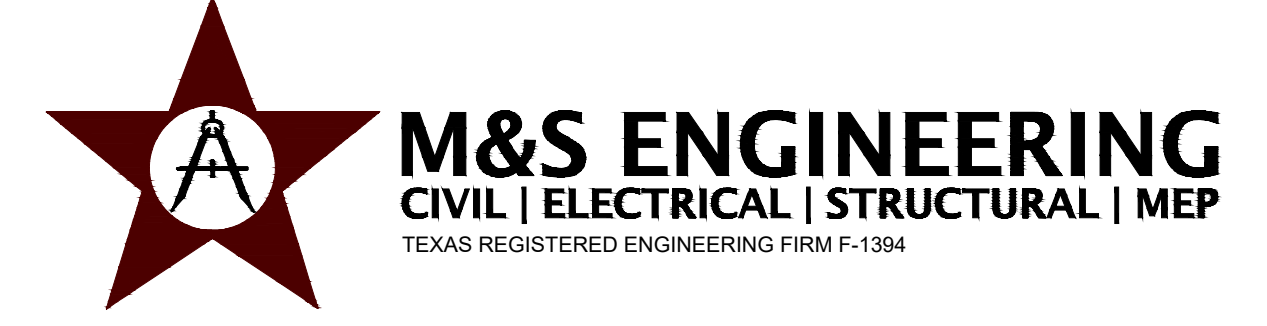
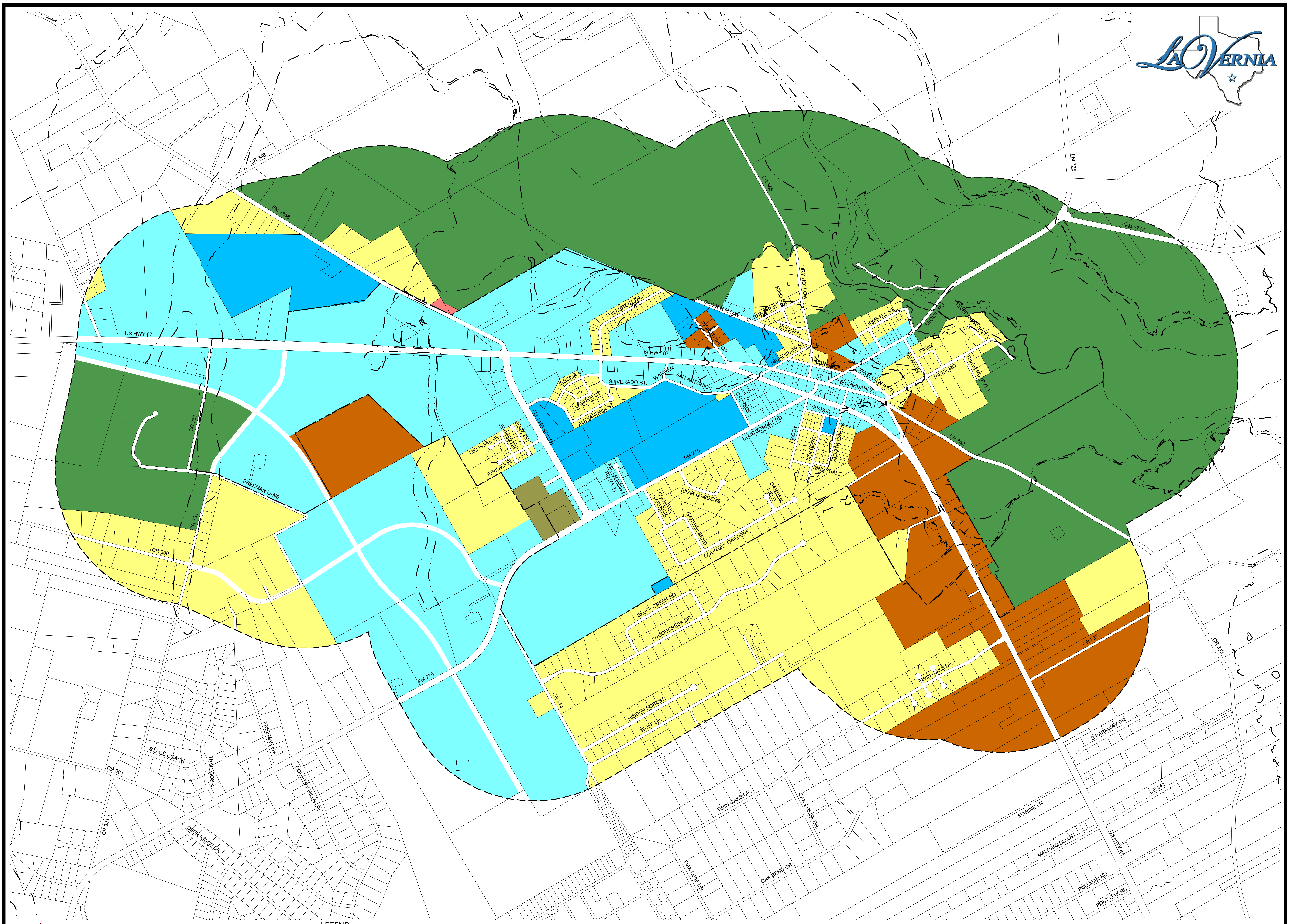
30. Mailing Address:, 14255 BLANCO RD
SAN ANTONIO, TX 78216-7718



Legend

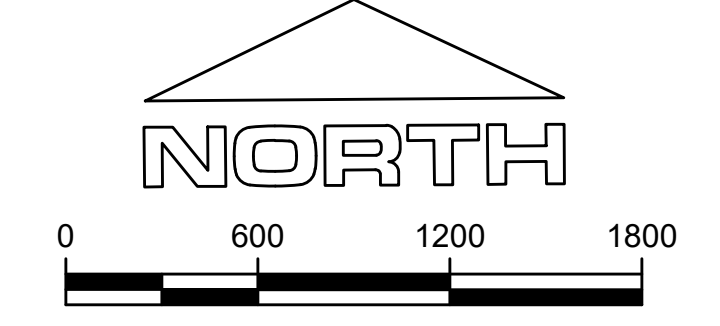
2000 ft

- R-A, Single Family Agriculture
- R-1, Single Family
- R-2, General Residence
- PD, Planned Development District
- H, Historical District
- C-1, Retail District
- C-B, Central Business
- C-2, General Commercial District
- I, Industrial District
- MH, Manufactured Home District
- PI, Public Institutional



LEGEND

--- CITY LIMITS LINE	AGRICULTURE	PUBLIC
- - - ETJ LINE	COMMERCIAL	RESIDENTIAL MULTI-FAMILY
- · - FLOODPLAIN	MANUFACTURED HOME	RESIDENTIAL SINGLE FAMILY
	MIXED USE	RETAIL



FUTURE LAND USE MAP
 CITY OF LA VERNIA, TEXAS
 DATE: MARCH 2020



CITY COUNCIL MEMORANDUM

City Council Meeting: April 9th, 2025

Department: Public Works

Subject: Annual Street Maintenance Project

Background

During the last fiscal year, the City spent \$185,962 toward street maintenance, with completed improvements along King, Kyle, Kingsdale, Nicholson, Micha Point, Newton, and the Highway 87 entrance corridor into San Antonio. Work on Kimball, Jessica, and Silverado is currently underway, with all three streets expected to be completed in the coming weeks, as they were carried over from the previous year's project list. This year, the City has budgeted \$320,000 for street maintenance.

Goal

Please review the proposed staff rankings below and provide any feedback you may have. Staff will then review your comments and present a revised list in April for your approval. Streets have been prioritized based on level of concern, with emphasis on the most urgent needs while also incorporating citizen-reported issues. The proposed streets for this year's maintenance program are as follows:

1. Bear Gardens
2. CR 342 intersection of Chihuahua and CR 342
3. River
4. Hackberry
5. DL Vest

Community Benefit

The city will begin the FY 26 street maintenance project in the early summertime. Staff will continue its single-street approach to maintenance, which allows staff to manage projects in-house while maintaining consistent quality control and minimizing disruption.

Additionally, consistent with updated state law, projects estimated at less than \$100,000 will not require formal competitive bidding. For those projects, staff will evaluate qualified contractors based on prior performance with the City or other municipalities, estimated cost, bonding capacity, and other relevant criteria.

Streets

Roster and Rank

(1= recommended for this year, 2= recommended if money allows, 3= not recommended at this time.)

Yellow= Last year project Green= Staff recommendations Light grey= Future project

Country Gardens_____3____

Garden field_____3____

Garden Bend_____3____

Bear Gardens_____1____ Erosion on the edge of the road has lead to big pot holes and big cracks.

McCoy_____2____ (Entrance could use repair)

Dr. Martin_____2____

Crews_____2____

Kingsdale_____2____

Mulberry_____2____ (1 pothole)

Boeck_____2____

Cr342_____2____ **Fix pothole connection Chihuahua and CR 342**

River_____1____ (from newton to WWTP) big potholes at River & Newton and holds water in a low area on the road.

Newton_____3____

Prinz_____2____ intersection at newton is the worst portion

Hackberry_____1.5____ potholes down the middle. Seems to be following a sewer line in the middle of the street we would like to double check what needs to get done under that line to make sure its nothing to bad.

Kimball_____1.5____ Work is set to be done in the coming weeks.

Dry hollow _____ 2 _____

Nicholson _____ 2 _____

Canfield _____ 2 _____ Possibly a bigger drainage issue on hand with this road

Kyle _____ 3 _____

King _____ 3 _____

Forrest _____ 2 _____

Juniors _____ 2 _____

Melissa's _____ 2 _____

Jewels _____ 2 _____ Crack seal in the cul-de-sac

Elise _____ 2 _____ Crack seal in the cul-de-sac could use repairs

Villas _____ 2 _____

Lauren _____ 2 _____

Jessica _____ 1 _____ Work is set to be done in the coming weeks.

Alexandria _____ 2 _____

Silverado _____ 2 _____ Work is set to be done in the coming weeks.

San Antonio _____ 2 _____ Low water crossing but this will get fixed come the drainage project raising the road.

Hillcrest _____ 2 _____

DL Vest _____ 1.5 _____ High usage road

Micah point _____ 2 _____ Patches uneven

Industrial _____ 2 _____

February 26, 2026

City of La Vernia
Attn: Mayor
P O Box 225
La Vernia, Texas 78121

Ref: 2026 Summer Youth Program

Dear Mayor,

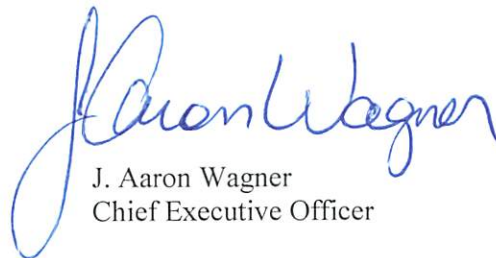
At the Regular February Board Meeting, the Floresville Electric Light and Power System's Board of Trustees approved the 2026 Summer Youth Program sponsored by Floresville Electric Light and Power System.

1. Each city must participate in such a program and match the funds contributed by Floresville Electric Light and Power System. The annual sponsorship for 2026 will be up to \$2.00 per connected electric meter in the respective city. (Meter count at previous year's end for the City of La Vernia was **424**.)
2. Each city must be participating in a Supervised Youth Program providing several different activities during the summer (day or night) for the youth of various ages.
Suggested activities:
 - a.) Little League
 - b.) Library Program
 - c.) Basketball Clinic
 - d.) Soccer
 - e.) etc.
3. Each city participating in the Program must send in a request to Floresville Electric Light and Power System and state briefly what ages and types of activities their program is providing. Also, please provide the dollar amount per meter that will be matched.

Please let this letter serve as notification of the qualifications for the 2026 Summer Youth Program.

Your reply must be received by May 1, 2026.

Sincerely,



J. Aaron Wagner
Chief Executive Officer

FELPS SUMMER YOUTH PROGRAM

FUNDING IS UP TO **\$2.00** PER ELECTRIC METER

LA VERNIA HAS **424 METERS**

CALCULATION:

$$424 \times \$2.00 = \$848$$

THAT MEANS:

FLORESVILLE ELECTRIC WILL

CONTRIBUTE UP TO **\$848**

THE CITY MUST MATCH THAT AMOUNT (\$848).

**TOTAL PROGRAM FUNDING:
\$1,696 COMBINED**

WHAT WE HAVE PLANNED

WHAT WE HAVE PLANNED: \$740

JUNE 18

THE SCIENCE GUYS OF SAN ANTONIO

SPECTACULAR SCIENCE PARTY
THIS INTERACTIVE SCIENCE DISPLAY LETS YOU BREATHE "SMOKE," PLAY WITH BUBBLES, AND CREATE EXCITING EXPLOSIONS.

JULY 16

THE SCIENCE GUYS OF SAN ANTONIO

FIZZ, POP, BOOM!
HANDS-ON PARTY FILLED WITH BUBBLING POTIONS AND THRILLING CHEMICAL REACTIONS! PLUS, EVERYONE GETS TO MAKE THEIR OWN LAVA LAMP TO TAKE HOME!



SUGGESTIONS TO DO REMAINING

- ART CLASS FOR KIDS
- FISHING TOURNAMENT
- SPLASH BASH
- MOVIE NIGHT
- ANY OTHER SUGGESTIONS.

TEXAS WATER DEVELOPMENT BOARD

P.O. BOX 13231, CAPITOL STATION

AUSTIN, TX 78711-3231

2025 WATER AUDIT REPORT

Section 9, Item B.

General Information

A. Water Utility General Information

1. Water Utility Name: CITY OF LA VERNIA

1a. Regional Water Planning Area: L

- Having more than 3,300 connections
Having received financial assistance from TWDB
Every five years

1b. Address: PO BOX 225
LA VERNIA, TX 78121-0225

2. Contact Information

2a. Auditor Name: Joshua Delazerda
2b. Telephone Number: (210) 445-8492
2c. Email Address: Jdelazerda@lavernia-tx.gov

Have you completed Water Loss Auditor Training?
Yes
No

3. Reporting Period:

3a. Start Date: 01/01/2025
3b. End Date: 12/31/2025

4. Source Water Utilization:

4a. Surface Water: 0.00 %
4b. Ground Water: 100.00 %

5. Retail Population Served:

1,483

6. Length of Mains LM:

30.00 miles

7. Total Retail Metered Connections - Active and Inactive:

817

8. Service Connections SC:

1,000

9. Service Connection Density:

33.33 connections per mile

10. Average Operating Pressure AOP:

85.00 psi

11. Volume Units of Measure:

Gallons

Input and Consumption

B. System Input Volume

12. Volume of Water Intake: 148,664,600 gallons
13. Volume Treated VT: 148,664,600 gallons
13a. Volume Treated Meter Accuracy VTMA: 102.00 %
13b. Corrected Volume Treated: 145,749,608 gallons

TEXAS WATER DEVELOPMENT BOARD

P.O. BOX 13231, CAPITOL STATION

AUSTIN, TX 78711-3231

2025 WATER AUDIT REPORT

Section 9, Item B.

14. Treated Purchased TP:	0	gallons
14a. Treated Purchased Meter Accuracy TPMA:	0.00	%
14b. Corrected Treated Purchased:	0	gallons
15. Treated Sales (Wholesale) TS:	0	gallons
15a. Treated Sales Meter Accuracy TSMA:	0.00	%
15b. Corrected Treated Sales:	0	gallons
15c. Percent of Treated Sales Transported through the Treated Distribution System:	0	%
16. Total System Input Volume: Line 13b + Line 14b - Line 15b	145,749,608	gallons

C. Authorized Consumption

17. Billed Metered BMAC:	109,941,000	gallons
18. Billed Unmetered BUAC:	0	gallons
19. Unbilled Metered UMAC:	5,000,000	gallons
20. Unbilled Unmetered UUAC:	274,853	gallons
21. Total Authorized Consumption:	115,215,853	gallons

D. Water Loss

22. Water Loss: Line 16 - Line 21	30,533,755	gallons
--------------------------------------	------------	---------

E. Apparent Loss

23. Customer Meter Accuracy CMA:	95.00	%
24. Customer Meter Accuracy Loss:	5,786,368	gallons
25. Systematic Data Handling Errors SDHE:	274,853	gallons
26. Unauthorized Consumption UC:	274,853	gallons
27. Total Apparent Loss:	6,336,074	gallons

F. Real Loss

28. Reported Breaks and Leaks:	5,000,000	gallons
29. Unreported Loss:	19,197,681	gallons
30. Total Real Loss: Line 28 + Line 29	24,197,681	gallons
31. Total Water Loss: Line 27 + Line 30	30,533,755	gallons
32. Non-Revenue Water: Line 31 + Line 19 + Line 20	35,808,608	gallons

TEXAS WATER DEVELOPMENT BOARD

P.O. BOX 13231, CAPITOL STATION

AUSTIN, TX 78711-3231

2025 WATER AUDIT REPORT

Section 9, Item B.

Water Loss KPIs

G. Technical Performance Indicator for Apparent Loss

33. Apparent Loss per Connection per Day: 17.36 gallons
Line 27 / Line 8 / 365

H. Technical Performance Indicators for Real Loss

34. Total Real Loss: 24,197,681 gallons
Line 30

35. Unavoidable Annual Real Loss (UARL): 0 gallons
(5.41 * Line 6 + (Line 8 * 0.15)) * 365 * Line 10

36. Infrastructure Leakage Index (ILI): 0.00 gallons
Line 34 / Line 35

37. Real Loss per Connection per Day: 66.30 gallons
Line 34 / Line 8 / 365

38. Real Loss per Mile per Day: 0.00 gallons
Line 34 / Line 6 / 365

I. Technical Performance Indicator for Water Loss

39. Total Water Loss per Connection per Day: 83.65 gallons
Line 22 / Line 8 / 365

J. Financial Performance Indicators

40. Total Apparent Loss: 6,336,074 gallons
Line 27

41. Retail Price of Water RPW: 0.00548 \$ per gallon

42. Cost of Apparent Loss: \$34,722
Line 40 x Line 41

43. Total Real Loss: 24,197,681 gallons
Line 30

44. Variable Production Cost VPC: 0.001550 \$ per gallon

45. Cost of Real Loss: \$37,506
Line 43 x Line 44

46. Total Cost of Water Loss: \$72,228
Line 42 + Line 45

K. Gallons per Capita per Day (GPCD) for Water Conservation Planning

47. GPCD Input: 269
Line 16 / Line 5 / 365

48. GPCD Loss: 56

TEXAS WATER DEVELOPMENT BOARD

P.O. BOX 13231, CAPITOL STATION

AUSTIN, TX 78711-3231

2025 WATER AUDIT REPORT

Section 9, Item B.

Line 31 / Line 5 / 365

Assessment Report

Length of Mains LM =	8
Service Connections SC =	5
Average Operating Pressure AOP =	6
Volume Treated VT =	5
Volume Treated Meter Accuracy VTMA =	4
Treated Purchased TP =	0
Treated Purchased Meter Accuracy TPMA =	0
Treated Sales TS =	0
Treated Sales Meter Accuracy TSMA =	0
Billed Metered Authorized Consumption BMAC =	8
Billed Unmetered Authorized Consumption BUAC =	0
Unbilled Metered Authorized Consumption UMAC =	4
Unbilled Unmetered Authorized Consumption UUAC =	3
Customer Meter Accuracy CMA =	7
Systematic Data Handling Errors SDHE =	3
Unauthorized Consumption UC =	3
Retail Price of Water RPW =	7
Variable Production Cost VPC =	3

Final Assessment Score =

57

PRIORITY AREAS FOR ATTENTION TO IMPROVE DATA VALIDITY

Based on the information provided, audit reliability can be most improved by addressing the following components:

Volume Treated VT

Variable Production Cost VPC

Billed Metered Authorized Consumption BMAC

ORDINANCE NO. 040926-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, ADOPTING A WATER CONSERVATION PLAN IN ACCORDANCE WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND TEXAS WATER DEVELOPMENT BOARD REGULATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of La Vernia, Texas, recognizes that the amount of water available to the City and its water utility customers is limited and subject to depletion during periods of extended drought; and

WHEREAS, the City recognizes that due to natural limitations, drought conditions, system failures, and other acts of God which may occur, the City cannot guarantee an uninterrupted water supply for all purposes at all times; and

WHEREAS, the Texas Water Code and the regulations of the Texas Commission Environmental Quality ("TCEQ") require that the City adopt a Water Conservation Plan; and

WHEREAS, Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2 of the Texas Administrative Code sets forth the TCEQ guidelines and requirements governing the development of water conservation plans for public water suppliers; and

WHEREAS, in accordance with 30 T.A.C. § 288.2, the City has devised a strategy or combination of strategies for reducing the volume of water withdrawn from its water supply source, for maintaining and improving the efficiency in the use of water, for increasing the recycling and reuse of water, and for preventing the pollution of water; and

WHEREAS, the City Council of the City of La Vernia has determined that it is in the best interest of the citizens of La Vernia, Texas to adopt a Water Conservation Plan; and

WHEREAS, pursuant to Chapter 54 of the Local Government Code, the City is authorized to adopt such Ordinances necessary to preserve and conserve its water resources; and

WHEREAS, the City Council of the City of La Vernia desires to adopt the attached Water Conservation Plan as official City policy for the conservation of water.

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

Section 1. That the recitals contain in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 2. That the City of La Vernia, Texas Water Conservation Plan attached hereto as **Exhibit "A"** and made part hereof for all purposes be, and the same is hereby, adopted as the official policy of the City.

Section 3. The City Administrator or his/her designee is hereby authorized and directed to implement the applicable provisions of this Plan upon determination that such implementation is necessary to protect public health, safety, and welfare.

Section 4. The City Administrator, or his/her designee shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan

Section 5. The provisions of this Plan shall apply to all persons, customers, and property utilizing water provided by the City. The terms “person” and “customer” as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities

Section 6. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.

Section 7. That it is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

Section 9. The repeal or amendment of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue or as affecting any rights of the City of La Vernia under any section or provisions of any ordinances in effect at the time of passage of this ordinance.

Section 10. The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.

**PASSED, APPROVED and ADOPTED by the City Council of the City of La Vernia, Texas,
on this 9th day of April, 2026.**

CITY OF LA VERNIA

Martin Poore, Mayor

ATTEST:

Madison Farrow, City Secretary

EXHIBIT A



CITY OF LA VERNIA

WATER CONSERVATION PLAN

Original Adopted

April 9, 2026

City of La Vernia

PWS #2470004

P. O. Box 225

102 E. Chihuahua Street

La Vernia, Texas 78121-0225

Martin Poor, Mayor

Xavier Millan, Interim City Administrator

Phone:(830) 779-4541 City Hall

1. Introduction and Objectives

1.1 Purpose

Water supply has always been a key issue in the development of Texas. In order to conserve the current water supply and delay the need for new supplies, minimize environmental impacts associated with developing new supplies, and delay the relatively high cost of additional water supply development, the City of La Vernia, hereinafter called the City, hereby adopts the following Water Conservation Plan (the Plan) in accordance with the requirements provided in 31 Texas Administrative Code (TAC) 363 and guidance provided by the Texas Water Development Board (TWDB).

The objectives of this Water Conservation Plan are to:

- Reduce total water consumption
- Minimize loss and waste of water;
- Improve overall water use efficiency; and
- Extend the lifespan of current water supplies/facilities by reducing the rate of growth in demand.

2. Utility Profile

The following is a summary of the City of La Vernia's Utility Profile. A detailed summary of the utility profile is provided in Appendix A.

The City of La Vernia manages a water distribution service area serving a population of approximately 1500 people, with 817 retail metered connections in Wilson County. A map depicting the boundaries of the City's Water Certificate of Convenience and Necessity (CCN) is included in Appendix B.

The city provides drinking water to its customers from groundwater produced from the City's 2 active groundwater wells, with additional water supply available through water purchased from CRWA.

3. Water Conservation Targets and Goals

The purpose of this Water Conservation Plan is to provide framework to reduce long-term demand on the water supply by encouraging more efficient water use practices within the City of La Vernia. TWDB requires that the plan contain specific 5-year and 10-year targets for water savings for total and residential per capita water use and water

loss. The City’s goals include reducing current per capita water usage and reducing water loss. Water loss is defined as unaccounted for water that is lost due to leaks, inaccurate meters, theft, etc. The city measures water entering the system with meters at its wells and a meter on the transmission line where purchase water enters the system. Water used for line flushing and dire flows are estimated and subtracted from the unbilled water to calculate the amount of water lost each year.

The 5-year and 10-year goals for per capita use and water loss as listed below, with current data based on the 2025 water use survey and water loss audit:

	Current (2025)	5-year goal (2030)	10-year goal (2035)
<i>Total GPCD</i>	269	250	230
<i>Water Loss (GPCD)</i>	56	40	27.6
<i>Water Loss (%)</i>	21%	16%	12%

4. Water Conservation Plan Implementation and Monitoring

The city will evaluate the efficiency and effectiveness of this plan’s 5-year and 10-year goals for water use reductions on an annual basis, when the city completes its annual TWDB Water Use Survey and Water Loss Audit.

5. Water Conservation Management and Strategies

5.1 Records Management Systems

The City recently upgraded their records management system which accounts for the water use and use characteristics throughout the water system, as well as finalizing a city-wide upgrade to advanced metering infrastructure system. This system has allowed the city to begin tracking information in real-time and has increased the accuracy of reported data. The new meters also allow the city to provide notification of leaks on the customer side of each meter.

5.2 Universal Metering

The city has a current system of universal metering. The ability to meter all water distribution and consumption allows the city to closely account for all water use and water losses, and to prevent unauthorized use. The city has a practice of cutting off all illegal meters and requiring the customer to purchase a meter. The city reserves the right to inspect any facilities and fine any persons with illegal connections.

5.3 Water Accounting

The city has implemented a meter testing and replacement program. This has lowered the water loss percentage significantly, by testing a representative number of meters annually to ensure continued accuracy.

5.4 Tracking and Controlling Water Loss

The City is continuously replacing older lines that have frequent leaks. The goal of the City's water loss control program is to limit system water losses to not exceed 16% of total annual treated water entering distribution and to ultimately reduce unaccounted-for water to a level of 12% or less. Unbilled unauthorized usage includes water lost to leaks, theft, etc. In some cases, the age of water lines and associated degradation due to age may be contributing to both unbilled authorized and unauthorized usages. Due to age of certain water lines within the system, these lines are typically scheduled for more frequent flushing; these lines generally have a higher probability of leakage due to their age as well. To meet the goals set forth in this plan, the City has implemented programs including routine water audits, a program of leak detection and repair, and meter testing and accuracy calibration. The City completes a work order prioritization system for leaks needing repair as well as keeping an inventory of equipment and materials needed to promptly repair all detected or reported leaks.

5.5 Water Use Restrictions

The City has implemented, through its Drought Contingency Plan, water use restrictions that apply year-round dependent on the drought stage. Refer to the Drought Contingency Plan in Appendix C for detailed information regarding water use restrictions.

5.6 Public Education and Information Program

The City's public education program makes contacts, both direct and indirect, every year through utility bill inserts, social media posts and the City's website. The City promotes water conservation issues by informing the public in the following ways:

- Making water conservation information available to new customers
- Making residential water audits available to all customers upon request
- Providing water conservation information to all customers upon request, through the City's website, and through social media outlets
- Coordinating educational presentations, social media posts, and demonstrations for schools, civic groups, and the general public
- Publishing water conservation information on a regular basis in the City's utility bill insert or other written form

- Supporting annual events and demonstrations relating to water conservation and environmental issues that affect water supply and quality

5.7 Plumbing Code and Retrofit Program

The City has adopted the International Plumbing Code, which requires the use of water-saving fixtures to be installed in new construction and in the replacement of plumbing in existing structures. The City educates the residents, plumbers, and contractors on the benefits of retrofitting existing facilities with water-saving devices through its public education program.

6. Coordination with Regional Water Planning Group

The service area of the city is located entirely within the South Central Texas Regional Water Planning Area (Region L). The City has informed the Region L Planning Group of the adoption of this Plan. A copy of the letter to Region L can be found in Appendix A.

7. Water Conservation Plan Adoption and Enforcement

This Water Conservation Plan was adopted by the La Vernia City Council; a copy of the corresponding ordinance is included in Appendix D of this plan. The City Administrator, or designee thereof, will be responsible for the implementation and enforcement of the plan and educating all City staff personnel. Implementation of the plan by City staff shall begin immediately upon adoption.

8. Reporting Requirements

Each entity required to submit a WCP to the TWDB shall file a report, no later than May 1st, on the entity's progress in implementing each of the minimum requirements of the WCP. The annual report is to be submitted electronically to TWDB.

9. Plan Review and Update

The City will review and update this Water Conservation Plan based on an assessment of the 5-year and 10-year targets and any other new or updated information. The City will review and update the next revision of its WCP every five (5) years.

Appendix A- Utility Profile

Appendix B- Water CCN Map

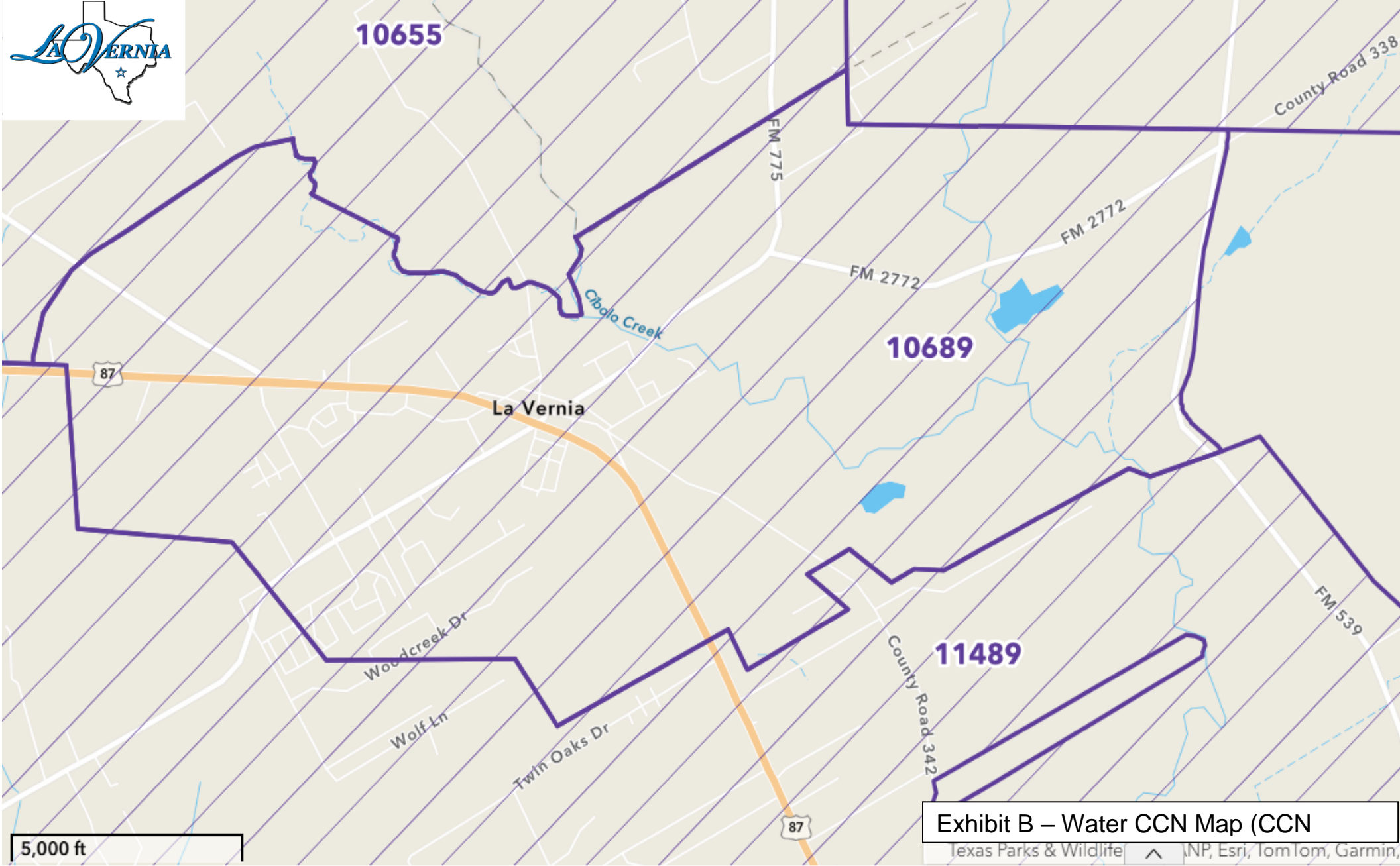


Exhibit B – Water CCN Map (CCN
Texas Parks & Wildlife | NP, Esri, TomTom, Garmin,

Appendix C- Drought Plan

Appendix D- Ordinance Adopting Plan



UTILITY PROFILE FOR RETAIL WATER SUPPLIER

Contact Information

Name of Utility: City of La Vernia

Public Water Supply Identification Number (PWS ID): 2470004

Contact: First Name: Joshua Last Name: Delazerda

Title: Dir of Public Works

Address: PO Box 225 City: La Vernia State: TX

Zip Code: 78121 Zip+4: 0225 Email: jdelazerda@lavernia-tx.gov

Telephone Number: 830-251-9559 Date: 4/7/2026

Is this person the designated Conservation Coordinator? Yes No

Regional Water Planning Group: L

Groundwater Conservation District: Evergreen

Our records indicate that your entity:

Received financial assistance of \$500,000 or more from TWDB

Have 3,300 or more retail connections

Have a surface water right with TCEQ

A. Population and Service Area Data

1. Current service area size in square miles: 2.4

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2. Historical service area population for the previous five years, starting with the most current year.

Year	Historical Population Served By Retail Water Service	Historical Population Served By Wholesale Water Service	Historical Population Served By Wastewater Water Service
2025	1483	0	0
2024	1512	0	0
2023	1398	0	0
2022	2036	0	0
2021	2036	0	0
Average	1693		

3. Projected service area population for the following decades.

Year	Projected Population Served By Retail Water Service	Projected Population Served By Wholesale Water Service	Projected Population Served By Wastewater Water Service
2030	2000	0	2000
2040	2750	0	2750
2050	3000	0	3000
2060	3100	0	3500
2070	3200	0	4000

4. Described source(s)/method(s) for estimating current and projected populations.

Current population based on census data for the City. Projected population based on known developments and current growth rates. The City plans to serve sewer to customers who will not receive water.

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

B. System Input

System input data for the previous five years.

Total System Input = Self-supplied + Imported – Exported

Year	Water Produced in Gallons	Purchased/ Imported Water in Gallons	Exported Water in Gallons	Total System Input	Total GPCD
2025	148664600	0	0	148664600	274.64617
2024	146165400	14696400	0	160861800	291.47966
2023	126915500	22506990	0	149422490	292.83024
2022	115909700	1247571	0	117157271	157.65168
2021	115909700	1247571	0	117157271	157.65168
Historic 5-year Average	130712980	7939706.4	0	138652686.4	224.37706 656741295

C. Water Supply System

- 1. Designed daily capacity of system in gallons 800000

- 2. Storage Capacity

 - 2a. Elevated storage in gallons: 500000

 - 2b. Ground storage in gallons: 250000

D. Projected Demands

1. Estimate the water supply requirements for the next ten years using population trends, historical water use, economic growth, etc. The 5 and 10 year projections must align with your 5 & 10 year targets and goals.

Year	Population	Water Demand (gallons)	GPCD
2027	1600	155000000	265.4109589041
2028	1700	160000000	257.8565672844
2029	1850	165000000	244.3539429840
2030	2000	170000000	232.8767123287
2031	2100	175000000	228.3105022831
2032	2200	180000000	224.1594022415

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2033	2300	185000000	220.3692674210
2034	2400	190000000	216.8949771689
2035	2500	195000000	213.6986301369
2036	2600	200000000	210.7481559536

2. Description of source data and how projected water demands were determined.

Based on an increase in residential customers GPCD is expected to decrease.

E. High Volume Customers

Please attach a list of the annual water use for the five highest RETAIL customers by volume and include customer name, water use category, and water type (Treated/Raw).

F. Utility Data Comment Section

Additional comments about utility data.

Section II: System Data

A. Retail Water Supplier Connections

1. List of active retail connections by major water use category.

Water Use Category Type	Total Retail Connections (Active + Inactive)	Percent of Total Connections
Residential - Single Family	611	0.7478580171358629
Residential - Multi-Family	11	0.01346389228886169
Industrial	0	0
Commercial	185	0.22643818849449204
Institutional	10	0.012239902080783354
Agricultural	0	0
Total	817	1

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2. Net number of retail water supplier connections, installed and removed, by water use category per year for the previous five years.

Net Number of Retail Water Supplier Connections							
Year	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	Total
2025	611	11	0	185	10	0	817
2024	602	9	0	164	31	0	806
2023	573	30	39	200	0	0	842
2022	494	6	8	170	2	0	680
2021	494	6	8	170	2	0	680

B. Annual and Seasonal Use

1. Gallons of RETAIL water provided to each major water use category. These volumes come from the previous five years of water use survey data. If a field is open to edit, please enter the volumes.

Year	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	Total
2025	68533000	3546100	0	34749000	3098000	0	109926100
2024	52384000	1494000	0	31704000	4962000	0	90544000
2023	33405639	5695388	3395327	67030331	0	0	109526685
2022	26220000	4440000	2635000	27569500	25000000	0	85864500
2021	26220000	4440000	2635000	27569500	25000000	0	85864500

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2. The gallons of water billed and metered to RETAIL customers for the previous five years. The total for each year should match the total for each year in the accounting table.

Month	Total Gallons of Treated Water				
	2025	2024	2023	2022	2021
January	9268300	9065500	9458700	9161600	9161600
February	8887000	8780900	8868390	9788100	9788100
March	11892100	9865400	10432000	9447100	9447100
April	11751600	10962700	10244700	9666000	9666000
May	12826100	14073200	10442300	8196100	8196100
June	12459400	17359200	15287700	10246400	10246400
July	13402200	15474500	19671400	9326200	9326200
August	16588700	15753700	20470600	11302100	11302100
September	14708600	19059900	17018800	12820800	12820800
October	14868800	18433600	12603600	9679000	9679000
November	12270300	11781800	10066800	8732100	8732100
December	9741500	9624400	4857500	8791771	8791771
Total	148664600	160234800	149422490	117157271	117157271

3. Summary of seasonal and annual water use.

	Summer RETAIL (Treated)	Total RETAIL (Treated)
2025	57158900	148664600
2024	67647300	160234800
2023	72448500	149422490
2022	43695500	117157271
2021	43695500	117157271
Average in Gallons	56929140	138527286.4

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

4. Peak Day Use

Average Daily Water Use and Peak Day Water Use for the previous five years.

Year	Average Daily Use (gal)	Peak Day Use (gal)	Ratio (peak/avg)
2025	407300.273972602	621292.391304347	1.52539153790537
2024	438999.452054794	735296.739130434	1.67493771504447
2023	409376.684931506	787483.695652174	1.92361637738096
2022	320978.824657534	474951.086956521	1.47969601254309
2021	320978.824657534	474951.086956521	1.47969601254309

5. Summary of Historic Water Use

Water Use Category	Historic Average	Percent of Connections	Percent of Water Use
Residential - Single Family	41352527.8	0.747858	0.42921231422146106
Residential - Multi-Family	3923097.6	0.013464	0.040719198786
Industrial	1733065.4	0	0.017988090465
Commercial	37724466.2	0.226438	0.391555397019
Institutional	11612000	0.01224	0.120524999507
Agricultural	0	0	0
Total	96345157	1	1

C. Residential Water Use

The previous five years residential GPCD for single family and multi-family units.

Year	Total Residential GPCD
2025	307
2024	291
2023	292
2022	157
2021	157
Historic Average	240.8

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

D. Water Loss

Water loss data for the previous five years.

Year	Total Water Loss in Gallons	Water Loss in GPCD
2025	30533755	269
2024		
2023	46736329	92
2022		
2021	32444082	166
Average	21942833.2	105.4

E. System Data Comment Section

2024 report incorrect, report not submitted in 2022.

Section III: Wastewater System Data

A. Wastewater System Data

1. Design capacity of wastewater treatment plant(s) in gallons per day: 250000

2. List of active wastewater connections by major water use category.

Water Use Category	Metered	Unmetered	Total Connections	Percent of Total Connections
Municipal	0	580	580	0.7532467532467
Industrial	0	0	0	0
Commercial	0	180	180	0.2337662337662
Institutional	0	10	10	0.0129870129870
Agricultural	0	0	0	0
Total	0	770	770	1

3. Percentage of water serviced by the wastewater system: 90

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

4. Number of gallons of wastewater that was treated by the utility for the previous five years.

Month	Total Gallons of Treated Water				
	2025	2024	2023	2022	2021
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Total	0	0	0	0	0

5. Could treated wastewater be substituted for potable water?

Yes

No

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

B. Reuse Data

1. Data by type of recycling and reuse activities implemented during the current reporting period.

Type of Reuse	Total Annual Volume (in gallons)
On-site Irrigation	0
Plant wash down	0
Chlorination/de-chlorination	0
Industrial	0
Landscape irrigation (park,golf courses)	0
Agricultural	0
Discharge to surface water	0
Evaporation Pond	0
Other	0
Total	0

C. Wastewater System Data Comment

Additional comments and files to support or explain wastewater system data listed below.

ORDINANCE NO. 040926-04

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the Budget for the Fiscal Year Beginning October 1, 2025, and ending September 30, 2026, has, heretofore, been adopted at the public hearing via Ordinance No. 091125-01 adopting the 2025-2026 Fiscal Year Budget; and

WHEREAS, the interim City Administrator of the City of La Vernia, Texas (herein the “City”) has requested a budget amendment and;

WHEREAS, the City Council has reviewed the amendment prepared by the City Administrator and finds it to be in the best interest of the city of La Vernia.

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

Section 1. Budget

The City hereby approves the budget amendment, attached as Exhibit A.

Section 2. Severability

If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 3. Conflict of Ordinances

Ordinances or parts of Ordinances in conflict herewith are hereby repealed and are no longer of any force and effect.

Section 4. Effective Date

This ordinance shall take effect upon City Council approval.

PASSED, APPROVED, AND APPROVED this 9th day of April 2026.

Martin Poore
Mayor, City of La Vernia

ATTEST:

Madison Farrow
City Secretary, City of La Vernia

APPROVED AS TO FORM:

City Attorney's Office
City of La Vernia

Exhibit A

Account Number	Description	10/2025 Thru 09/2026			Amended budgeted amount	Notes
		Budget	Actual	% Difference		
Revenues						
10-400-010	AD VALORUM TAXES - CURRENT	615,596.00	354,702.78	57.62%		
10-400-015	AD VALORUM TAXES - DELINQUENT	5,000.00	0.00	0.00%		
10-400-020	AD VALORUM TAXES - ATT FEES	750.00	0.00	0.00%		
10-400-025	AD VALORUM TAXES - PEN & INT	2,000.00	456.30	22.82%		
10-400-030	AD VALORUM TAXES - TAX CERT	33.00	21.51	65.18%		
10-400-035	HEB PROPERTY TAX	0.00	0.00			
10-400-040	POLICE CAR LOAN - GOV CAPITAL	0.00	0.00			
10-400-049	BALL FIELD USAGE	2,200.00	940.00	42.73%		
10-400-050	PARK USE INCOME	2,200.00	2,980.00	135.45%		over performing
10-400-051	PARK GRANT REIMBURSEMENT	0.00	0.00			
10-400-055	CUSTOMER SERVICE INSPECTIONS	0.00	0.00			
10-400-060	FOOD LICENSE INCOME	25,000.00	16,425.00	65.70%		
10-400-065	PERMITS	100,000.00	44,853.26	44.85%		
10-400-066	VARIANCE, ZONING, SUP REQUEST	1,500.00	1,750.00	116.67%		over performing
10-400-067	ENGINEERING FEE INCOME	0.00	750.00			Will adjust in June
10-400-070	CREDIT CARD REWARD REVENUE	15,000.00	4,251.51	28.34%		
10-400-071	CONTRACTOR REGISTRATION	5,000.00	1,300.00	26.00%		
10-400-075	FELPS REBATE REVENUE	0.00	0.00			
10-400-080	INTEREST INCOME	30,000.00	8,902.95	29.68%		
10-400-090	RESTITUTION	0.00	0.00			
10-400-095	MISC INCOME	250.00	12.00	4.80%		
10-400-096	OPIOID SETTLEMENT	0.00	0.00			
10-400-097	POLICE SECURITY	0.00	0.00			
10-400-110	STATE SALES TAX	1,400,000.00	586,612.01	41.90%		
10-400-111	STREET SALES TAX	0.00	0.00			
10-400-115	PROPERTY RELIEF SALES TAX	350,000.18	146,653.01	41.90%		
10-400-120	MIXED BEVERAGE TAX	24,000.00	11,461.81	47.76%		
10-400-125	NSF CHECK FEE	35.00	35.00	100.00%		
10-400-150	FRANCHISE TAX	70,000.00	44,255.48	63.22%		
10-400-151	AMERICAN TOWER LEASE	16,700.00	17,109.14	102.45%		
10-400-152	SALE OF PROPERTY	0.00	0.00			
10-400-155	CERTIFICATE OF OCCUPANCY	1,800.00	950.00	52.78%		
10-400-156	LITTLE LEAGUE ANNUAL FEES	28,500.00	28,500.00	100.00%		
10-400-190	LEASE PROCEEDS	0.00	0.00			
10-400-205	GRANT REVENUE PD EQUIP	0.00	0.00			
10-400-215	GRANT REVENUE - PARK PROJECT	0.00	0.00			
10-400-216	GRANT - CARES ACT - GEN	0.00	0.00			
10-400-451	LEOSE TRAINING INCOME	2,750.00	0.00	0.00%		
10-400-455	PD NATIONAL NIGHT OUT	1,000.00	0.00	0.00%		
10-400-456	PD GOLF TOURAMENT REVENUE	17,000.00	1,000.00	5.88%		
10-400-901	MISCELLANEOUS POLICE INCOME	0.00	0.00			
10-410-210	COURT HOUSE SECURITY FEE	0.00	0.00			
10-410-215	COURT COSTS - DEFERRED FEE	0.00	0.00			
10-410-220	STATE COURT COSTS INCOME ADJ	0.00	0.00			
10-410-225	STATE COURT COST INCOME: FIN	0.00	0.00			
10-410-230	STATE COURT COSTS INCOME IDF	0.00	0.00			
10-410-235	STATE COURT COSTS INCOME: JR	0.00	0.00			
10-410-240	STATE COURT COSTS INCOME JSI	0.00	0.00			
10-410-245	STATE COURT COSTS INCOME: LOO	0.00	0.00			
10-410-250	STATE COURT COSTS INCOME MV	0.00	0.00			
10-410-257	STATE COURT COSTS - SCHOOL ZON	0.00	0.00			
10-410-260	STATE COURT COST INCOME: ST	0.00	0.00			
10-410-265	STATE COURT COSTS INCOME STT	0.00	0.00			
10-410-270	STATE COURT COSTS INCOME: TE	0.00	0.00			
10-410-275	STATE COURT COSTS INCOME TIN	0.00	0.00			
10-410-280	STATE COURT COSTS INCOME: WA	0.00	0.00			
10-410-284	STATE COURT COSTS DISMISSAL FE	0.00	0.00			
10-410-285	MISC INCOME	0.00	0.00			
10-410-286	LVISD SRO OFFICER	150,000.00	148,187.73	98.79%		
10-410-290	OMNI COLLECTIONS	0.00	0.00			
10-410-296	COPS LVISD	16,000.00	14,122.50	88.27%		
10-410-297	LVISD ADMINISTRATION FEES	17,000.00	16,513.47	97.14%		
10-410-298	POLICE REPORTS	365.00	258.00	70.68%		

10-410-299	LEASE PROCEED INCOME	0.00	0.00		
10-410-300	MDD OVERHEAD TRANSFER IN	60,000.00	60,000.00	100.00%	
10-410-301	MDD TRANSFER IN	0.00	167,002.52		
10-415-315	INDINGENT DEFENSE FUND (IDF)	45.00	16.00	35.56%	
10-415-320	LOCAL TRAFFIC FINE	1,000.00	487.37	48.74%	
10-415-321	LOCAL CONSOLIDATED COURT COST	300.00	43.79	14.60%	
10-415-325	MOVING VIOLATION FEE (MVF)	2.00	0.40	20.00%	
10-415-330	STATE JURY FEE (JRF)	90.00	32.00	35.56%	
10-415-331	LOCAL JURY	4.00	0.20	5.00%	
10-415-335	STATE JUDICIAL SUPPORT FUND (J	600.00	48.00	8.00%	
10-415-340	STATE CONSOLIDATED COURT COST	27,000.00	12,639.24	46.81%	
10-415-345	STATE TRAFFIC FINE (STF)	15,500.00	7,863.05	50.73%	
10-415-350	TECHNOLOGY FUND	0.00	0.00		
10-415-355	FINE	40,000.00	12,475.14	31.19%	
10-415-360	TIME PAYMENT FEE	120.00	100.00	83.33%	
10-415-365	WARRANT FEE	5,000.00	1,688.31	33.77%	
10-415-370	ADMINISTRATIVE FEE	1,400.00	662.38	47.31%	
10-415-371	DISMISSAL FEE	650.00	120.00	18.46%	
10-415-372	ARREST FEE	2,200.00	1,019.28	46.33%	
10-415-375	COLLECTION FEE (AMS)	0.00	0.00		
10-415-380	OMNI COLLECTION FEE	1,600.00	497.66	31.10%	
10-415-385	DEFERRED FEE	16,000.00	12,444.13	77.78%	
10-415-390	CHILD SAFETY FINE	0.00	0.00		
10-415-391	SCHOOL ZONE VIOLATION FEE	500.00	300.00	60.00%	
10-415-392	TRUANCY PREVENTION FEE	2,000.00	994.64	49.73%	
10-415-393	SEATBELT FEE	5.00	137.10	2742.00%	over performing
10-415-394	LOCAL TRUANCY PREVENTION	5.00	0.00	0.00%	
10-415-395	RESTITUTION INCOME	0.00	0.00		
10-415.310	COURT SECURITY FEES	0.00	0.00		
10-420-300	GAIN ON SALE OF FIXED ASSETS	0.00	0.00		
10-420-403	MUNICIPAL DEVELOPMENT DISTRICT	0.00	0.00		
10-520-285	PD BUILDING LOAN PAYMENT	0.00	0.00		
10-900-100	TRANSFER IN	0.00	0.00		
11-400-010	2024 SERIES COO PROCEEDS	500,000.00	0.00	0.00%	
11-400-015	BOND ADDITIONAL FEES	0.00	0.00		
11-400-080	INTEREST INCOME	1,000.00	6,597.60	659.76%	WF Sweep.
12-400-080	BANK INTEREST	10,000.00	513.02	5.13%	WF Sweep.
12-400-095	MISC INCOME	0.00	0.00		
12-400-100	MUNICIPAL DEVELOPMENT DISTRICT	0.00	0.00		
12-400-110	SALES TAX	585,000.00	287,472.87	49.14%	
12-400-120	EVENT VENDORS/DONATIONS	40,000.00	14,321.86	35.80%	
12-400-130	TRANSFER FROM HOT	0.00	0.00		
14-400-010	STREET MAINTENANCE TAX	285,000.00	146,653.01	51.46%	
14-400-080	INTEREST INCOME	1,000.00	11,094.78	1109.48%	WF Sweep.
15-400-080	INTEREST INCOME	750.00	7,698.81	1026.51%	WF Sweep.
15-400-100	HOTEL TAX REVENUE	57,962.00	32,035.37	55.27%	
16-400-010	FORFEITURES	0.00	0.00		
16-400-080	INTEREST	85,000.00	52.23	0.06%	WF Sweep.
18-400-100	GENERAL - CARES ACT GRANT	0.00	0.00		
18-410-100	PD - AACOG - COVID GRANT	0.00	0.00		
18-415-100	PD - AACOG BODY ARM GRANT REV	0.00	0.00		
18-416-100	PD AACOG TRAINING/AED GRANT	0.00	0.00		
18-417-100	PD/FIRE RADIO GRANT	0.00	0.00		
18-418-100	ACOG 2023 GRANT PD	0.00	0.00		
18-420-100	PARK - GRANTS	0.00	0.00		
18-430-100	GVEC POWER UP GRANT REVENUE	0.00	0.00		
18-440-100	FEMA COVID RECOVERY REVENUE	0.00	0.00		
20-100-101	AD VALOREM TAX	0.00	0.00		
20-100-102	TRANSFER FROM OTHER FUNDS	0.00	0.00		
20-100-103	INTEREST	0.00	0.00		
20-200-310	DEFERRED REVENUE	0.00	0.00		
20-400-010	AD VALORUM TAXES - CURRENT	100,000.00	311,480.79	311.48%	over performing
20-400-025	AD VALORUM TAXES - PEN & INT	300.00	95.66	31.89%	
20-400-080	INTEREST INCOME	0.00	0.00		
20-400-285	Misc Income	0.00	0.00		
20-900-100	TRANSFER IN	0.00	0.00		
25-400-080	INTEREST	3.00	68.62	2287.33%	WF Sweep.

25-410-210	COURTHOUSE SECURITY FEES	2,000.00	983.09	49.15%			
35-400-080	INTEREST	55.00	488.77	888.67%		Wf Sweep.	
35-410-270	STATE COURT COST - TECH FEE	1,650.00	814.91	49.39%			
40-400-080	INTEREST INCOME	0.00	0.00				
40-400-095	MISC INCOME	0.00	0.00				
40-400-125	NSF CHECK FEE	220.00	70.00	31.82%			
40-400-505	SALES TAX INCOME	25,000.00	16,255.23	65.02%			
40-400-510	WATER SALES	918,500.00	568,472.39	61.89%		on target performance	
40-400-520	SEWER SALES	280,500.00	173,685.10	61.92%			
40-400-525	INFRASTRUCTURE REPAIR	0.00	0.00				
40-400-530	PENALTIES	9,000.00	7,821.56	86.91%			
40-400-535	METER TAMPERING FEE	0.00	0.00				
40-400-540	OPER & MAINTENANCE	30,000.00	17,761.43	59.20%			
40-400-550	GARBAGE SALES	420,000.00	248,846.89	59.25%			
40-400-555	OVERPAYMENT	0.00	5,407.13				
40-400-560	NEW WATER METER FEES	13,000.00	3,155.06	24.27%			
40-400-562	NEW WATER CONSTRUCTIONS FEE	10,000.00	11,252.64	112.53%		over performing	
40-400-565	NEW SEWER CONSTRUCTION FEES	3,000.00	2,890.57	96.35%			
40-400-570	RECONNECTIONS	4,000.00	2,393.84	59.85%			
40-400-575	DRAINAGE IMPACT FEES	7,500.00	0.00	0.00%			
40-400-580	SEWER IMPACT FEES	500,000.00	0.00	0.00%	\$0.00	Move to 51-400-580	
40-400-585	WATER IMPACT FEES	400,000.00	0.00	0.00%	\$0.00	Move to 50-400-585	
40-400-590	WATER DEPOSITS	21,000.00	7,868.35	37.47%			
40-400-591	ADMIN FEE	2,500.00	1,000.00	40.00%			
40-400-592	GREASE TRAP PERMITS	0.00	0.00				
40-400-595	ADJUSTMENTS	1,300.00	445.51	34.27%			
40-400-825	METER REPLACEMENT INCOME	0.00	0.00				
40-400-901	WELL PROJECTS 2009	0.00	0.00				
40-400-902	INFRASTRUCTURE GRANT LOAN	0.00	0.00				
40-400-903	NEW LOAN WATER WELL	0.00	0.00				
40-440-100	FEMA COVID RECOVERY REVENUE	0.00	0.00				
41-400-010	2016 SERIES COO PROCEEDS	0.00	0.00				
41-400-080	INTEREST INCOME	0.00	1.67			WF Sweep.	
50-400-080	INTEREST INCOME	250.00	1,336.03	534.41%		WF Sweep.	
50-400-585	WATER IMPACT FEES	0.00	220,323.04	0.00%	\$400,000.00	Add \$400,000 from 50-400-585 - \$200k will be transfered to HWY 87	
51-400-080	INTEREST INCOME	42.00	405.77	966.12%		WF Sweep.	
51-400-580	SEWER IMPACT FEES	0.00	1,929.36	0.00%	\$500,000.00	Add 500,000 from 40-400-580	
	Total	7,389,232.18	3,843,267.63	52.01%			
Expenses							
10-500-010	WAGES - CODE ENFORCEMENT	31,662.54	11,768.60	37.17%			
10-500-015	OVERTIME	400.00	0.00	0.00%			
10-500-110	SOCIAL SECURITY	2,452.78	911.18	37.15%			
10-500-115	TMRS	1,574.27	593.85	37.72%			
10-500-150	EMPLOYEE INSURANCE	20.00	0.00	0.00%			
10-500-220	OFFICE SUPPLIES	1,000.00	1,012.25	101.23%			
10-500-230	DUES AND SUBSCRIPTIONS	100.00	0.00	0.00%			
10-500-240	TELEPHONE	600.00	216.47	36.08%			
10-500-250	UNIFORMS	70.00	67.98	97.11%			
10-500-270	TECHNOLOGY/SOFTWARE UPGRADES	692.50	0.00	0.00%			
10-500-300	CONTRACT SERVICES - BV	100,000.00	13,967.84	13.97%			
10-500-301	FIRE INSPECTIONS SERVICES	12,000.00	6,000.00	50.00%			
10-500-310	PROPERTY & LIABILITY INSURANCE	0.00	0.00				
10-500-320	WORKERS COMP INSURANCE	144.28	42.38	29.37%			
10-500-410	LEGAL & PROFESSIONAL - ENGINEE	0.00	(360.00)			Internal correction	
10-500-425	MUNI CODES	7,500.00	5,535.66	73.81%			
10-500-450	EMPLOYEE TRAINING	1,000.00	65.34	6.53%			
10-500-920	MISCELLANEOUS	0.00	0.00				
10-510-010	WAGES - GENERAL	196,188.72	108,465.18	55.29%			
10-510-015	OVERTIME	500.00	0.00	0.00%			
10-510-110	PAYROLL TAXES	15,008.44	8,034.70	53.53%			
10-510-115	TMRS	9,632.87	5,465.67	56.74%			
10-510-150	EMPLOYEE INSURANCE	32,323.56	15,668.11	48.47%			
10-510-159	AFLAC	0.00	0.00				
10-510-210	OFFICE EXPENSE	3,150.00	1,158.98	36.79%			
10-510-212	OFFICE EQUIPMENT RENTALS	8,000.00	811.60	10.15%			
10-510-214	BUILDING EXPENSE - CH	10,000.00	1,327.50	13.28%			

10-510-215	OFFICE CLEANING	6,800.00	3,125.00	45.96%	
10-510-220	OFFICE SUPPLIES	5,350.00	1,748.98	32.69%	
10-510-230	DUES AND SUBSCRIPTIONS	2,300.00	2,181.92	94.87%	
10-510-240	TELEPHONE	10,000.00	3,150.06	31.50%	
10-510-250	UNIFORMS	900.00	181.50	20.17%	
10-510-260	POSTAGE	2,000.00	617.55	30.88%	
10-510-270	TECHNOWLEDGE/SOFTWARE UPGRADES	35,000.00	31,266.24	89.33%	
10-510-290	UTILITIES	8,500.00	2,972.47	34.97%	
10-510-300	NATIONAL NIGHT EXPENSES	0.00	0.00		
10-510-310	PROPERTY & LIABILITY INSURANCE	20,000.00	10,528.00	52.64%	
10-510-320	WORKERS COMP INSURANCE	490.47	381.48	77.78%	
10-510-330	BONDING	50.00	0.00	0.00%	
10-510-410	LEGAL & PROFESSIONAL - ENGINEE	0.00	(3,976.25)		Internal correction
10-510-420	LEGAL & PROFESSIONAL - LEGAL	17,500.00	5,962.00	34.07%	
10-510-421	LEGAL & PROFESSIONAL - COLLECT	9,500.00	1,728.68	18.20%	
10-510-435	FOOD LICENSE EXPENSE	6,000.00	2,700.00	45.00%	
10-510-450	EMPLOYEE TRAINING	4,500.00	7,814.38	173.65%	Will adjust in June
10-510-452	WCAC QUARTERLY PAYMENT	8,500.00	6,098.62	71.75%	
10-510-460	AUDIT EXPENSE	32,000.00	9,400.00	29.38%	
10-510-465	ELECTION EXPENSE	2,000.00	662.00	33.10%	
10-510-470	BANK SERVICE CHARGES	4,000.00	3,848.48	96.21%	
10-510-475	CONTRACT LABOR	24,000.00	12,000.00	50.00%	
10-510-490	ADVERTISING	900.00	660.46	73.38%	
10-510-600	VEHICLE PURCHASE	0.00	0.00		
10-510-610	VEHICLE FUEL	800.00	212.87	26.61%	
10-510-620	VEHICLE REPAIR	1,000.00	440.54	44.05%	
10-510-690	EQUIPMENT PURCHASE	0.00	0.00		
10-510-700	LIBRARY DONATION	1,000.00	0.00	0.00%	
10-510-710	CHILD ADVOCACY	5,000.00	0.00	0.00%	
10-510-720	ANIMAL CONTROL CONTRACT	5,000.00	10,000.00	200.00%	pull \$5,000 from contengicney account 10-510-900
10-510-900	CONTINGENCY FUND	96,796.00	0.00	0.00%	\$72,628.82 take 24,167.18 out because of human error that resulted in higher revenue projections
10-510-920	MISCELLANEOUS EXPENSE	2,500.00	2,057.23	82.29%	
10-515-010	WAGES - COURT	30,171.96	17,978.40	59.59%	
10-515-015	OVERTIME	0.00	0.00		
10-515-110	PAYROLL TAXES	2,308.15	1,099.94	47.65%	
10-515-115	TMRS	1,481.44	714.78	48.25%	
10-515-150	EMPLOYEE INSURANCE	20.00	0.00	0.00%	
10-515-220	OFFICE SUPPLIES	150.00	476.79	317.86%	
10-515-230	DUES AND SUBSCRIPTIONS	200.00	0.00	0.00%	
10-515-250	UNIFORMS	70.00	76.00	108.57%	
10-515-270	COURT TECHNOLOGY	692.50	0.00	0.00%	
10-515-271	TECHNOLOGY/SOFTWARE UPGRADES	3,000.00	2,160.00	72.00%	
10-515-320	WORKERS COMP INSURANCE	75.43	42.38	56.18%	
10-515-415	PROSECUTOR SERVICES	11,000.00	5,359.98	48.73%	
10-515-420	JURY EXPENSE	200.00	(19.48)	-9.74%	
10-515-450	EMPLOYEE TRAINING	1,300.00	675.00	51.92%	
10-515-474	OMNI COLLECTION	1,600.00	216.00	13.50%	
10-515-550	STATE COURT COSTS	20,000.00	24,450.29	122.25%	Will adjust in June
10-520-010	WAGES - POLICE	996,106.06	516,842.15	51.89%	
10-520-011	CONTRACT LABOR	22,000.00	13,600.00	61.82%	
10-520-012	SHIFT DIFFERENTIAL	5,200.00	3,325.00	63.94%	
10-520-015	OVERTIME	25,200.00	9,164.04	36.37%	
10-520-110	PAYROLL TAXES	78,527.71	39,811.46	50.70%	
10-520-115	TMRS	50,401.45	26,270.30	52.12%	
10-520-150	EMPLOYEE INSURANCE	135,843.28	61,189.02	45.04%	
10-520-159	AFLAC	0.00	0.00		
10-520-160	MEDICAL COST	3,000.00	0.00	0.00%	
10-520-210	OFFICE EXPENSE	5,500.00	2,600.22	47.28%	
10-520-220	OFFICE SUPPLIES	4,000.00	520.77	13.02%	
10-520-230	BUILDING EXPENSE	26,000.00	10,674.65	41.06%	
10-520-240	TELEPHONE	15,500.00	7,338.75	47.35%	
10-520-250	UNIFORMS	13,500.00	3,976.93	29.46%	
10-520-270	TECHNOLOGY/SOFTWARE UPGRADES	55,000.00	43,336.08	78.79%	possible overage
10-520-287	POLICE EVENTS	5,200.00	586.61	11.28%	
10-520-290	UTILITIES	2,000.00	1,830.16	91.51%	Will adjust in June

10-520-310	PROPERTY & LIABILITY INSURANCE	50,000.00	30,656.00	61.31%
10-520-320	WORKERS COMP INSURANCE	38,904.58	14,963.00	38.46%
10-520-325	UNEMPLOYMENT TWC	0.00	0.00	
10-520-330	BONDING	100.00	0.00	0.00%
10-520-400	PROFESSIONAL FEES	500.00	129.29	25.86%
10-520-450	EMPLOYEE TRAINING	9,000.00	7,588.72	84.32%
10-520-451	LEOSE TRAINING EXPENSE	750.00	0.00	0.00%
10-520-452	LEOSE FUNDS	0.00	0.00	
10-520-476	CONTRACT SERVICES CAMERA	16,000.00	15,000.00	93.75%
10-520-477	LAB TEST	100.00	0.00	0.00%
10-520-478	K-9 CONTRACT LABOR	4,000.00	1,487.15	37.18%
10-520-479	COPS LVISD CONTRACT PAY	40,000.00	12,215.00	30.54%
10-520-480	EVIDENCE SUPPLIES	2,000.00	0.00	0.00%
10-520-485	EXPLORER PROGRAM	1,000.00	0.00	0.00%
10-520-490	ADVERTISING	600.00	54.13	9.02%
10-520-600	VEHICLE PURCHASE	0.00	0.00	
10-520-610	VEHICLE FUEL	55,000.00	16,606.95	30.19%
10-520-620	VEHICLE REPAIR	52,500.00	28,275.37	53.86%
10-520-690	EQUIPMENT PURCHASES	38,000.00	32,745.65	86.17%
10-520-700	WILSON COUNTY SOFTWARE	4,000.00	0.00	0.00%
10-520-910	WCSO DISPATCH	3,000.00	3,000.00	100.00%
10-520-920	MISCELLANEOUS	5,000.00	2,327.68	46.55%
10-550-010	WAGES	0.00	0.00	
10-550-110	PAYROLL TAXES	0.00	0.00	
10-550-115	TMRS	0.00	0.00	
10-550-150	EMPLOYEE INSURANCE	0.00	0.00	
10-550-310	PROPERTY & LIABILITY INSURANCE	0.00	0.00	
10-550-320	WORKERS COMP	0.00	0.00	
10-580-010	WAGES - PARK DEPARTMENT	85,285.20	42,389.58	49.70%
10-580-015	OVERTIME	4,000.00	474.27	11.86%
10-580-110	PAYROLL TAXES	6,830.32	3,293.26	48.22%
10-580-115	TMRS	4,383.90	2,148.36	49.01%
10-580-150	EMPLOYEE INSURANCE	21,549.04	9,820.46	45.57%
10-580-240	TELEPHONE	900.00	466.12	51.79%
10-580-250	UNIFORMS	2,000.00	914.76	45.74%
10-580-290	UTILITIES - PARK	11,400.00	4,833.70	42.40%
10-580-310	PROPERTY & LIABILITY INSURANCE	6,000.00	3,456.78	57.61%
10-580-320	WORKERS COMP INSURANCE	438.05	1,587.00	362.29%
10-580-450	EMPLOYEE TRAINING	500.00	0.00	0.00%
10-580-500	CAPITAL OUTLAY - PARK	112,500.00	81,267.47	72.24%
10-580-600	VEHICLE PURCHASE	0.00	0.00	
10-580-610	VEHICLE FUEL	5,500.00	932.87	16.96%
10-580-620	VEHICLE REPAIR	6,000.00	896.16	14.94%
10-580-655	REPAIR AND MAINTENANCE	13,900.00	11,934.49	85.86%
10-580-660	TOOLS	1,000.00	61.97	6.20%
10-580-670	CITY PARK SUPPLIES	5,500.00	737.76	13.41%
10-580-690	PARK EQUIPMENT	19,500.00	1,146.57	5.88%
10-800-100	CAPITAL OUTLAY	0.00	0.00	
10-900-200	TRANSFER OUT	0.00	(5,582.92)	
11-500-100	DRAINAGE PROJECT	500,000.00	42,747.18	8.55%
11-510-100	ENGINEERING FEE	50,000.00	0.00	0.00%
11-510-470	BANK SERVICE CHARGES	0.00	0.00	
12-500-010	WAGES - MDD	118,045.20	57,204.90	48.46%
12-500-015	OVERTIME	2,000.00	0.00	0.00%
12-500-050	PAYROLL TAXES	7,537.76	4,376.14	58.06%
12-500-115	TMRS	4,837.96	2,851.31	58.94%
12-500-150	EMPLOYEE INSURANCE	21,549.04	9,065.04	42.07%
12-500-220	OFFICE SUPPLIES	4,000.00	2,563.62	64.09%
12-500-230	SUBSCRIPTIONS	17,600.00	14,866.07	84.47%
12-500-240	TELEPHONE	800.00	773.57	96.70%
12-500-310	PROPERTY & LIABILITY INSURANCE	0.00	0.00	
12-500-320	WORKERS COMP INSURANCE	246.33	84.76	34.41%
12-500-400	FACILITY & OVERHEAD COST TO GF	60,000.00	60,000.00	100.00%
12-500-410	ENGINEERING	5,000.00	0.00	0.00%
12-500-420	LEGAL	3,000.00	868.50	28.95%
12-500-430	EQUIPMENT EXPENSE	63,785.00	24,732.32	38.77%
12-500-450	TRAINING/CONFERENCE/TRAVEL	5,000.00	2,453.43	49.07%

Will adjust in June

12-500-455	BUSINESS RECRUITMENT	500.00	0.00	0.00%	
12-500-456	ECONOMIC DEVELOPMENT	6,000.00	0.00	0.00%	Add 4,299.50 from 12-500-470
12-500-460	EVENT PLANNING	250,000.00	109,641.22	43.86%	
12-500-465	COMMUNITY PROGRAMS	6,700.00	144.50	2.16%	
12-500-470	ECONOMIC DEVELOPMENT PROJECT	0.00	4,299.50		Internal correction moving to 12-500-456
12-500-475	CONSULTING/DEVELOPMENT/PLAN	300,000.00	0.00	0.00%	
12-500-476	ADVERTISING	10,000.00	6,127.25	61.27%	
12-500-477	FACADE/BEAR GRANTS	50,000.00	1,000.00	2.00%	
12-500-500	CONTINGENCY	111,487.60	0.00	0.00%	\$107,752.31 Take out 3735.29 because of avereging error on budget adoption = 107,752.31
12-500-600	VEHICLE PURCHASE	0.00	0.00		
12-500-700	PD BUILDING LOAN 2025	0.00	0.00		
12-800-100	CAPITAL OUTLAY	0.00	0.00		
12-900-200	TRANSFER OUT	0.00	167,002.52		
14-500-100	STREET REPAIR	320,000.00	0.00	0.00%	
14-500-410	PROFESSIONAL - ENGINEERING	15,000.00	0.00	0.00%	
14-500-920	MISCELLANEOUS EXPENSE	0.00	0.00		
14-800-100	CAPITAL OUTLAY	0.00	0.00		
15-500-201	TRANSFER TO MDD	0.00	0.00		
15-510-470	BANK SERVICE CHARGES	0.00	0.00		
16-800-100	CAPITAL OUTLAY	0.00	0.00		
18-800-100	CAPITAL OUTLAY	0.00	0.00		
18-900-200	TRANSFER OUT	0.00	0.00		
20-100-106	SARA LOAN PRINCIPAL	0.00	0.00		
20-100-107	SARA LOAN INTEREST	0.00	0.00		
20-100-108	2016 SERIES PRINCIPAL	150,000.00	0.00	0.00%	
20-100-109	2016 SERIER INTEREST	77,700.00	38,850.00	50.00%	
20-100-110	2016 SERIES BOND- ADMIN FEE	450.00	200.00	44.44%	
20-100-111	2024 SERIES PRINCIPAL	65,000.00	65,000.00	100.00%	
20-100-112	2024 SERIES INTEREST	46,775.00	23,875.00	51.04%	
20-100-113	2024 SERIES BOND- ADMIN FEE	450.00	250.00	55.56%	
25-500-100	COURT BAILIFF	200.00	0.00	0.00%	
25-500-200	BUILDING SECURITY	0.00	0.00		
40-500-500	CONTINGENCY	130,281.77	82,523.86	63.34%	\$114,718.17 Take 15,563.60 out because of avg error that was found after budget adoption= 114,718.17
40-540-010	WAGES	328,002.20	157,327.04	47.97%	
40-540-015	OVERTIME	16,000.00	8,865.76	55.41%	
40-540-110	PAYROLL TAXES	26,316.17	11,706.42	44.48%	
40-540-115	TMRS	16,890.51	7,759.20	45.94%	
40-540-120	ON CALL PAY	1,600.00	720.00	45.00%	
40-540-150	EMPLOYEE INSURANCE	64,647.12	26,439.68	40.90%	
40-540-159	AFLAC	0.00	0.00		
40-540-210	OFFICE EXPENSE	1,750.00	188.35	10.76%	
40-540-220	OFFICE SUPPLIES	0.00	393.60		
40-540-230	DUES AND SUBSCRIPTIONS	4,000.00	1,943.66	48.59%	
40-540-240	TELEPHONE	7,500.00	3,588.27	47.84%	
40-540-250	UNIFORMS	5,000.00	3,402.62	68.05%	
40-540-260	POSTAGE	3,500.00	2,471.49	70.61%	
40-540-270	TECHNOLOGY/SOFTWARE UPGRADES	16,400.00	9,068.00	55.29%	
40-540-280	RETURNED CHECK	0.00	0.00		
40-540-281	DEPOSIT REFUND	0.00	937.77		
40-540-284	APPLIED DEPOSIT REIMBURSEMENT	0.00	3,928.12		
40-540-290	UTILITIES	95,000.00	42,553.45	44.79%	
40-540-310	PROPERTY & LIABILITY INSURANCE	57,700.00	28,871.00	50.04%	
40-540-320	WORKERS COMP INSURANCE	2,758.83	4,780.00	173.26%	
40-540-400	PROFESSIONAL FEES	4,000.00	0.00	0.00%	
40-540-410	LEGAL & PROFESSIONAL - ENGINEE	70,000.00	17,473.80	24.96%	
40-540-411	PERMITS & INSPECTIONS	6,000.00	4,221.33	70.36%	
40-540-450	EMPLOYEE TRAINING & LICENSING	6,700.00	5,818.11	83.85%	
40-540-455	CRWA MEETING REIMBURSEMENT	300.00	0.00	0.00%	
40-540-460	AUDIT EXPENSE	9,400.00	9,400.00	100.00%	
40-540-471	PAYCLIX EXPENSE	12,000.00	8,642.23	72.02%	
40-540-490	ADVERTISING	3,000.00	0.00	0.00%	
40-540-610	VEHICLE FUEL	20,500.00	6,345.52	30.95%	
40-540-620	VEHICLE REPAIR	16,000.00	8,502.34	53.14%	
40-540-660	TOOLS	3,100.00	118.43	3.82%	
40-540-690	EQUIPMENT	15,000.00	2,122.05	14.15%	

40-540-710	GARBAGE COLLECTION EXPENSE	350,000.00	142,337.74	40.67%	
40-540-720	SALES TAX EXPENSE	0.00	16,710.40		EOY adjust by adult
40-540-805	VALVE REPAIR	5,000.00	0.00	0.00%	
40-540-810	SUPPLIES AND REPAIRS	323,500.00	168,382.67	52.05%	
40-540-820	WWTP OPERATION	150,000.00	76,908.33	51.27%	
40-540-825	METER REPLACEMENT	100,000.00	41,089.01	41.09%	
40-540-830	WATER ANALYSIS LAB	15,000.00	6,734.00	44.89%	
40-540-840	CHEMICALS	30,000.00	11,629.27	38.76%	
40-540-880	BULK WATER PURCHASE	50,000.00	16,832.23	33.66%	
40-540-889	WATER PROJECT CONTINGENCY	15,392.00	15,392.00	100.00%	
40-540-901	WELL PROJECTS	175,000.00	51,792.45	29.60%	
40-540-902	LAND LEASE	45,000.00	27,998.10	62.22%	
40-540-906	EQUIPMENT PURCHASE	59,500.00	45,471.89	76.42%	
40-540-908	DEPRECIATION	0.00	0.00		
40-540-920	MISCELLANEOUS EXPENSE	8,000.00	(311.80)	-3.90%	
40-599-500	CAPITAL OUTLAY	0.00	0.00		
50-500-200	UNFUNDED HWY 87 PROJECT	0.00	302,390.84		Will adjust in June
510-470	BANK SERVICE CHARGES	0.00	0.00		
Total		7,432,697.99	3,438,885.38		
Revenue and expense difference		-43,465.81	404,382.25		
Amended expense total:		7,389,232.18			

CITY COUNCIL MEMORANDUM

City Council Meeting: April 9th, 2026

Department: Admin-Finance

Subject: Ordinance Amending the Fiscal Year 2025-2026 Budget

Summary:

This memorandum is submitted to request the City Council’s approval of an ordinance amending the budget for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026. Following a mid-year review, City Staff has identified specific, targeted adjustments that include corrections to errors identified after budget adoption, Moving revenue funds to the correct impact fee accounts, and a contract cost adjustment.

The original budget for FY 2025-2026 was adopted during a public hearing via Ordinance No. 091125-01. After a thorough review, the City Administrator has requested only modest changes to the budget, reflecting the City’s stable financial position. These adjustments are intended to fine-tune allocations based on updated needs and projections. A detailed Excel sheet outlining these adjustments, including projected notes and further details, will be attached for your review.

Additionally, the City intends to conduct another mid-year evaluation in June 2026 to ensure continued fiscal stability and address any necessary updates based on evolving conditions.

Goal:

The goal of this budget amendment is to make necessary adjustments to the City’s budget in order to maintain financial stability and alignment with the City’s operational goals. The requested changes are designed to ensure the City remains on track while continuing to serve the community effectively.

Community Benefit:

This amendment will benefit the City by:

- **Maintaining Financial Stability:** The budget remains strong and stable, with targeted corrections necessary to reflect accurate allocations.
- **Effective Resource Allocation:** Ensuring that the City’s resources are allocated efficiently, while keeping expenditures in line with the projected budget.
- **Transparency and Accountability:** Detailed information about the changes will be provided, ensuring transparency and keeping the community informed about budget adjustments.
- **Ongoing Monitoring:** The City will conduct another review in June 2026 to continue monitoring fiscal health and ensure effective budget management throughout the year.

Recommended Action:

City staff recommends that the City Council approve the ordinance amending the FY 2025-2026 budget, as presented by the City Administrator. Please review the attached Excel sheet for full details and projected notes. No further action is required at this time other than the approval of this ordinance.

Resolution No. 040926-01

RESOLUTION OF THE GOVERNING BODY OF

City of LaVernia

APPOINTING TO CANYON REGIONAL WATER
AUTHORITY ONE MEMBER TO THE BOARD OF
TRUSTEES FOR A TWO-YEAR TERM OF OFFICE.

ADOPTED April 09, 2026

RESOLVED, that the Governing Body of **City of LaVernia** has appointed: **Martin Poore**
to serve as their representative to the Board of Trustees of Canyon Regional Water Authority.

RESOLVED. FURTHER, that the above-named representative is authorized to represent, and act on
behalf of, in the best interest of the above-said entity in the process of maintaining and conducting the
business of the Canyon Regional Water Authority, and to cast its vote on all issues related to the Canyon
Regional Water Authority.

* * * * *

CERTIFICATE OF SECRETARY

I, **Madison Farrow**, do hereby certify that I am the Secretary of the above-mentioned entity and that the
above and foregoing is a true, full, and correct copy of the resolution duly adopted by the Members of the
Governing Body of the above-mentioned entity at its meeting held on **April 09, 2026** and entered into the
Minutes of said entity; that the meeting was duly and regularly held in accordance with the Bylaws and or
laws governing the said entity; and that such resolution has not been rescinded or modified.

To certify which, witness my hand and seal of said entity this day April 09, 2026

Secretary

SEAL

RESOLUTION NO. R040926-02

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS ENTERING INTO AN AGREEMENT WITH US BANK AND AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT US BANK.

WHEREAS, the City of La Vernia, Texas City Council has given authority to the City Administrator to make and be responsible for administrative decisions; and

WHEREAS, the City of La Vernia will benefit from the agreement with US Bank as described in **Exhibit A**; and

WHEREAS, the City Council of La Vernia, Texas finds it to be in the best interest of the City to have this agreement with US Bank for a card program;

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

SECTION 1. City Council of La Vernia authorizes the City Administrator to sign an agreement with US Bank for a card program.

SECTION 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

SECTION 3. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

SECTION 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 9th day of April 2026.

CITY OF LA VERNIA, TEXAS

Martin Poore, Mayor

ATTEST:

Madison Farrow, City Secretary

APPROVED AS TO FORM:

City Attorney

Exhibit A



POLITICAL SUBDIVISION ADDENDUM

This U.S. Bank Political Subdivision Addendum ("Political Subdivision Addendum") is an addendum to and modification of Contract No. 946M3-1859 dated April 26, 2017 (the "Agreement") between Texas Comptroller of Public Accounts ("Customer") and U.S. Bank National Association ("U.S. Bank"). This Political Subdivision Addendum is effective upon signing by U.S. Bank ("Effective Date") and supersedes any previous and like addenda with the Political Subdivision.

RECITALS

- A. Customer entered into the Agreement for the purpose of making available a Fleet Card Program ("Card Program") described in the Agreement for use by Political Subdivisions;
B. Customer allows Political Subdivisions to participate in the Card Program provided that Political Subdivision assumes all responsibility and liability for Political Subdivision's performance of the terms and conditions of the Agreement as if Political Subdivision was the entity signing the Agreement as the Customer. Customer is not liable for Political Subdivision under the Agreement or this Political Subdivision Addendum; and
C. Political Subdivision has received a copy of the Agreement from Customer, and after a thorough review of the Agreement, desires to participate as a Political Subdivision under the Agreement. Political Subdivision is responsible for Political Subdivision's performance of the terms and conditions of this Political Subdivision Addendum as well as the Agreement as if Political Subdivision signed the Agreement as the Customer. Political Subdivision is not liable for the acts and omissions of the Customer under the Agreement or this Political Subdivision Addendum.

AGREEMENT

Now therefore, in consideration of the foregoing Recitals, the mutual premises and covenants set forth in the Agreement, and other good and valuable consideration, the receipt sufficiency of which is hereby acknowledged, all parties agree as follows:

- 1. Capitalized terms used in this Political Subdivision Addendum and not otherwise defined in this Political Subdivision Addendum are used with the same respective meanings attributed thereto in the Agreement.
2. Political Subdivision shall perform all duties, responsibilities and obligations required of Customer as set forth in the Agreement. U.S. Bank shall issue Cards to designated employees of Political Subdivision upon execution of this Political Subdivision Addendum by Political Subdivision and U.S. Bank.
3. In order to determine credit qualifications for the Political Subdivision, the Political Subdivision shall provide U.S. Bank with the last three years of audited financial statements with this signed Political Subdivision Addendum. The Political Subdivision shall provide to U.S. Bank annual financial statements thereafter. U.S. Bank will review the financial statements and notify the Political Subdivision of the approval or decline of its credit qualification. If U.S. Bank can independently obtain such financial statements, the Political Subdivision will not be required to provide them.
4. Political Subdivision shall make payment to U.S. Bank for all Debt incurred by Political Subdivision and its Cardholders as provided in the Agreement. "Debt" means all amounts charged to a card or account including without limitation all amounts related to purchases, fees and other Charges that are owed to U.S. Bank by Political Subdivision and its Cardholders.
5. Cards shall be used for official Political Subdivision purchases only, and shall not be used for individual, consumer purchases or to incur consumer debt. Political Subdivision warrants that it possesses the financial capacity to perform all of its obligations under the Agreement and this Political Subdivision Addendum.

6. The notice address for Political Subdivision is:

Political Subdivision:
PO BOX 225
102 E Chihuahua
La Vernia TX 78121
Attn: Jenny Begole

7. Automated Clearinghouse ("ACH"). To receive rebate payments, Political Subdivision must register for ACH in the manner prescribed by U.S. Bank. U.S. Bank will not make any payments until Political Subdivision has registered for ACH. If Political Subdivision fails to register for ACH by the end of the first Addendum Year, Political Subdivision forfeits any payments for that Addendum Year and any subsequent Addendum Years in which Political Subdivision fails to register for ACH. Political Subdivision designates the following person to register Political Subdivision for ACH.

Authorized Person's Name Jennifer Begole
Authorized Person's Email Address jbegole@lavernia-bx.gov



- 8. The representations, warranties and recitals of Political Subdivision set forth in this Political Subdivision Addendum and the Agreement constitute valid, binding and enforceable agreements of Political Subdivision. All extensions of credit made pursuant to this Political Subdivision Addendum and the Agreement to Political Subdivision will be valid and enforceable obligations of Political Subdivision and Political Subdivision shall pay to U.S. Bank all Debts incurred by Political Subdivision in accordance with the terms of the Agreement and this Political Subdivision Addendum. The execution of this Political Subdivision Addendum and the performance of the obligations hereunder and under the Agreement are within the power of Political Subdivision, have been authorized by all necessary action and do not constitute a breach of any agreement to which Political Subdivision is a party or is bound.
- 9. Political Subdivision represents and warrants that this transaction is within the scope of the normal course of business and does not require further authorization for the Political Subdivision to be duly bound by this Political Subdivision Addendum. This Political Subdivision Addendum requires approval as to form by the Attorney for the Political Subdivision. If this Political Subdivision Addendum is not approved as to form by the Attorney for the Political Subdivision, the completion of a Certificate of Authority is required and must accompany this Political Subdivision Addendum.

In witness whereof, the parties have executed this Political Subdivision Addendum by their duly authorized representatives.

<p>DATE: <u>1/29/2025</u></p> <p><u>City Of La Vernia</u> Legal Name of Political Subdivision</p> <p><u>Jennifer Begole</u> (Signature of Authorized Individual)</p> <p><u>Jennifer Begole</u> (Printed Name of Authorized Individual)</p> <p><u>Finance Administrator</u> (Printed Title of Authorized Individual)</p>	<p>DATE: <u>February 05, 2025</u></p> <p><u>U.S. Bank National Association</u></p> <p><u>E-SIGNED by Ryan Solohub</u> on <u>2025-02-05 22:42:29 GMT</u></p> <p><u>(Signature of Authorized Individual)</u></p> <p><u>Ryan Solohub</u> (Printed Name of Authorized Individual)</p> <p><u>Vice President</u> (Printed Title of Authorized Individual)</p>
<p>Approved as to form:</p> <p>_____ (Signature of Attorney for Political Subdivision)</p> <p>_____ (Printed Name of Attorney)</p>	



Before completing the Certificate of Authority, please read:

- If the document being signed was "approved as to form" by an attorney, it is not necessary to complete the attached Certificate of Authority (C of A).
- If the document was not "approved as to form" by an attorney, please complete the attached C of A (page 2).
- Be sure to date all documents upon signing. Undated documents cannot be accepted and will be returned for dating.

**SIGNING INSTRUCTIONS
FOR
CERTIFICATE OF AUTHORITY (COA)**

Note that three (3) different individuals must sign and date the Certificate of Authority. If the Government Entity does not have three individuals who are authorized to sign on behalf of the Government Entity, please refer to page three.

SECTION 1 Organizational Information

Enter the legal name of the Government Entity and the tax ID number on the Certificate of Authority in the space provided.

Note that the Government Entity name must match exactly the Government Entity name on the Agreement and the Government Entity name on the Government Entity's financial statements. An exact match is required.

SECTION 2 Authorized Persons

The individual(s) who signed the Card Agreement/Amendment must complete and sign Section 2.

SECTION 3 Execution Requirements

Check *only one* box in Section 3 to indicate how many individuals (either 1 or 2) at your company/organization are required to sign legal documents on behalf of the Government Entity.

SECTION 4 Execution

No action required.

SECTION 5 Certification

**Two individuals must sign this section.*

**The individual(s) who signed Section 2 cannot sign this section or this document is invalid.*

- An officer of the Government Entity ("Officer One") is required to sign this section attesting to the signatures in Section 2.
- One other officer of the Government Entity ("Officer Two") must sign below the signature of Officer One *attesting to the signature of Officer One.*



CERTIFICATE OF AUTHORITY

1. Organizational Information. This Certificate of Authority has been completed on behalf of the following government entity (the "Government Entity"):

Government Entity Legal Name: _____

Federal Tax Identification Number: _____

2. Authorized Persons. In accordance with the governance rules relating to the Government Entity, the following individuals (the "Authorized Person(s)") are authorized, on behalf of the Government Entity, to execute and deliver to U.S. Bank National Association ("U.S. Bank") the applicable agreement(s), any applicable addenda thereto and any other documents or writings required by U.S. Bank (collectively, the "Documents") for the purpose of establishing one (1) or more commercial card programs, extending credit and providing related services to the Government Entity with U.S. Bank in the United States (collectively, the "Services"):

Table with 3 columns: Name, Title, Signature. Two empty rows for data entry.

3. Execution Requirements. The governance rules relating to the Government Entity require the following number of Authorized Persons to sign the Documents for the Services (choose only (1) one box):

- One (1) Authorized Person
Two (2) Authorized Persons

4. Execution. By signing the Documents, each individual signing in his or her capacity as an authorized signing officer of Government Entity and not in his or her personal capacity, certifies and warrants that (a) all action required by Government Entity's organizational documents to authorize the signer(s) to act on behalf of Government Entity in all actions taken under the Documents, including but not limited to, the authority to incur debt on behalf of Government Entity, has been taken, (b) each signer is empowered in the name of and on behalf of Government Entity to enter into all transactions and Services contemplated in the Documents and (c) the signatures appearing on all supporting documents of authority are authentic.

6. Certification. I certify that I am the _____ and I am acting in my official capacity as an authorized officer who has been given the authority by the Government Entity to certify that the Authorized Person(s) has/have the full power and authority under applicable law and the governance rules relating to the Government Entity to execute and deliver to U.S. Bank, on behalf of the Government Entity, and to bind the Government Entity under, the Documents for the purpose of establishing and extending the Services. I also certify that the name(s) and title(s) of the Authorized Person(s) set forth above are correct and that the signature appearing beside each name is a true and genuine specimen of his/her signature.

Printed Name of OR the _____ of the Government Entity (Cannot be an Authorized Person listed in Section 2)

Signature of the Secretary or Asst. Secretary of the Organization Date

I certify that I am an officer of the Government Entity, and as such, I certify that the above-named _____ is acting in such capacity on behalf of the Government Entity, the signature below is my genuine signature and the signature above is the genuine signature of such _____

Printed Name & Title of Officer Signing Below (Cannot be an Authorized Person listed in Section 2)

Attested by One (1) Other Officer of the Government Entity - Signature Date

**EXAMPLES TO SIGNING INSTRUCTIONS
FOR
CERTIFICATE OF AUTHORITY (C OF A)**

EXAMPLE 1:

1. One (1) person is required to sign legal documents, and
2. Government Entity has more than two (2) authorized signatories who can attest to signatures of other signatories.

Agreement: Person A signs.
C of A Section 2: Person A completes and signs.
C of A Section 3: First box is checked.
C of A Section 4 (part 1): Person B (preferably the Secretary) signs attesting to the signature of Person A.
C of A Section 4 (part 2): Person C signs attesting to Person B's authority and signature.

EXAMPLE 2:

1. Two (2) people are required to sign legal documents, and
2. Government Entity has more than two (2) authorized signatories who can attest to signatures of other signatories.

Agreement: Persons A and B sign.
C of A Section 2: Persons A and B complete and sign.
C of A Section 3: Second box is checked.
C of A Section 4 (part 1): Person C (preferably the Secretary) signs attesting to the signatures of Persons A and B.
C of A Section 4 (part 2): Person D signs attesting to Person C's authority and signature.

EXAMPLE 3:

1. One (1) person is required to sign legal documents, and
2. Government Entity has only one (1) other authorized signatory who can attest to signatures of other signatories.

Agreement: Person A signs.
C of A Section 2: Person A completes and signs.
C of A Section 3: First box is checked.
C of A Section 4 (part 1): Person B (preferably the Secretary) signs attesting to the signature of Person A.
NOTE: If the Secretary can sign the C of A, than they cannot be Person A; they must be Person B.
C of A Section 4 (part 2): Person A signs attesting to Person B's authority and signature.

EXAMPLE 4:

1. Two (2) people are required to sign legal documents, and
2. Government Entity has only one (1) other authorized signatory who can attest to signatures of other signatories.

Agreement: Persons A and B sign.
C of A Section 2: Persons A and B complete and sign.
C of A Section 3: Second box is checked.
C of A Section 4 (part 1): Either Person A or B (preferably the Secretary) signs attesting to the signature of Persons A and B.
NOTE: If the Secretary can sign the C of A, than they must sign in Section 4 (part 1) and the other person must sign in Section 4 (part 2).
C of A Section 4 (part 2): The Person who did not sign Section 4 (part 1) signs attesting to the signing authority and signature of the person who did sign in Section 4 (part 1)

RESOLUTION NO. R040926-03

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS ENTERING INTO AN AGREEMENT WITH FLORESVILLE ELITE CARE CLINIC AND AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH FLORESVILLE ELITE CARE CLINIC.

WHEREAS, the City of La Vernia, Texas City Council has given authority to the City Administrator to make and be responsible for administrative decisions; and

WHEREAS, the City of La Vernia will benefit from the agreement with Floresville Elite Care Clinic as described in **Exhibit A**; and

WHEREAS, the City Council of La Vernia, Texas finds it to be in the best interest of the City to have this agreement with Floresville Elite Care Clinic for occupational healthcare services for City staff;

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

SECTION 1. City Council of La Vernia authorizes the City Administrator to sign an agreement with Floresville Elite Care Clinic for occupational healthcare services for City staff.

SECTION 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

SECTION 3. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

SECTION 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 9th day of April 2026.

CITY OF LA VERNIA, TEXAS

Martin Poore, Mayor

ATTEST:

Madison Farrow, City Secretary

APPROVED AS TO FORM:

City Attorney

Exhibit A



101 Wilson Dr. Ste. 101 Floresville, TX 78114

830-393-3133

As of _____, of 20 _____, **Floresville Elite Care Clinic** has extended a service agreement for Occupational Medicine Services to the City of LaVernia; Hereinafter referred to as the client.

1). Terms of Agreement

- The agreement to perform occupational healthcare services will remain effective for the period of one (1) year.
- Pricing will be honored for the term of the year of the contract and may be subject to change when the contract is renewed on an annual basis.

2). Services

- **Floresville Elite Care Clinic** will perform the requested occupational medicine services at the contracted rate. See fee schedule for current rates.
- **Floresville Elite Care Clinic** will perform any additional services that are requested at an additional cost.
- **Floresville Elite Care Clinic** will provide all results to the client only and within a timely manner.

Preferred method to send results: 1

_____ Email- Please provide a secure email for your company. These emails will be sent encrypted. The encryption only allows the email recipient to access the email.

Secure Email: _____

_____ Fax- Please provide your secure fax number. Fax Number: _____

_____ Send results with the employee (Not recommended)

3). Billing and Payment

- Charges for services will be paid according to the current price list for **Floresville Elite Care Clinic during the term of this current contract.**
- Client agrees to allow the facility to bill insurance for work related injuries.
- Client agrees to remit payment for services provided within 30 days of the receipt of invoice.



101 Wilson Dr. Ste. 101 Floresville, TX 78114

830-393-3133

Billing Address: _____ Phone Number: _____

Contact Person: _____ Email: _____

Signature of Emergency Care of Floresville, LLC
Representative

Signature of Client

Please send this requisition form with each client that you are requesting Occupational Medicine Services for. This requisition form is considered a formal request for services and an acknowledgement of fees to be invoiced to you by **Floresville Elite Care Clinic**.



101 Wilson Dr. Ste. 101 Floresville, TX 78114

830-393-3133

<h2>Occmed Requisition Form</h2>
Potential/Current Employee:
Client Requesting Services:
Contact Person and Telephone Number:

Available Services	Check If Needed
Pre-employment Rapid Result Drug Screen	
Observed Collection of In-House Rapid Drug Screen	
Blood Alcohol Test	
Pre-Employment Physical	
TB/PPD Skin Test	
Chest X-ray (for previous + TB test)	
Post Injury Physical Exam	
Return-to-work Office Visit	
COVID-19 Rapid Test	
COVID-19 PCR Test	
DOT Physical Exam	

FLORESVILLE ELITE CARE CLINIC

101 Wilson Dr. Ste. 101 Floresville, TX 78114

830-393-3133

Additional Comments or Remarks:	
Clients Signature:	Date:

<h2 style="margin: 0;">Fee Schedule</h2>		
Test Description	Service Fee	Service Required
Pre-Employment Physical Exam	\$99	<input type="checkbox"/>
Post Injury Physical Exam	\$75	<input type="checkbox"/>
DOT Physical Exam	\$99	<input type="checkbox"/>
In House Drug Screen	\$50	<input type="checkbox"/>
Blood Alcohol Test	\$125	<input type="checkbox"/>
TB/PPD Test	\$40	<input type="checkbox"/>
Chest X-RAY 2 View	\$100	<input type="checkbox"/>
EKG-12 LEAD	\$100	<input type="checkbox"/>
COVID-19 Rapid Test	\$150	<input type="checkbox"/>
COVID-19 PCR Test	\$150	<input type="checkbox"/>