



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
November 07, 2023
6:30 PM

AGENDA

1. **Call to Order**
2. **Invocation, Pledge of Allegiance and Texas Pledge**
3. **Citizens to Be Heard**
(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section no commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission may extend this time at their discretion.)
4. **Consent Agenda**
(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a commission member requests an item be removed and considered separately.)
 - A. Minutes from the 09-12-23 regular meeting
5. **Public Hearing**
 - A. The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of property owner **Brenton and Karen Weaver** regarding the property located at **403 SEGUIN ST LA VERNIA, TX 78121C & C CROSSING, LOT 4, ACRES 1.94** and **286 KIMBALL ST LA VERNIA, TX 78121 C & C CROSSING, LOT 3, ACRES .4** concerning the request to take from one lot and add to the other
 - A.1 Open Public Hearing
 - A.2 Requestor Presentation
 - A.3 Staff Presentation
 - A.4 Receive Public Comments
 - A.5 Close Public Hearing
 - A.6 Discuss and consider action on approving the request from property owner **Brenton and Karen Weaver** regarding the property located at **403 SEGUIN ST LA VERNIA, TX 78121C &**

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

6. Items Specific to Future Line Items on the Agenda

7. 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 permits a governmental body to discuss a matter in closed executive session.

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

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above-named La Vernia Planning and Zoning Commission is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **November 03, 2023 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Lindsey Wheeler, City Secretary



PLANNING & ZONING COMMISSION MEETING

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

September 12, 2023

6:30 PM

MINUTES

1. Call to Order

@ 6:30 pm

W Robbins, C Jacobs, and M Tanneberger present, J Witherell absent

2. Invocation, Pledge of Allegiance and Texas Pledge

M Tanneberger led the invocation and pledge

3. Citizens to Be Heard

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

None

4. Consent Agenda

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

A. Approve the Meeting Minutes from the 08-08-23 Regular Meeting

C Jacobs made a motion to approve the consent agenda as listed, seconded by W Robbins, all in favor

5. Public Hearing

A. The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of property owner **Marjorie A. Rusch** regarding the property located at **412 DRY HOLLOW RD LA VERNIA, TX 78121**, otherwise known as **CITY OF LA VERNIA, LOT 163, ACRES 4.60** with regard to the request to Re-Plat: divide 1 Lot into 2 lots

A.1 Open Public Hearing

A.2 Requestor Presentation

A.3 Staff Presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider action on approving the request from property owner **Marjorie A. Rusch** regarding the property located at **412 DRY HOLLOW RD LA VERNIA, TX 78121**, otherwise known as **CITY OF LA VERNIA, LOT 163, ACRES 4.60** to Re-Plat: divide 1 Lot into 2 lots

A.1 Open Public Hearing

@ 6:32 Pm

A.2 Requestor Presentation

Marjorie Rusch, the property owner, presents

A.3 Staff Presentation

Staff mentions that (2) 200-ft notices were returned to the staff, the results of which were discussed

A.4 Receive Public Comments

None

A.5 Close Public Hearing

@6:36

A.6 Discuss and consider action on approving the request from property owner **Marjorie A. Rusch** regarding the property located at **412 DRY HOLLOW RD LA VERNIA, TX 78121**, otherwise known as **CITY OF LA VERNIA, LOT 163, ACRES 4.60** to Re-Plat: divide 1 Lot into 2 lots

C Jacobs made a motion to approve the re-plat as listed, seconded by W Robbins, all in favor

6. Discussion Only

- A. Discuss the possibility of proposing changes in the La Vernia Code of Ordinances Ch 26 Signs regarding wall-painted signs to the City Council

The commissioners have asked the staff to do some additional research before bringing this item back, such as looking into regulations regarding religious murals, looking into requiring certain themes for murals, requiring murals to come forward with an SUP permit for board approval rather than staff approval and look into harsher regulations for maintenance and upkeep

7. Discussion & Action

- A. Discuss and consider appointing a Chairman and Vice Chairman of the Planning and Zoning Commission

M Tenneberger made a motion to assign C Jacobs as the chairman and W Robbins as the Vice Chairman, seconded by C Jacobs, all in favor

8. Items Specific to Future Line Items on the Agenda

-wall-painted signs

9. Adjourn

C Jacobs made a motion to adjourn the meeting at 7:06 pm, seconded by W Robbins, all in favor

DECORUM REQUIRED

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

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

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I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above-named La Vernia Planning and Zoning Commission is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **September 7th, 2023 at 5:00 pm** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Lindsey Wheeler, City Secretary

HEARNE JAY & CONNIE

282 KIMBALL
LA VERNIA, TX 78121-4056

BECAN ROBERT L III & LISA

256 KIMBALL ST
LA VERNIA, TX 78121

GREEN ELIZABETH ASHLEY

PO BOX 431
LA VERNIA, TX 78121-0431

HENDRICKS JEFFERY C

317 N SEGUIN RD
LA VERNIA, TX 78121

ARTHUR SALINAS

PO BOX 203
LA VERNIA, TX 78121-0203

DE LUNA PAUL & BELINDA

406 N SEGUIN
LA VERNIA, TX 78121

JONES RICHARD EUGENE & TRUDIE MARIE

412 SEGUIN
LA VERNIA, TX 78121

WETUSKI JANICE MARIE

126 NEWTON
LA VERNIA, TX 78121

IMMANUEL LUTHERAN CHURCH

PO BOX 168
LA VERNIA, TX 78121-0168

HAJEK ERIC ROBERT & KIMBERLY JONES HAJEK

142 RANCH COUNTRY DR
LA VERNIA, TX 78121

COMPTON PAMMER KAY

PO BOX 735
LA VERNIA, TX 78121

ZUEHL LEROY

261 KIMBALL ST
LA VERNIA, TX 78121

MENDIETA FRANCISCO XAVIER & JACKLYNN MENDIETA
PO BOX 1193
CONVERSE, TX 78109

LEGAL PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

Section 5, Item A.

G

LA VERNIA PLANNING AND ZONING COMMISSION

The La Vernia Planning and Zoning Commission will hold a public hearing on Tuesday, November 7, 2023, at 6:30 PM at La Vernia City Hall located at 102 E. Chihuahua Street, La Vernia to consider the re-platting of 403 SEGUIN ST LA VERNIA, TX 78121 C & C CROSSING, LOT 4, ACRES 1.94 and 286 KIMBALL ST LA VERNIA, TX 78121 C & C CROSSING, LOT 3, ACRES .4, at which time all interested parties shall have the opportunity to be heard with respect to the proposed re-plat. The purpose of the re-plat is to take from one lot and add to the other.



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of **WEAVER, BRENTON & KAREN**

Property: **403 SEGUIN ST LA VERNIA, TX 78121
C & C CROSSING, LOT 4, ACRES 1.94 and 286 KIMBALL ST LA VERNIA, TX 78121C & C CROSSING, LOT 3, ACRES .4**

Request: The purpose of the re-plat is to take from one lot and add to the other

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

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, November 7th, 2023 at 6:30 PM in the City Hall Council Chambers, 102 E. Chihuahua St., and is open to the public. If you are unable to attend the hearing and desire to express an opinion in regard to the above petition, you may do so by completing the form below and returning the form below, including your signature. Please return before the hearing date.

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

Email: lboyd@lavernia-tx.gov

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

Lindsey Wheeler, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

circle one

I am (in favor) (opposed to) the proposed re-plat at **403 SEGUIN ST LA VERNIA, TX 78121
C & C CROSSING, LOT 4, ACRES 1.94 and 286 KIMBALL ST LA VERNIA, TX 78121C & C CROSSING, LOT 3, ACRES .4**

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

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



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

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

1. PROPOSED SUBDIVISION NAME: Subdivision Replat of C&C Crossing Subdivision Lots 3 & 4 UNIT NO. _____

LOCATION DESCRIPTION/NEAREST INTERSECTION: _____

ACREAGE: 2.26 acres NO OF LOTS: EXISTING 2 PROPOSED 2

REASON FOR PLATTING/REPLATTING _____

2. OWNER/APPLICANT*: Brenton J. Weaver

(* If applicant is person other than owner, a letter of authorization must be provided from owner.*)

ADDRESS: 286 Kimball St. La Vernia, Texas 78121

Telephone: 210-286-2252 Fax: _____ Mobile: _____ Email: _____

3. LICENSED ENGINEER/SURVEYOR: Rakowitz Engineering and Surveying

MAILING ADDRESS: 515 W. Oaklawn, Pleasanton, TX 78064 Ste. A

TELEPHONE: 830-281-4060 Fax: n/a Mobile: n/a Email: gkoehl@rak-eng.com

LIST ANY VARIANCE REQUESTED: none

REASON FOR REQUEST (List any hardships): n/a

4. PRESENT USE OF THE PROPERTY residential and commercial CURRENT ZONING: _____

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

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

REQUIRED ITEMS FOR SUBMITTAL PACKAGE

- Completed application, including signature of owner/applicant and signed waiver.
- Copy of deed showing current ownership.
- 7 copies of the plat, collated and folded so that the subdivision name is visible. Staple plats with 2 or more pages.
- 2 copies of the preliminary plan of the water system showing the approximate location and size of onsite and offsite existing and proposed water lines and fire hydrants; sewer system; storm sewer and preliminary drainage plan.
- Current deed restrictions for Vacating Plats, Replats, and Townhouse and Zero Lot Line Subdivisions. **SEE PLAT NOTE 10**
- Survey showing any existing structures on the subject property.
- List of street names approved by the appropriate county.

PLEASE READ "IMPORTANT NOTES" ON THE REVERSE SIDE OF THIS APPLICATION

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

Brenton J. Weaver
Signature of Owner/Applicant

Brenton J. Weaver
Printed Name of Owner/Applicant

9-26-23
Date

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

APPLICATION FEES

Overall Development Concept Review Fee	\$50 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots, but intended for apartments, townhouses, commercial and/or industrial use.
Preliminary Plat Review	\$50 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots
Final Plat Review Fee	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Minor Subdivision Plat	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Vacating a Plat or Replatting \$80.14	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Plat Amendment	\$100
Engineering Fees Review	To be paid by the developer or property owner before the final plat approval is made by the city.
Changes or request for further reviews from the developer or property owner by the City Engineer	Shall be paid by the developer or property owner at the standard rates charged by the City Engineer before the final plat approval is made by the City.
Legal Fees	Shall be paid by the City for legal fees incurred. The subdivider shall reimburse the City prior to the final plat approval by the City.
Variance Requesting Relief from the Subdivision Ordinance	\$50

IMPORTANT NOTES:

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

FOR OFFICE USE ONLY:

Date Application Fee Received: _____ Received By: _____

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

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

_____ letter of authorization _____ proof of ownership _____ HOA document

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

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

Gift Deed

Date: August 10, 2022

Grantor: Jay Hearne and wife, Connie Hearne

Grantor's Mailing Address:

282 Kimball
La Vernia, Texas 78121

Grantee: Brenton J. Weaver and wife, Karen R. Weaver

Grantee's Mailing Address:

286 Kimball
La Vernia, Texas 78121

Consideration:

The love and affection we have and bear for our grandson and his wife, the Grantee herein.

Property (including any improvements):

Lot 3, C&C Crossing Subdivision, as per plat recorded in Volume 10, Page 92, Plat Records, Wilson County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

All presently recorded and validly existing instruments that affect the Property.

Grantor conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

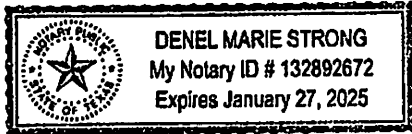
Jay Hearne
Jay Hearne

Connie Hearne
Connie Hearne

ACKNOWLEDGMENTS

STATE OF TEXAS)
COUNTY OF WILSON)

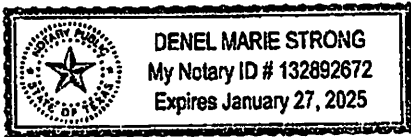
This instrument was acknowledged before me on August 10th, 2022,
by Jay Hearne.



Denel Marie Strong
Notary Public, State of Texas
My commission expires: 1/27/25

STATE OF TEXAS)
COUNTY OF WILSON)

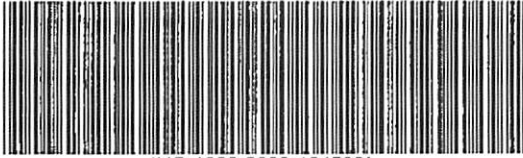
This instrument was acknowledged before me on August 10th, 2022,
by Connie Hearne.



Denel Marie Strong
Notary Public, State of Texas
My commission expires: 1/27/25

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

AFTER RECORDING RETURN TO:
Brenton Weaver and Karen Weaver
286 Kimball
La Vernia, Texas 78121



VG-1922-2022-124569

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 124569

Real Property Recordings

Recorded On: August 12, 2022 02:09 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

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

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

File Information:

Document Number: 124569
Receipt Number: 20220812000034
Recorded Date/Time: August 12, 2022 02:09 PM
User: Georgina L
Station: cclerk01

Record and Return To:

BRENTON WEAVER AND KAREN WEAVER
286 KIMBALL
LA VERNIA TX 78121



STATE OF TEXAS
Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Floresville, TX

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

Gift Deed

Date: June 14, 2021

Grantor: Jay Hearne and wife, Connie Hearne

Grantor's Mailing Address:

132 Jessica Street
La Vernia, Texas 78121

Grantee: Brenton Weaver and wife, Karen Weaver

Grantee's Mailing Address:

P. O. Box 1168
Adkins, Texas 78101

Consideration: The love and affection we have and bear for our grandson and his wife, the Grantees herein.

Property (including any improvements):

Lot 4, C&C Crossing Subdivision, as per plat recorded in Volume 10, Page 92, Plat Records, Wilson County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

All presently recorded and valid existing instruments that affect the Property.

Grantor conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever.

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

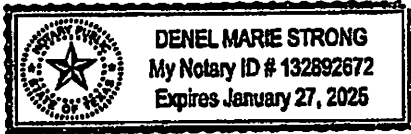
This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Jay Hearne
Connie Hearne

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF WILSON §

This instrument was acknowledged before me on June 15th, 2021, by Jay Hearne.



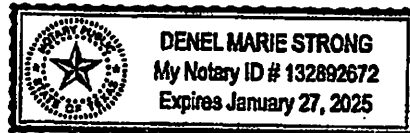
Denel Marie Strong
Notary Public, State of Texas
My commission expires: 12/7/25

STATE OF TEXAS §
COUNTY OF WILSON §

This instrument was acknowledged before me on June 15th, 2021, by Connie Hearne.

Denel Marie Strong
Notary Public, State of Texas
My commission expires: 12/7/2025

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



AFTER RECORDING RETURN TO:
Brenton and Karen Weaver
286 Kimball Street
La Vernia, Texas 78121



Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 108279

Real Property Recordings

Recorded On: June 18, 2021 02:16 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

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

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

File Information:

Document Number: 108279
Receipt Number: 20210618000023
Recorded Date/Time: June 18, 2021 02:16 PM
User: Georgina L
Station: cclerk01

Record and Return To:

BRENTON AND KAREN WEAVER
286 KIMBALL STREET

LA VERNIA TX 78121

F- DE

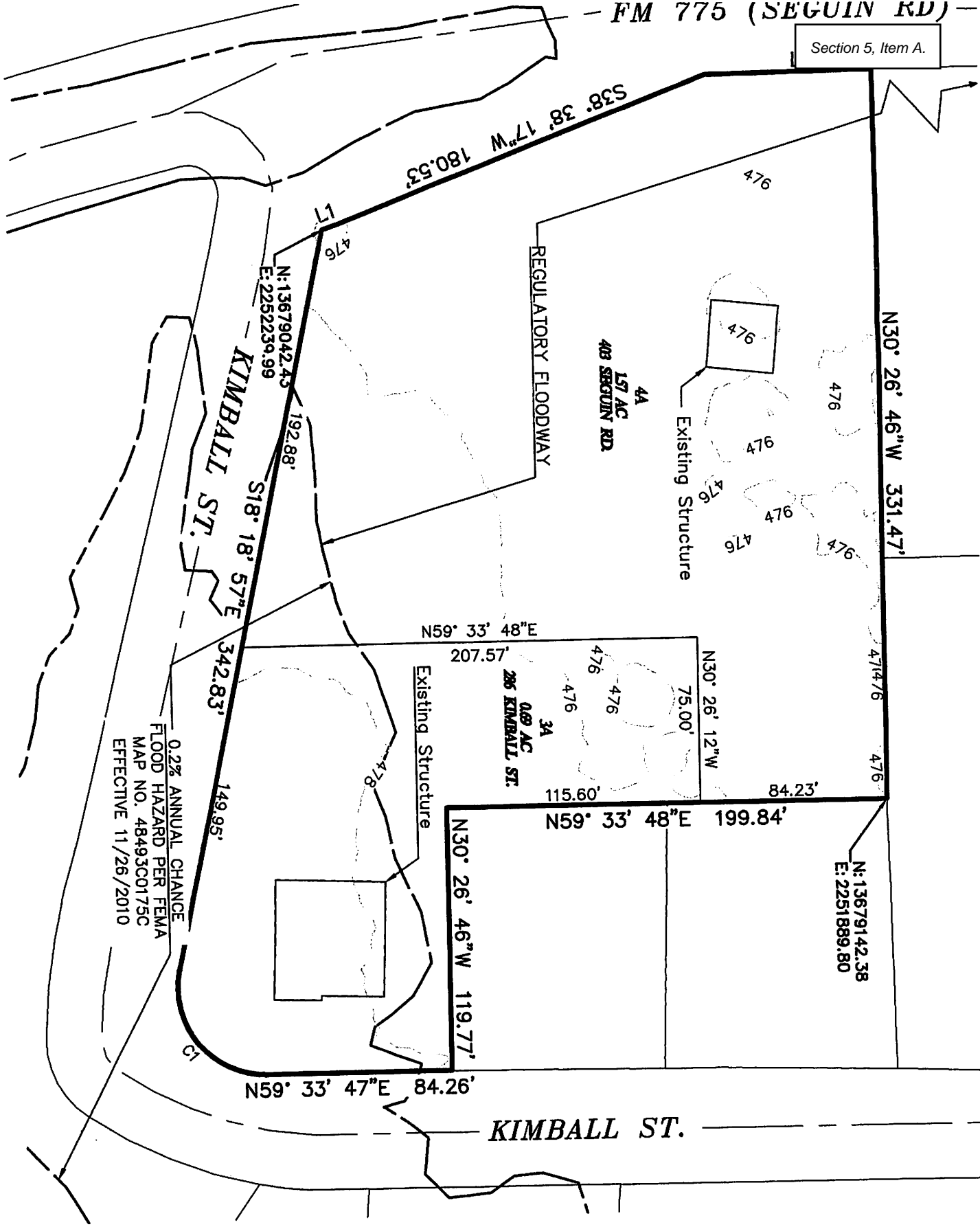


STATE OF TEXAS
Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez

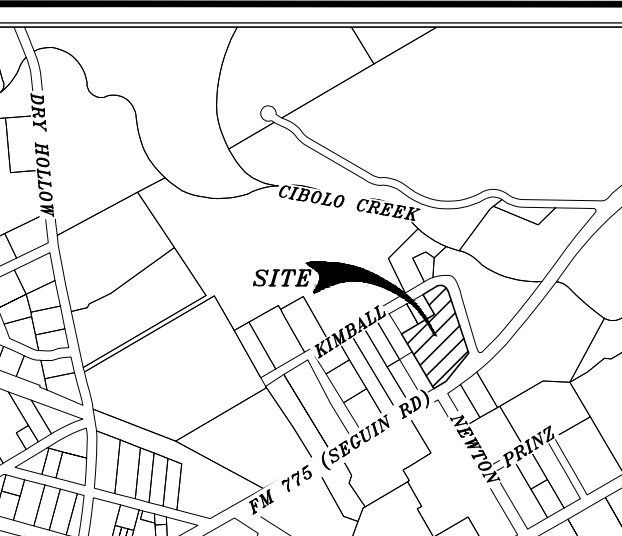
Eva S. Martinez
Wilson County Clerk
Floresville, TX



0.2% ANNUAL CHANCE
 FLOOD HAZARD PER FEMA
 MAP NO. 48493C0175C
 EFFECTIVE 11/26/2010

REPLAT OF C & C CROSSING SUBDIVISION LOTS 3 & 4
 ATASCOSA COUNTY, TX
 EXISTING STRUCTURES OF SUBDIVISION REPLAT

JOB NO.	23-3071
DATE	SEPT 2023
DESIGNER	GK
CHECKED	GK
DRAWN	LDH
SHEET	EX-1



LOCATION MAP
1"=1000'

- LEGEND**
- P.R. = PLAT RECORDS OF WILSON COUNTY, TEXAS
 - ESMT = EASEMENT
 - N.T.S. = NOT TO SCALE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF WILSON COUNTY, TEXAS
 - PGS. = PAGES
 - R.O.W. = RIGHT-OF-WAY
 - VOL. = VOLUME
 - W.C.A.D. = WILSON COUNTY APPRAISAL DISTRICT
 - LOT NUMBER
 - 4 101 AC GROSS LOT ACREAGE
 - = FOUND STEEL ROD MONUMENT
 - = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
 - △ = FOUND TADOT CONCRETE MONUMENT
 - = PROPERTY LINE
 - - - = LOT LINE
 - - - = FLOODPLAIN LINE
 - - - = ADJOINER
 - - - 650 = EXISTING CONTOUR
 - - - = EASEMENT

SURVEYOR NOTES:

- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
- 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

UTILITIES:
 WATER - CITY OF LA VERNIA
 SEWER - COLLECTIVE SEWER BY CITY OF LA VERNIA
 ELECTRIC - GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

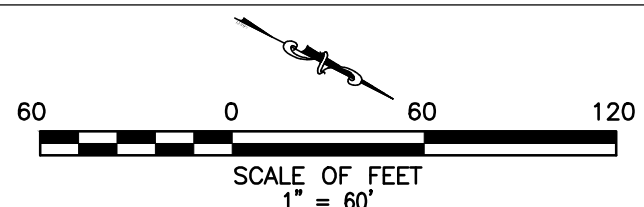
GUADALUPE VALLEY ELECTRIC COOPERATIVE
 THIS SUBDIVISION REPLAT OF C & C CROSSING SUBDIVISION LOTS 3 & 4 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

FLOODPLAIN NOTE:
 THIS PROPERTY IS PARTIALLY LOCATED IN THE REGULATORY FLOODWAY AND PARTIALLY LOCATED IN THE 0.2% ANNUAL CHANCE FLOOD HAZARD ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ACCORDING TO DFIRM PANEL 48493C0175C DATED NOVEMBER 26, 2010.

GENERAL PLAT NOTES:

- THE ENTIRE SUBDIVISION IS WITHIN LA VERNIA INDEPENDENT SCHOOL DISTRICT.
- THE ENTIRE SUBDIVISION IS WITHIN THE CITY OF LA VERNIA.
- THE SUBDIVISION IS LOCATED IN PRECINCT 3 OF WILSON COUNTY.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30-FT CENTERLINE EASEMENT, 15-FT EACH SIDE OF LINE.
- WHERE UNDERGROUND SERVICES ARE UTILIZED, GVEC WILL POSSESS A 5-FT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. DRAINAGE EASEMENTS SHALL BE FREE OF ANY STRUCTURES OR FENCING THAT OBSTRUCTS FLOW.
- THIS REPLAT DOES NOT ALTER OR VACATE ANY DEED RESTRICTIONS THAT ARE CURRENTLY IN PLACE FOR THE AREA BEING REPLATTED.



SUBDIVISION REPLAT OF C & C CROSSING SUBDIVISION LOTS 3 & 4

BEING 2.26 ACRES, ESTABLISHING LOTS 3A AND 4A, BEING ALL OF LOT 3 AND LOT 4, OF THE C&C CROSSING SUBDIVISION, DESCRIBED IN AN INSTRUMENT, RECORDED IN VOLUME 10, PAGE 92, PLAT RECORDS, WILSON COUNTY, TEXAS

OWNER'S CERTIFICATE
 THE STATE OF TEXAS §
 COUNTY OF WILSON §

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS C & C CROSSING SUBDIVISION REPLAT, TO THE CITY OF LA VERNIA, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN, EXCEPT FOR THOSE AREAS INDICATED AS PRIVATE OR CREATED BY SEPARATE INSTRUMENT, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____
 STATE OF TEXAS §
 COUNTY OF WILSON §

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

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

NOTARY PUBLIC _____

PLANNING AND ZONING COMMISSION
 CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNIA, TEXAS, HAS APPROVED THIS REPLAT OF C & C CROSSING SUBDIVISION LOTS 3 & 4 AS SHOWN HEREON.

AS TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE PLANNING ZONING COMMISSION OF THE CITY OF LA VERNIA, TEXAS, THIS ____ DAY OF _____, 20__.

CHAIRMAN _____
 SECRETARY _____
 THE STATE OF TEXAS
 COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:
 THAT I, WALT F. RAKOWITZ, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILSON COUNTY, TEXAS.

PRELIMINARY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6435, STATE OF TEXAS

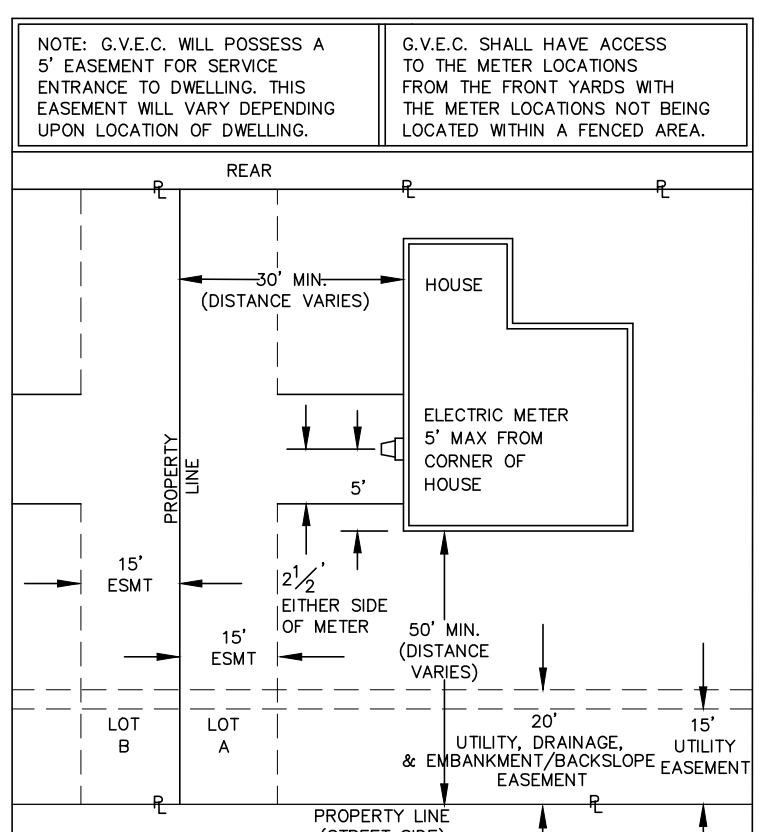
SWORN TO AND SUBSCRIBED BEFORE ME, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC _____

I, _____, COUNTY CLERK OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__ A.D. AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME _____, PAGE _____, PLAT RECORDS OF WILSON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____, 2023 A.D.

COUNTY CLERK, WILSON COUNTY, TEXAS



TYPICAL EASEMENT ON INTERIOR PROPERTY LINE



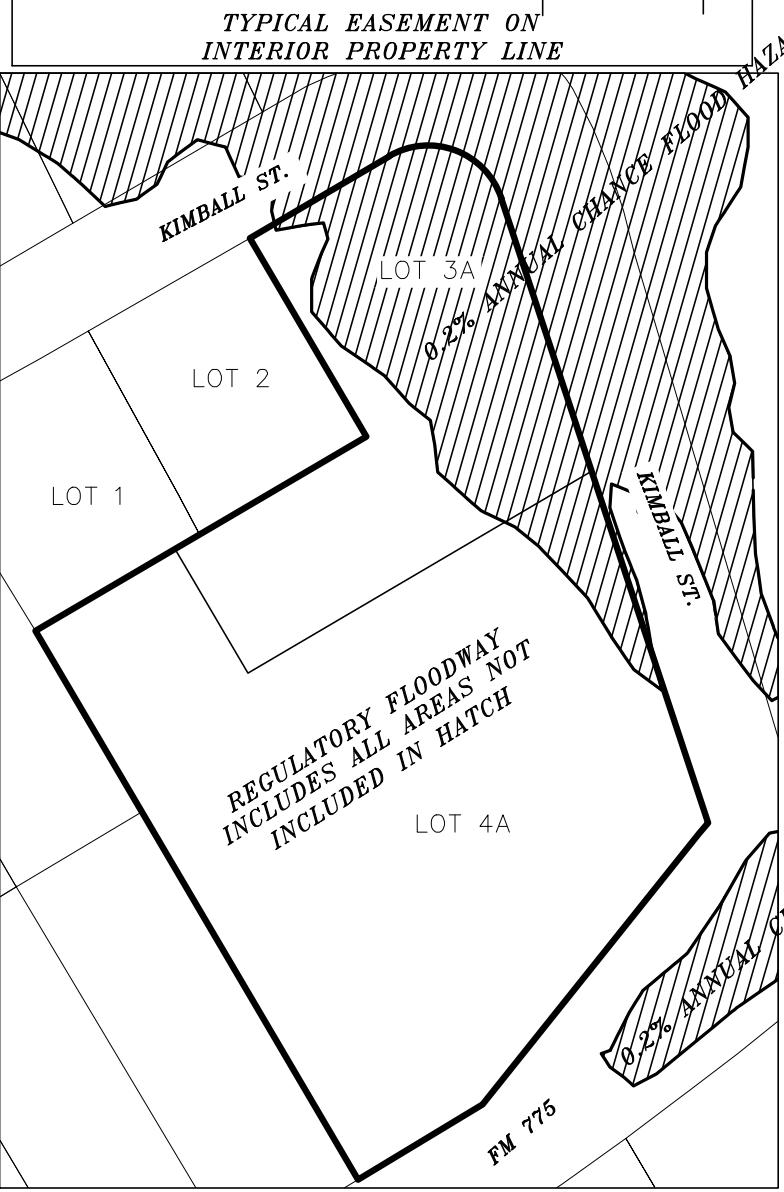
AREA BEING REPLATTED
1"=200'

LINE TABLE

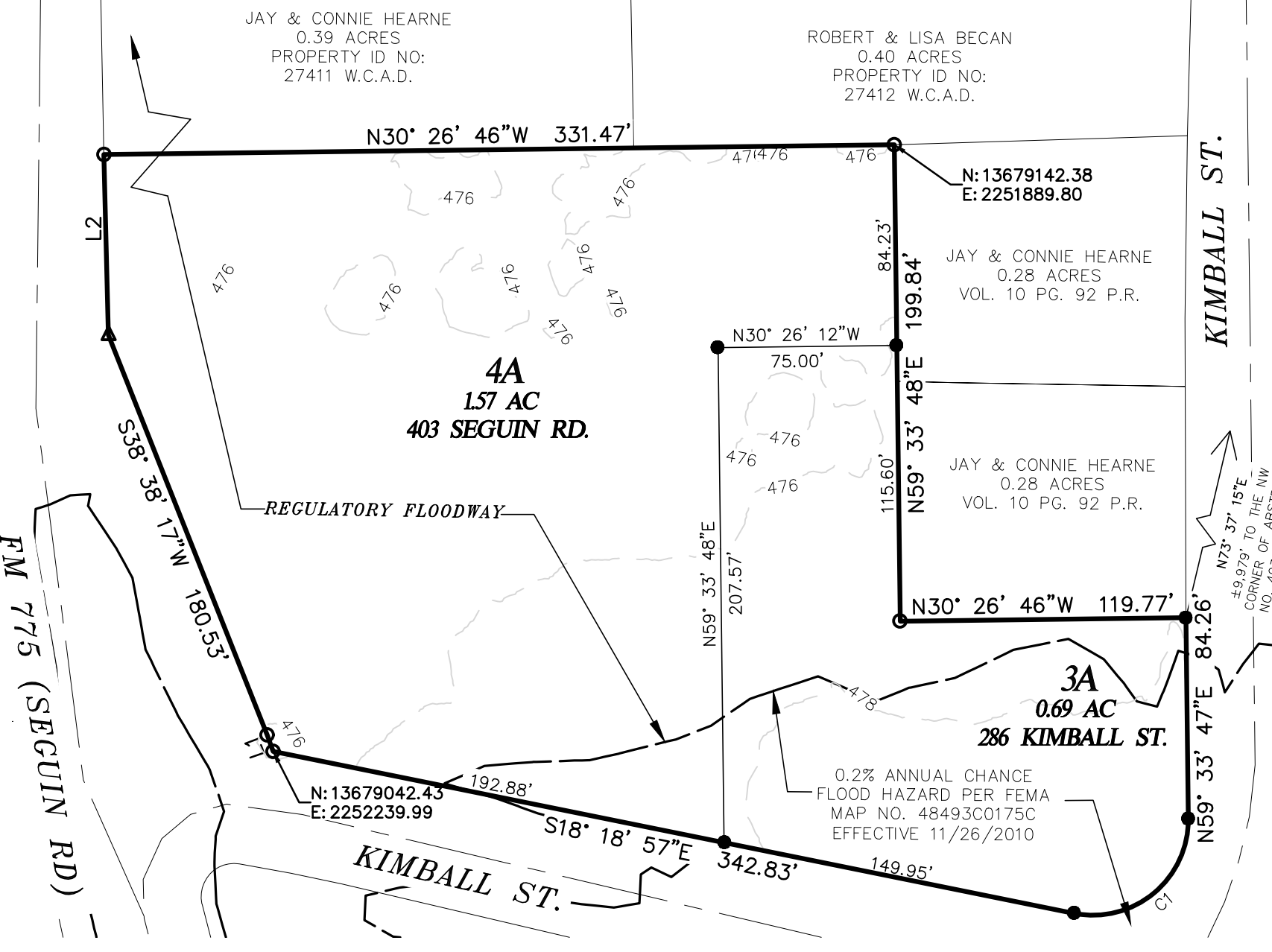
LINE NUMBER	LENGTH	BEARING
L1	7.34	S40° 18' 18"W
L2	75.70	S58° 48' 47"W

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	40.00'	101°51'29"	S69°34'45"E	62.11'	71.11'



FLOODPLAIN MAP
1"=100'



PROPERTY INFORMATION
 PROPERTY ID: 65106
 LEGAL ACRES: 1.94
 LEGAL DESC.: C & C CROSSING, LOT 4, ACRES 1.94

PROPERTY INFORMATION
 PROPERTY ID: 65105
 LEGAL ACRES: 0.40
 LEGAL DESC.: C & C CROSSING, LOT 3, ACRES .4

LOT SUMMARY TABLE

LOT SIZE	NO. OF LOTS	QTY WATER	COLLECTIVE SEWER	OSSF
< 2.5 AC	2	0	2	0
2.5-10 AC	0	0	0	0
> 10 AC	0	0	0	0
TOTAL	2	0	2	0

PLAT INCLUDES 0 LF OF STREET

NO.	REVISION	DATE	BY
1	REPLAT	08/29/2023	RLT
2	REPLAT	09/21/2023	LDH

Rakowitz
ENGINEERING & SURVEYING
 TBPELS No. F-9155 & No. 101812-00
 515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064
 830.281.4060 www.rak-eng.com

ENGINEER & SURVEYOR:
 RAKOWITZ ENGINEERING AND SURVEYING
 515 W OAKLAWN, SUITE A
 PLEASANTON, TX 78064
 (830) 281-4060

OWNER:
 BRENTON WEAVER
 286 KIMBALL
 LA VERNIA, TEXAS 78121
 (210) 286-2252

Date: Oct 30, 2023, 2:15pm User ID: CAD2023-1 File: N:\Projects\2023\23-3071 Brenton Weaver - Replat of 286 Kimball\Civil\Plat\23-3071 Plat.dwg