



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
December 09, 2025
6:30 PM

AGENDA

1. **Call to Order**
2. **Invocation, Pledge of Allegiance and Texas Pledge**
3. **Citizens to Be Heard**
(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section no commission action may take place and no commission discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the commission may extend this time at their discretion.)
4. **Consent Agenda**
(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a commission member requests an item be removed and considered separately.)
 - A. Minutes from the 11/12/2025 Planning and Zoning meeting
5. **Public Hearing**
 - A. The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council on Ordinance No. 121125-01, a re-zone application for the property described as **100 MICAH POINT RD LA VERNIA, TX 78121, MICAH POINT, LOT 2L, SEC 2, ACRES 0.276**, requesting to change from the current zoning R-2 General Residence 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 a recommendation to the City Council on Ordinance No. 121125-01, a re-zone application for the property described as **100 MICAH POINT RD LA VERNIA, TX 78121, MICAH POINT, LOT 2L, SEC 2, ACRES**

0.276, requesting to change from the current zoning R-2 General Residence District to C-2 General Commercial District.

- B.** Public Hearing to receive public comments regarding the replat (Preliminary/Final) of 119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA VERNIA, otherwise known as LOT 426-427-428-431, ACRES 2.19 PID# 27671

A.1 Open Public Hearing

A.2 Requester Presentation

A.3 Staff Presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider a recommendation to the City Council on the replat (Preliminary/Final) of 119 SAN ANTONIO RD LA VERNIA, TX 78121 CITY OF LA VERNIA, otherwise known as LOT 426-427-428-431, ACRES 2.19 PID# 27671

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

The City of La Vernia Planning & Zoning Commission meetings are available to all persons regardless of disability. The facility is wheelchair accessible and parking spaces are available. Request for accommodations, should you require special assistance, must be made 3 business days prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email mfarrow@lavernia-tx.gov.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Planning and Zoning Commission is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **December 04, 2025 at 5:30 PM** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

Madison Farrow, City Secretary



City of La Vernia
PLANNING & ZONING COMMISSION MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
November 12, 2025
6:30 PM

Section 4, Item A.

MINUTES

1. Call to Order

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

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

2. Invocation, Pledge of Allegiance and Texas Pledge

Chris Jacobs lead the prayer and Pledge

3. Citizens to Be Heard

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

There were no citizens to be heard

4. Consent Agenda

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

- A. Minutes from the 10/07/2025 Planning and Zoning meeting
Kevin Hyland made a motion to accept the consent agenda as listed, seconded by Kyle Real. All in favor.

5. Public Hearing

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

A.1 Open Public Hearing

A.2 Requestor Presentation

A.3 Staff Presentation

A.4 Receive Public Comments

A.5 Close Public Hearing

A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 11325-01, a re-zone application for the property described as **376 DRY HOLLOW RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 163A, ACRES 4.34**, requesting to change from the current zoning R-A Residential Agriculture to R-2 General Residence District.

A.1 Open Public Hearing

The Public Hearing was opened @ 6:33PM

A.2 Requestor Presentation

Michael Gobart presented on the rezone, he explained he would like to build apartments, this would include 40 units. He explained this would create housing for people who work in La Vernia.

A.3 Staff Presentation

Interim City Administrator Xavier Millan stated they would be set for water and sewer.

A.4 Receive Public Comments

A neighbor of the property states she is opposed to the rezone. She states it would create more traffic which is not safe for the people who walk and ride their bike around the area, it would also increase the risk for break ins. Her family chose the area as it was a bust area, and this would affect their quality of life as well as them losing the agriculture value of their land.

Guy Morgan also spoke stating, he is opposed to the rezone. He states the road can not support the traffic, as two cars can barely pass each other on the road now. He also states that many people in a small neighborhood is not conducive to the area, and believes that water pressure will go down as well. Public Works Director Josh let him know, this will not affect the water pressure.

A.5 Close Public Hearing

The Public Hearing was closed @6:47PM

A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 11325-01, a re-zone application for the property described as **376 DRY HOLLOW RD LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 163A, ACRES 4.34**, requesting to change from the current zoning R-A Residential Agriculture to R-2 General Residence District.

Chris Jacobs states the biggest concern is the traffic, and the road can not handle it. Last year when the property had a rezone request the residents showed up very upset and opposed to the rezone.

Kyle Real states this would affect the houses across the streets value.

Chris Jacobs made a motion to not recommend to Council, seconded by Kyle Real, all in favor.

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

- A.1 Open Public Hearing

- A.2 Requester Presentation

- A.3 Staff Presentation

- A.4 Receive Public Comments

- A.5 Close Public Hearing

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

A.1 Open Public Hearing

The Public Hearing was opened @ 6:54PM

A.2 Requester Presentation

Mason from Intrepid was present, he states there will be residential lots and one commercial lot.

A.3 Staff Presentation

There was no staff presentation.

A.4 Receive Public Comments

There were no public comments.

A.5 Close Public Hearing

The Public Hearing was closed @7:08PM

A.6 Discuss and consider a recommendation to the City Council on the replat (Final) of 15010 US HWY 87 W LA VERNIA, TX 78121, CITY OF LA VERNIA, LOT 101B, ACRES 45.75, out of the City of La Vernia subdivision plat and establishing the plat of The Heights At La Vernia Subdivision, a proposed development
Chris Jacobs made a motion to recommend to Council, seconded by Kevin Hyland, all in favor.

6. Discussion Only

A. Update on Boondockers

Interim City Administrator Xavier Millan gave an update from Council, they are against the Boondockers.

B. Update on home occupation Ordinance

Interim City Administrator Xavier Millan gave an update from the City Attorney, the Commissioners state they would like to workshop this with Council with the Attorney.

7. Items Specific to Future Line Items on the Agenda

-Public hearing for rezone request

8. Adjourn

Kevin Hyland motioned to adjourn the meeting at 7:30PM, seconded by Marlin Tanneberger. All in favor

DECORUM REQUIRED

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

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Planning and Zoning Commission is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **November 07, 2025 at 5:30 PM** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

Madison Farrow, City Secretary

ORDINANCE NO. 121125-01

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 (R-2) GENERAL RESIDENCE DISTRICT TO (C-2) GENERAL COMMERCIAL DISTRICT FOR THE PROPERTY DESCRIBED AS 100 MICAH POINT RD LA VERNIA, TX 78121, MICAH POINT, LOT 2L, SEC 2, ACRES 0.276; 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 (R-2) General Residence 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 R-2 General Residence District to C-2 General Commercial District for the following property:

100 MICAH POINT RD LA VERNIA, TX 78121,MICAH POINT, LOT 2L, SEC 2, ACRES 0.276, AS DISPLAYED IN ATTACMENT A

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, ON THIS 11TH DAY OF DECEMBER, 2025.

Martin Poore, Mayor
City of La Vernia

ATTEST:

Madison Farrow, City Secretary
City of La Vernia

APPROVED AS TO FORM:

City Attorney's Office

ATTACMENT A

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

Section 5, Item A.



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 Michael Scheibe

Mailing Address 4948 Daniel Rd Seguin, Tx 78155

Telephone 210-508-3966 Fax _____ Mobile _____ Email M.Scheibe14@yahoo.com

Property Address/Location 100 Michah Point

Legal Description

Name of Subdivision Lot 2L of Michah Point Subdivision

Lot(s) 2L Block(s) _____ Acreage _____

Existing Use of Property Vacant Residential Lot

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

Plumbing Shop/office

Zoning Change Request: Current Zoning R-2 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) _____

In order to build Plumbing Shop/office.

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]
Signature of Owner(s)/Agent

11-6-25
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 _____

AUTHORIZATION BY PROPERTY OWNER(S)

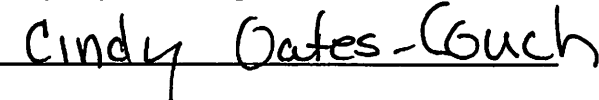
I, Cindy Cough, swear and affirm that I am the owner of the property at 100 Micah Point; La Vernia, TX 78121, as shown in the records of Wilson County, Texas, which is the subject of this application.

I authorize Michael Scheibe, Managing Member for Bullhorn Properties LLC, to submit this application.

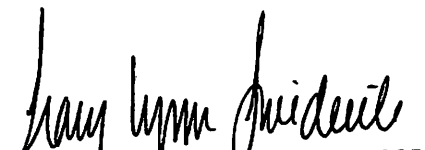
I authorize Michael Scheibe and Steven Sanchez, Managing Members for Bullhorn Properties, LLC to serve as my representatives for this request.

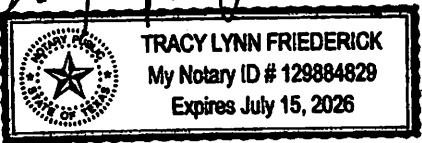


Property Owner Signature



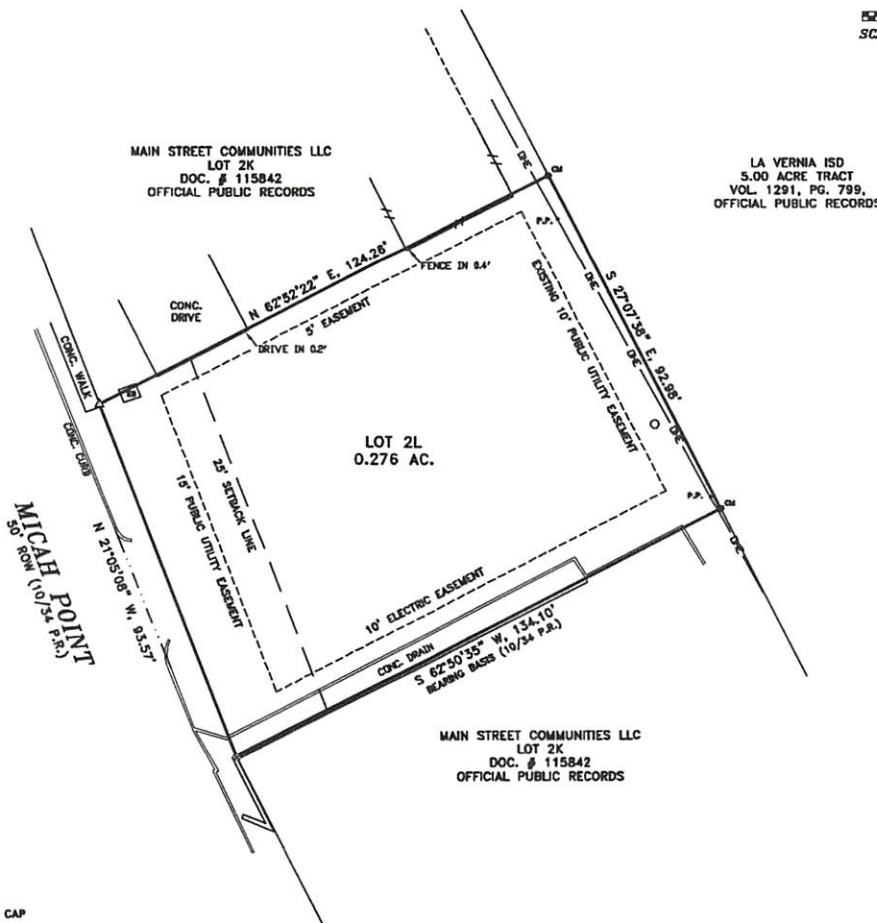
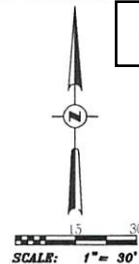
Property Owner Printed Name

 November 9, 2025



MICAH POINT SUBDIVISION

Section 5, Item A.



PLAT LEGEND

- 1/2" IRON PIN FOUND WITH CAP
- 1/2" IRON PIN SET WITH CAP STAMPED (RPLS 5482)
- ✱ "X" FOUND IN CONCRETE
- DENOTES FENCE POST
- △ DENOTES POINT IN CONCRETE
- ⊖ DENOTES CHAIN-LINK FENCE LINE
- ⋈ DENOTES BARD WIRE FENCE LINE
- ⋈ DENOTES WOOD FENCE LINE
- ⊖ DENOTES STEEL FENCE LINE
- DENOTES OVER HEAD ELECTRIC LINE
- P.P. DENOTES POWER POLE
- M.P. DENOTES METER POLE
- WM DENOTES WATER METER
- EB DENOTES ELECTRIC BOX
- CM DENOTES CONTROL MONUMENT

BUYER: BULLHORN PROPERTIES LLC.

LOT 2L

SUBDIVISION MICAH POINT SUBDIVISION

VOLUME 9 PAGE 55 PLAT RECORDS

REPLAT VOLUME 10 PAGE 34 PLAT RECORDS

ADDRESS: 100 MICAH POINT

WILSON COUNTY, TEXAS.

SURVEY FOR TITLE EXPRESS (G.F.) REFERENCE: W-2025-10-0546

*RESTRICTIONS: VOLUME 1443, PAGE 885, OFFICIAL PUBLIC RECORDS

NOTES:

RIGHT OF WAY EASEMENT TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

VOLUME 778, PAGE 673, DEED RECORDS

EASEMENT TO CITY OF LA VERNIA
VOLUME 780, PAGE 98, DEED RECORDS

MARTINEZ

SURVEYING & MAPPING CO
FIRM # 101822-00
P.O. BOX 17971
SAN ANTONIO, TX, 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF WILSON

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.



This 24TH day of OCTOBER, 20 25 A.D.

REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482

JOB No. 25-10-27

LEGAL PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

Section 5, Item A.

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, **December 9, 2025**, at **6:30 p.m.** & La Vernia City Council on Thursday, **December 11, 2025**, at **6:30 p.m.** in the City Council Chambers located at 102 E. Chihuahua Street, La Vernia, Texas 78121 to receive public comment and testimony on the application to rezone 100 MICAH POINT RD LA VERNIA, TX 78121, MICAH POINT, LOT 2L, SEC 2, ACRES 0.276.

All property subject to the rezoning is located in Wilson County, Texas. From present classification of R-2 General Residence 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@la-vernia-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: **MICHAEL SCHEIBE** who is authorized by **CINDY OATES-COUCH** the landowner.

Property: Current Legal Description: **100 MICAH POINT RD LA VERNIA, TX 78121,MICAH POINT, LOT 2L, SEC 2, ACRES 0.276**

Request: to change from current zoning R-2 General Residence 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, December 9th, 2025, at 6:30 pm & City Council on Thursday, December 11th, 2025, at 6:30 pm. The meeting will be held in the City Hall Council Chambers, 102 E. Chihuahua St., open to the public. To submit written comments, please complete the information below, including your signature, and return (before the meeting) to:

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

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

Madison Farrow, City Secretary

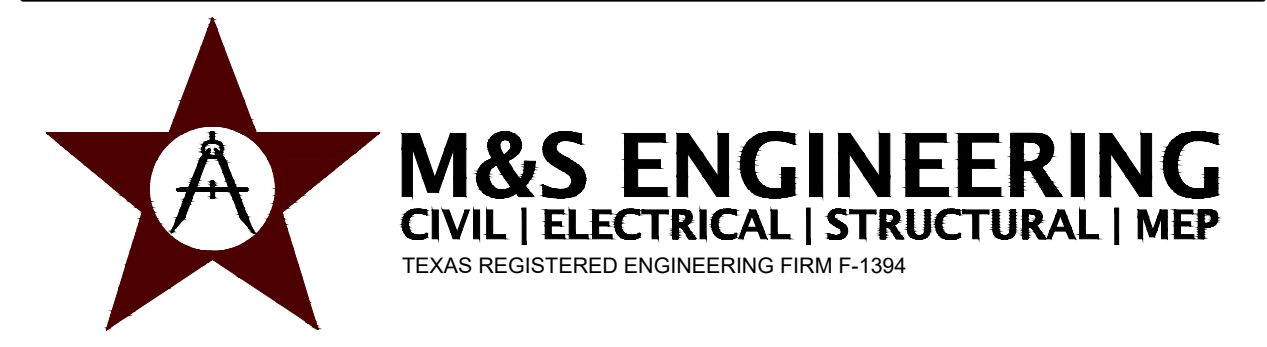
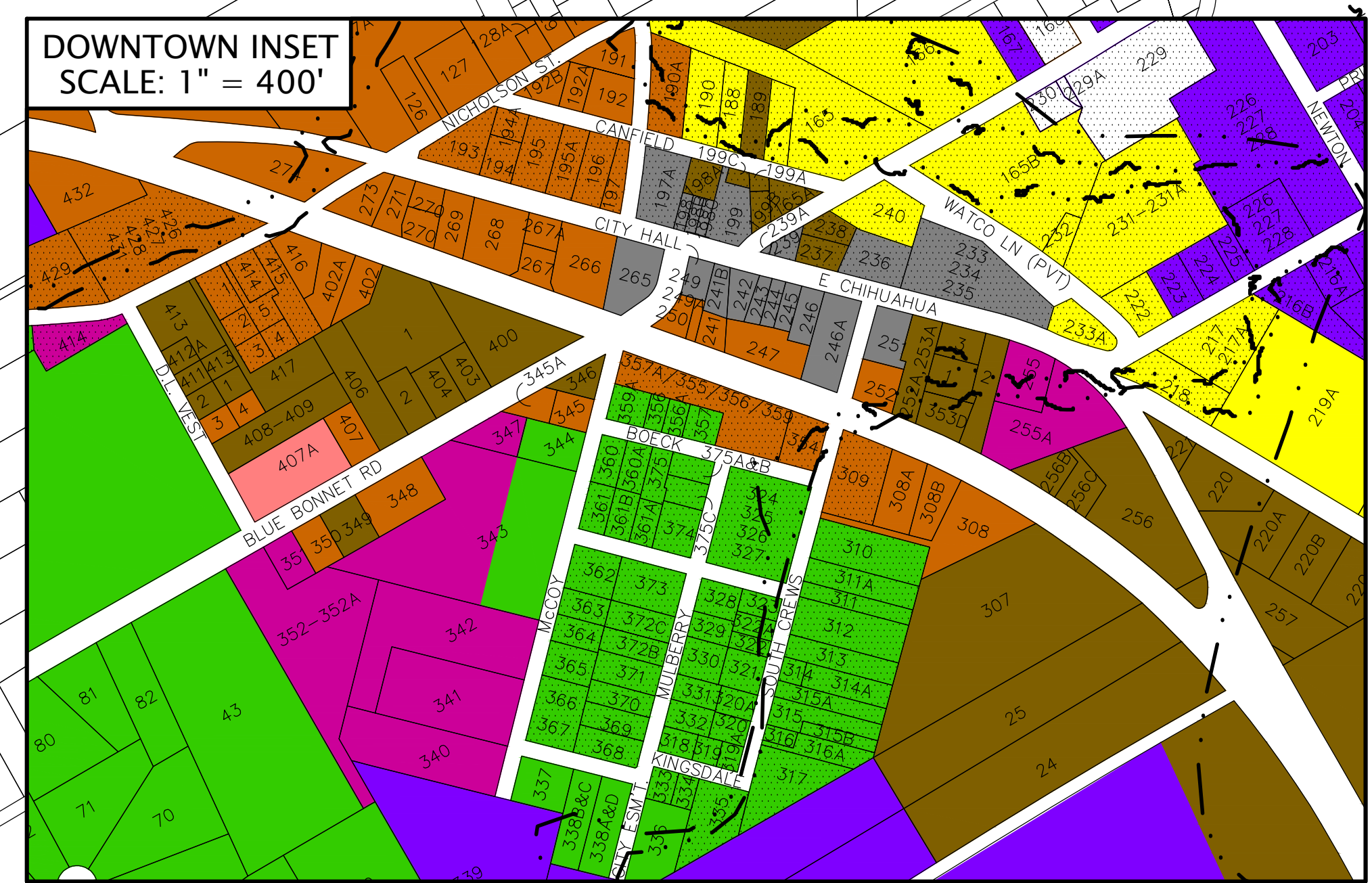
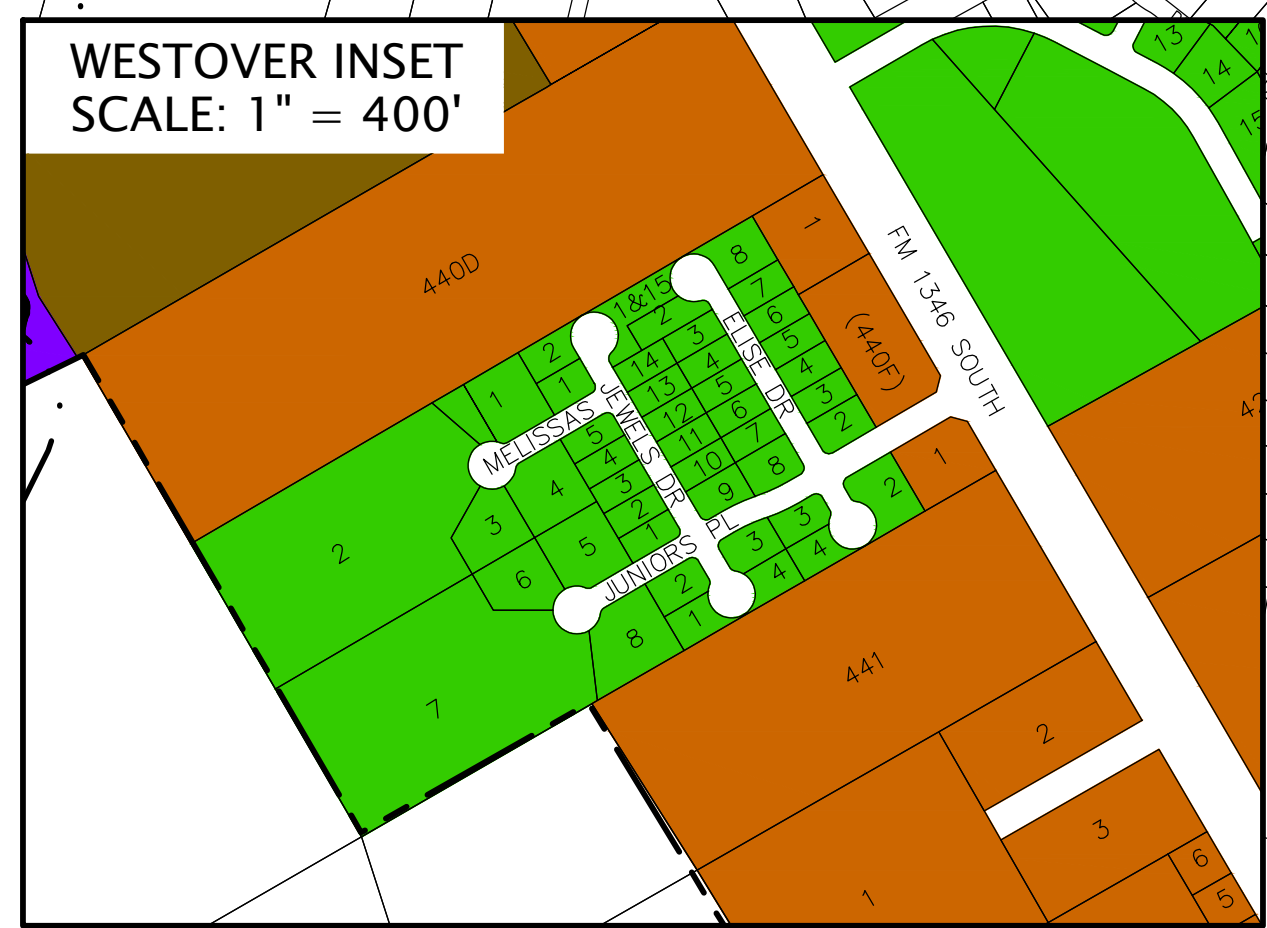
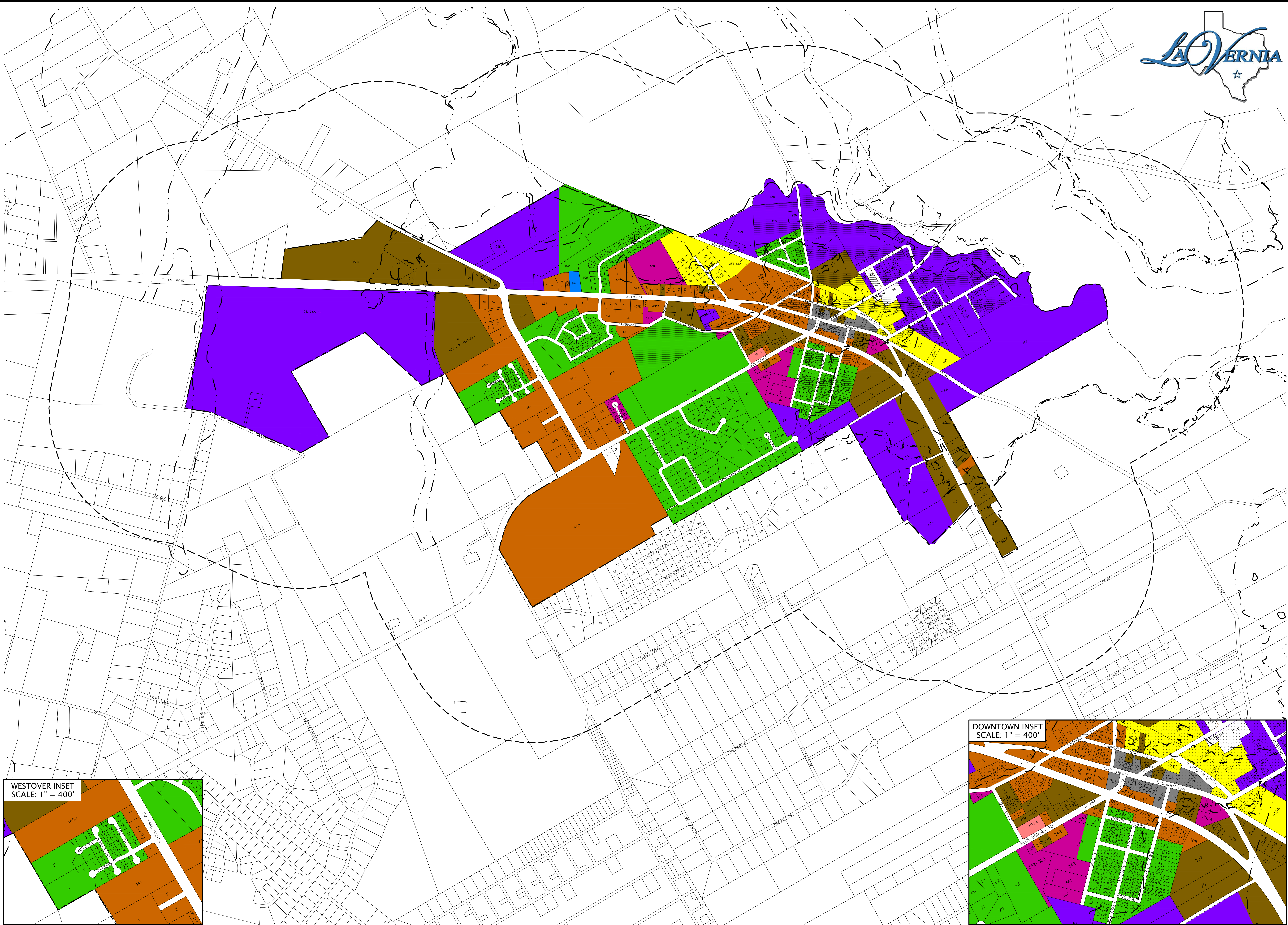
YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

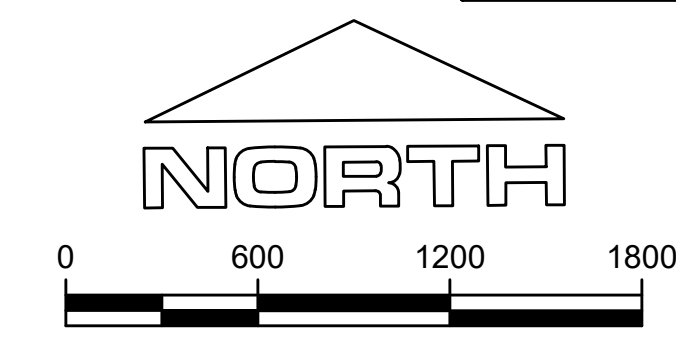
I am **(in favor)** **(opposed to)** the proposed re-zone for the property- Current Legal Description: Current Legal Description: **100 MICAH POINT RD LA VERNIA, TX 78121,MICAH POINT, LOT 2L, SEC 2, ACRES 0.276**
Request: to change from current zoning R-2 General Residence District to C-2 General Commercial District

Name: _____
Address: _____
Signature: _____ Date: _____
Comments: _____

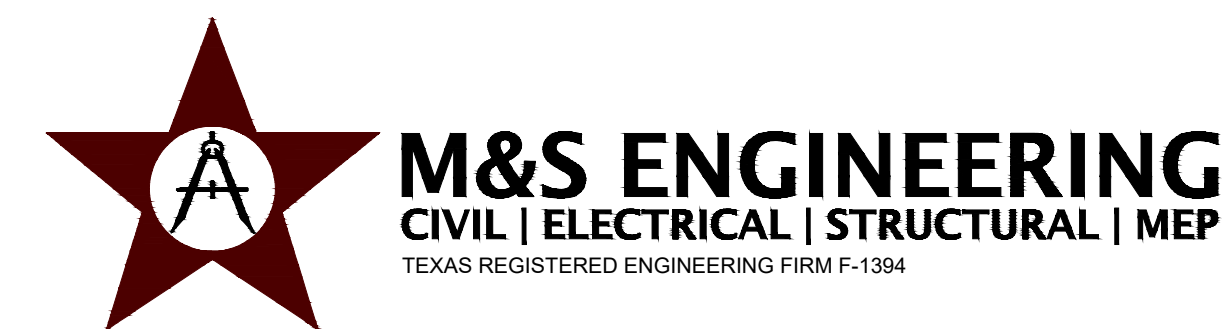
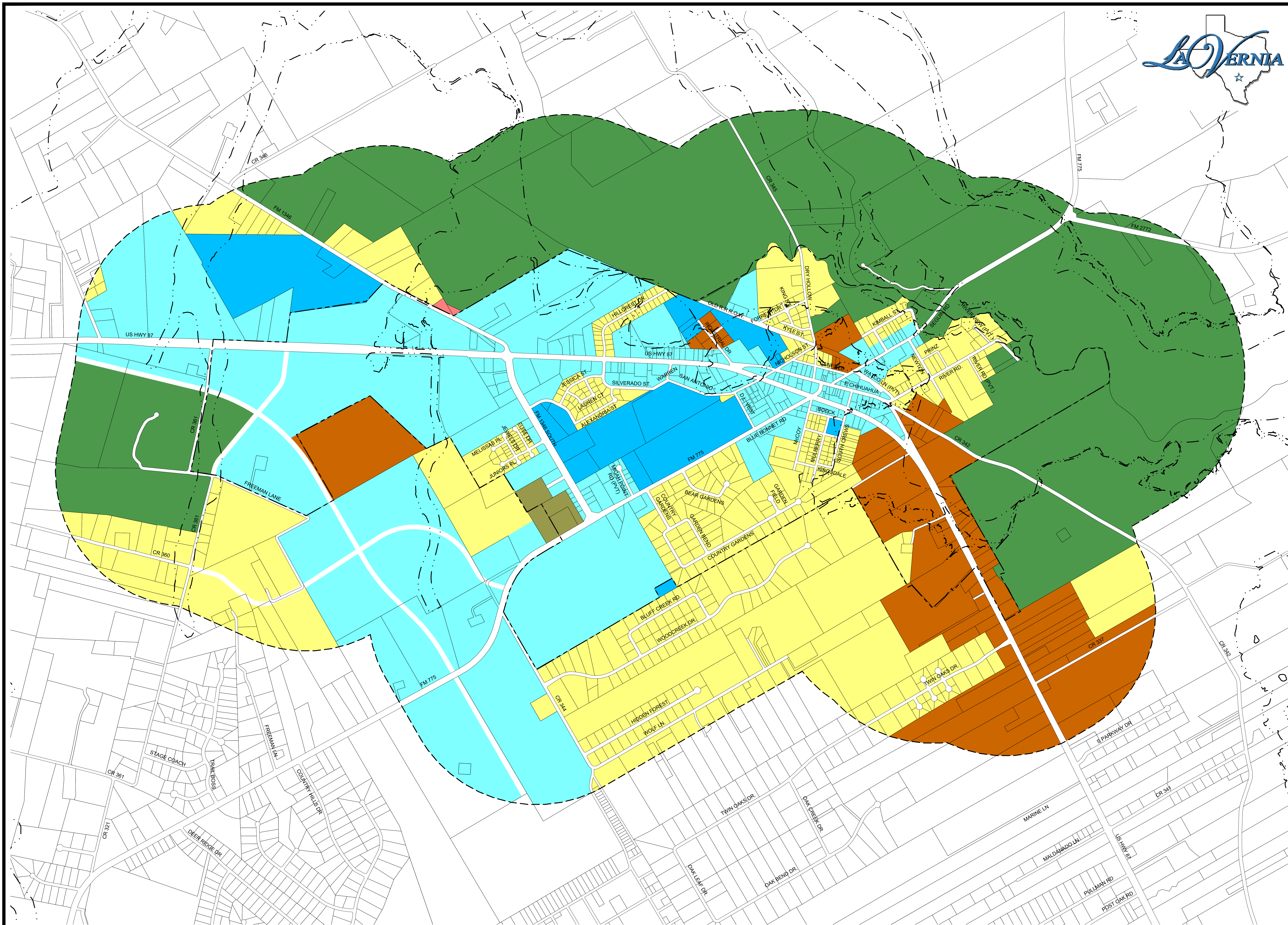
By State Law – Unsigned submission cannot be counted as an official comment.



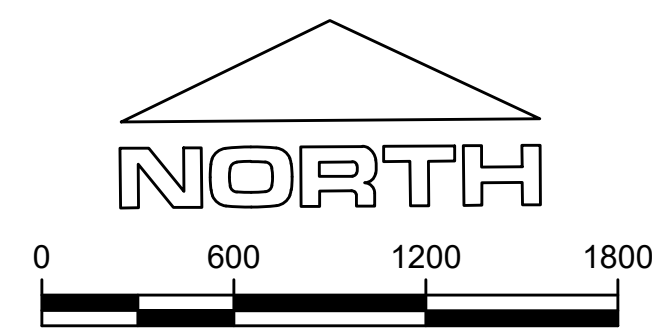
LEGEND		
--- CITY LIMITS LINE	■ R-A SINGLE FAMILY AGRICULTURE	■ C-2 GENERAL COMMERCIAL
--- ETJ LINE	■ R-1 SINGLE FAMILY	■ C-B CENTRAL BUSINESS
--- FLOODPLAIN	■ R-2 GENERAL RESIDENCE	■ I-2 INDUSTRIAL
--- OLD TOWN OVERLAY	■ C-1 RETAIL	■ MH MOBILE HOME AREA
		■ H HISTORICAL



ZONING MAP
CITY OF LA VERNIA, TEXAS
DATE: MARCH 2020



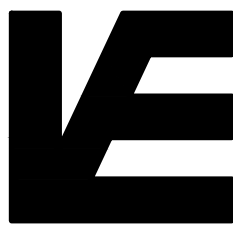
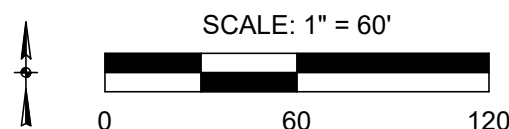
---	CITY LIMITS LINE	AGRICULTURE	PUBLIC
---	ETJ LINE	COMMERCIAL	RESIDENTIAL MULTI-FAMILY
---	FLOODPLAIN	MANUFACTURED HOME	RESIDENTIAL SINGLE FAMILY
		MIXED USE	RETAIL



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

MINOR PLAT ESTABLISHING LA VERNIA RETAIL

BEING A TOTAL OF 2.190 ACRES, OUT OF A CALLED 2.10 ACRES
TRACT 1 AND OUT OF A CALLED 0.09 ACRE TRACT 2, RECORDED IN
DOCUMENT NO. 2020-96383, O.R.W.C.T.
ESTABLISHING LOTS ____ AND ____, BLOCK ____.



VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO: 25-027
PREPARATION DATE: November 24, 2025

STATE OF TEXAS
COUNTY OF WILSON

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN 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 THE 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 AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, A.D. 20 ____.

NOTARY PUBLIC, WILSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILSON

CHAIRPERSON, WILSON CO. DEVELOPMENT REVIEW COMMITTEE _____ DATE _____

APPROVED BY THE COMMISSIONERS COURT OF THE COUNTY OF WILSON, TEXAS THIS THE DAY OF _____, 20 ____.

HENRY L. WHITMAN JR., COUNTY JUDGE

GARY MARTIN, COMMISSIONER, PCT. NO. 1

RUSSEL KING, COMMISSIONER, PCT. NO. 2

JEFFERY PIERDOLLA, COMMISSIONER, PCT. NO. 3

JOHN "SCOTT" AKIN, COMMISSIONER, PCT. NO. 4

STATE OF TEXAS
COUNTY OF WILSON

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNIA, TEXAS, HAS APPROVED THE PLAT AND SUBDIVISION OF _____ AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LAVERNIA, TEXAS, THIS ____ DAY OF _____, A.D. 20 ____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF WILSON

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

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

COUNTY CLERK, WILSON COUNTY, TEXAS

SURVEYOR NOTES:

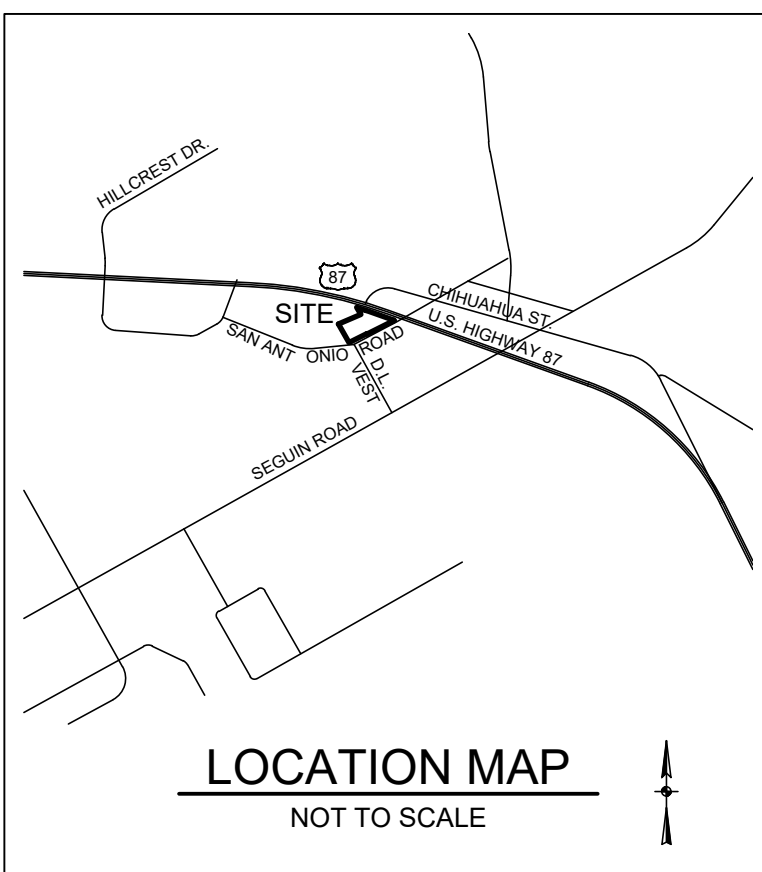
1. BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. MEASUREMENTS ARE IN U.S. SURVEY FEET. DISTANCES AND COORDINATES SHOWN HEREON ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY USING THE COMBINED ADJUSTMENT FACTOR OF 0.99983.
3. 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.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) EXISTING ACCESS POINT ALONG US HIGHWAY 87, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 409.18 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.

FIRE ACCESS NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF LA VERNIA FIRE CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF LA VERNIA DIRECTOR OF DEVELOPMENT SERVICES AND THE LA VERNIA FIRE DEPARTMENT FIRE MARSHAL.



LOCATION MAP
NOT TO SCALE

LEGEND

O.R.W.C.T.	OFFICIAL RECORDS WILSON COUNTY, TEXAS
M.P.R.W.C.T.	MAP PLAT RECORDS WILSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILSON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
TEL	TELEPHONE
ELEC.	ELECTRIC
CATV.	CABLE TELEVISION
○	1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
---	STREET CENTERLINE
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	FLOOD ZONE AREA LINE
---	SETBACK LINE
---	LANDSCAPE BUFFER LINE
---	EASEMENT LINE
---	MINOR CONTOUR
---	MAJOR CONTOUR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE LA VERNIA PLANNING COMMISSION.

PRELIMINARY - NOT FOR RECORDATION

LICENSED PROFESSIONAL ENGINEER NO. 105199
JOSE VILLAGOMEZ, P.E.
FIRM REGISTRATION NO. F13698

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

PRELIMINARY - NOT FOR RECORDATION

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6582
ROBERT A. HARPER, R.P.L.S.
FIRM REGISTRATION NO. 10194657

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

