



AMENDED

02/22/2019

3:35 PM

bporter

**City of La Vernia
PLANNING AND ZONING COMMISSION
SPECIAL MEETING**

St. Ann's Catholic Church (Religious Education Bldg)
14151 US Hwy 87 W., La Vernia, Texas 78121

February 26, 2019
6:00 p.m.

AGENDA

1. **Call to Order**
2. **Invocation, Pledge of Allegiance, and Texas Pledge** (*Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible*).
3. **Public Hearing and Discussion/Action**
 - A. Public Hearing to receive public comments regarding the re-zoning of the .541 acres located at 13562 US Hwy 87 W, La Vernia, TX 78121 from present classification of C-1 Commercial Retail to C-2 General Commercial.
 - B. Discuss and consider recommendation to City Council on the re-zoning of the .541 acres located at 13562 US Hwy 87 W, La Vernia, TX 78121 from present classification of C-1 Commercial Retail to C-2 General Commercial.
4. **Items Specific to Future Line Items on the Agenda**
5. **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 and 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 §551.086 (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 and Zoning Commission meetings are available to all persons regardless of disability. This facility is wheelchair accessible parking spaces are available. Requests 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 bporter@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 City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **February 20, 2019 at 4:30 P.M.** and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



Brittani Porter, City Secretary

Date Received 01-10-2019
Permit/Receipt No. _____
Fee Paid \$100.00

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
codeenforcement@lavernia-tx.gov



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 SARUP RETAIL INC.
Mailing Address P.O. Box 166, LaVernia, Texas - 78121.
Telephone 831-595-9703 Fax 830-779-4161 Mobile 831-595-9703 Email sonnyb319@yahoo.com
Property Address/Location 13562 US Hwy 87W, LaVernia, Texas - 78121.
Legal Description _____
Name of Subdivision Sarup Retail Inc.
Lot(s) 120 (Lot 11) Block(s) 33 Acreage 0.5410
Existing Use of Property Gas Station
Proposed Use of Property (attach additional or supporting information if necessary) Rent Uhaul's Trucks/Vans. These are neither Air Break Trucks nor 18 Wheeler Trucks. Uhaul Trucks/Vans are just regular break trucks.
Zoning Change Request: Current Zoning C-1 Proposed Zoning C-2

If "PDD Planned Development District", check if: Concept Plan _____ or Detail Plan Just Rent Uhaul Trucks/Vans and park those trucks on my property behind the store (Dirt area) and not in store parking. It is not in anyone's way. Just making use of my unused part of my property.
Reason for request (please explain in detail and attach additional pages if needed) Rezoning from C-1 to C-2. Actually zoning is not the issue as long as CITY allows us to RENT Uhaul's Trucks/Vans. These trucks are only used for residential moves. Continued on Additional page attached with this.

Attachments: 1. Additional page 2. Copy of ordinance 3. Survey

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

1/9/2019
Date

For Office Use Only	
Date of Publication <u>02-14-19</u>	Date of P&Z Public Hearing <u>02-05-19</u>
Date of 200 Ft Notices <u>02-05-19</u>	Date of Council Public Hearing <u>02-05-19</u>
Ordinance No. <u>021419-01</u> <u>022019-01</u>	Approved _____ Denied _____

Reason for Request Continued :-

According to my understanding and according to the Ordinance attached with this application which the City Secretary Ms. Brittani Porter sent us, Uhaul should come under Category "Auto Leasing / Rentals" which is permitted for C-1.

I don't understand why the City Secretary Ms. Brittani Porter put these Uhauls under "Truck and Bus Repair and Leasing" and asked us to remove all the Uhauls from my property out immediately. We are not doing any Trucks repair or Construction here. As far as I understand about "Trucks and Bus Repair and Leasing" mean Air Break Trucks / 18 Wheeler Trucks / Trucks and Trailer together but have different registration.

When they are calling trucks, it could mean several different kinds of Trucks. Pick up trucks is also one kind of Trucks, could move furniture in it. You don't require Commercial license to drive it. It has regular breaks. Some is the Uhaul trucks. To Rent a Uhaul truck you just require regular license and not Commercial license. It is just like pick up trucks with the back covered and some little bigger in size. Uhaul Trucks just have regular breaks. So I think this should be considered as Auto Leasing / Renting.

So, I humbly request all the Council members and Zoning members to consider my application to Rezone it to C-2 or allow us to Rent Uhaul's. If the Country Feed store across my property and the three buildings behind us (Industrial Drive) are in C-2, there shouldn't be no problem in rezoning my property to C-2.

Thank you.

Your's Faithfully


Sukhwinder Singh Biring (Owner of Sarup Retail Inc)

Trailer/Truck Rental

From: Brittani Porter (bporter@lavernia-tx.gov)
To: SONNYB319@yahoo.com
Date: Tuesday, January 8, 2019 11:17 AM CST

See information below, your business is located in a C-1 district in which the rental sales for truck and trailer require C-2.

Sec. 38-302. - Permitted use charts.

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

(a)

Key to tables. The following shall be the key to the tables in subsections (b) through (h) of this section:

Legend

Symbol	Definition
P	Use is permitted in district indicated
S	Use is permitted in district indicated upon approval of specific use permit
(none)	Use is prohibited in district indicated

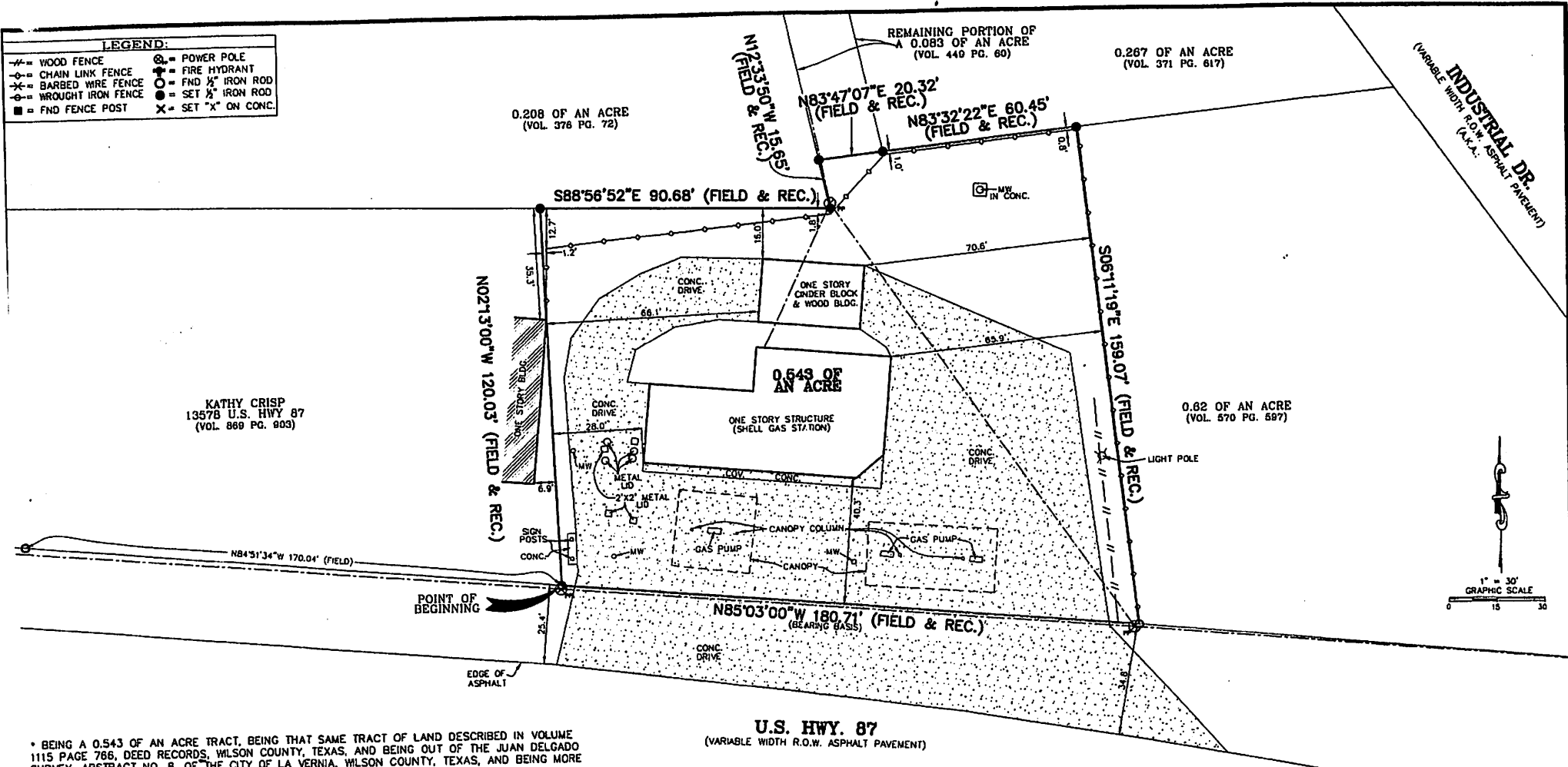
(f)

Automobile and related service uses.

Type of Use:	C-1	C-B	C-2	I	H	PI
Auto Leasing/Rental	P	P	P	P		
Trailer Sales/Rental	S	P	P	P		
Truck and Bus Repair and Leasing	NOT PERMITTED		P	P		

Brittani Porter, TRMC
City Secretary
City of La Vernia
102 E. Chihuahua St.
(o) 830-779-4541
(f) 830-253-1198

SARUP Retail INC
13562 US HWY 87W



* BEING A 0.543 OF AN ACRE TRACT, BEING THAT SAME TRACT OF LAND DESCRIBED IN VOLUME 1115 PAGE 768, DEED RECORDS, WILSON COUNTY, TEXAS, AND BEING OUT OF THE JUAN DELGADO SURVEY, ABSTRACT NO. 8, OF THE CITY OF LA VERNIA, WILSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN JOB NUMBER AND DATE.

U.S. HWY. 87
(VARIABLE WIDTH R.O.W. ASPHALT PAVEMENT)

BUYER: SARUP RETAIL, INC.			
ADDRESS: 13562 U.S. HWY. 87			
TITLE COMPANY: FIRST AMERICAN TITLE		G.F. NO.: 26,107 / W7-4336	
LOT: ~	BLOCK: ~	N.C.B.: ~	
SUBDIVISION: ~			
CITY: LA VERNIA	COUNTY: WILSON	STATE: TEXAS	
PLAT RECORDED IN: VOLUME ~ PAGE ~ DEED AND PLAT RECORDS OF WILSON COUNTY, TEXAS			

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:
 VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF WILSON COUNTY, TEXAS
 VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF WILSON COUNTY, TEXAS
 VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF WILSON COUNTY, TEXAS
 VOLUME XXX PAGE XXX REAL PROPERTY RECORDS OF WILSON COUNTY, TEXAS



P.O. BOX 100442
SAN ANTONIO, TEXAS 78201
PHONE: 210-534-6700
FAX: 210-534-9673

- 1) UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
- 2) THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- 3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 4) SET PINS TO BE COMPLETED UPON RECEIPT OF FINAL PAYMENT.



STATE OF TEXAS
COUNTY OF BEXAR

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 OF BUILDINGS ON ADJOINING PROPERTIES AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY OR AS SHOWN ABOVE.

THIS 30TH DAY OF MAY 2007, A.D.

Peter A. Aguirre
PETER A. AGUIRRE, R.P.L.S. 5464

JOB NO: 7-4202-002 | FIELD WORK COMP.: 5-29-07



**Law Offices of
Louis T. Rosenberg, P.C.**

1024 C. Street, Floresville, Texas 78114
Phone (Metro): (830) 216-4075 or (830) 216-4051
Fax: (830) 393-1033 E-Mail: firm@ltrlaw.com

LOUIS T. ROSENBERG
Principal Attorney

ELOY J. HITA
Associate Attorney

NOHL BRYANT
Of Counsel

January 24, 2019

Ms. Brittani Porter TRMC
City Secretary
City of La Vernia
102 E. Chihuahua St.
La Vernia, Texas 78121

RE: Sarup Retail, Inc.
Amended Zoning Change Application

Dear Ms. Porter:

Attached is the original Amended Zoning Change Application for Sarup Retail, Inc.

This was emailed to you on Thursday, January 24, 2019.

Please call my office at 830-216-4075 if you have any questions.

Sincerely,

LAW OFFICES OF LOUIS T. ROSENBERG, P.C.

Eloy J. Hita
Associate Attorney
EJH:bp

Attachment: Original Amended Zoning Change Application

cc: Louis T. Rosenberg, Principal Attorney
Shelli Baker, Case Manager/Senior Paralegal
Brenda Pawlik, Executive Administrator/Paralegal
Client File

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
codeenforcement@lavernia-tx.gov



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 SARUP RETAIL, INC.
Mailing Address 1024 C ST., Floresville, TX 78114
Telephone 830-216-4075 Fax 830-393-1033 Mobile _____ Email firm@ltrlaw.com
Property Address/Location 13562 US Hwy 87 W, La Vernia, TX 78121
Legal Description
Name of Subdivision City of La Vernia Lot 120
Lot(s) 11 Block(s) 33 Acreage . 541
Existing Use of Property Gas Station
Proposed Use of Property (attach additional or supporting information if necessary) see attached
U-Haul Vehicles to rent to public
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) see attached

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

1-23-19
Date

For Office Use Only	
Date of Publication <u>02-07-2019</u>	Date of P&Z Public Hearing <u>02-26-2019</u>
Date of 200 Ft Notices <u>02-05-2019</u>	Date of Council Public Hearing <u>02-26-2019</u>
Ordinance No. <u>022419-01</u>	Approved _____ Denied _____

AFFIDAVIT BY OWNER OF SARUP RETAIL, INC.

THE STATE OF TEXAS §
§
COUNTY OF WILSON §

BEFORE ME, the undersigned authority, on this day personally appeared SUKHWINDER BIRING a/k/a SONNY, PRESIDENT and OWNER of SARUP RETAIL, INC., known to me to be the person herein, who on this day after being by me first sworn, and upon oath, stated:

“I, SUKHWINDER BIRING a/k/a SONNY, PRESIDENT and OWNER of SARUP RETAIL, INC., have engaged the Law Office of Louis T. Rosenberg, P.C. to represent my business, SARUP RETAIL, INC., and in my capacity as the President and Owner of SARUP RETAIL, INC., I specifically authorize Louis T. Rosenberg and Eloy J. Hita as my attorneys and agents to file the necessary zoning change application and assist me in all related matters, including attending and assisting in any required administrative hearings.

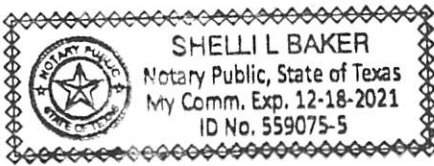
Furthermore, SARUP RETAIL, INC. is the lawful owner of the property concerning the zoning change request and application by a Special Warranty Deed described in Volume 1406, Page 161 of the Official Deed Records of Wilson County, Texas which is attached and incorporated by reference hereinafter as Exhibit 1.

Moreover, I respectfully request the City of La Vernia, Texas and the Zoning Board a zoning change from C-1 (current zoning) to C-2 (proposed zoning). I currently operate a gas station at the above referenced property. However, I intend to rent U-Haul vans and small trucks (vehicles) to the public for moving purposes. The U-Haul vehicles will only be used in residential moves in and throughout the area. At no time will any U-Haul vehicles be for sale or lease. Additionally, no repair services will occur on any vehicles aside from changing tire(s) to ensure operation. The vehicles will be taken off the property for maintenance and service at a professional repair shop.

Therefore, I respectfully request a zoning change for the reasons stated above.”

Sukhwinder Biring
SUKHWINDER BIRING a/k/a SONNY,
PRESIDENT and OWNER of SARUP RETAIL,
INC.

SWORN AND SUBSCRIBED TO BEFORE ME by SUKHWINDER BIRING a/k/a SONNY, PRESIDENT and OWNER of SARUP RETAIL, INC. on this the 23rd day of January, 2019.



Shelli L. Baker
NOTARY PUBLIC

[Faint handwritten notes and scribbles]

[Faint handwritten notes and scribbles]

CHIEF JUDGE
Maryland State of Justice
My Comm. Exp. 12-18-2021
ID No. 25072-2



First American Title

GF # 1031643
\$ 28.00

Doc 00025830 Bk OP Vol 1406 Pg 151 5

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

SPECIAL WARRANTY DEED

Date: June 07, 2007

Grantor: GEORGE W. WYATT and LAWRENCE E. WYATT

Grantor's Mailing Address: P. O. Box 1195
La Vernia, Texas 78121
Wilson County

Grantee: SARUP RETAIL, INC.

Grantee's Mailing Address: P. O. Box 166
La Vernia, Texas 78121
Wilson County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the Grantor, the receipt and sufficiency of which consideration is hereby acknowledged and confessed.

Property (including any improvements):

Being 0.543 acre of land, more or less, out of the JOAN DELGADO SURVEY, ABSTRACT 8, City of La Vernia, Wilson County, Texas, and being comprised of a 0.288 acre tract described in Volume 347, Page 277 of the Deed Records of Wilson County, Texas; and also comprised of a 0.170 acre tract and a 0.083 acre tract described in Volume 668, Page 515 of the Deed Records of Wilson County, Texas, and being more particularly described on Exhibit "A" attached hereto.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all conditions, restrictions and easements of record, if in force, recorded in the office of the County Clerk of Wilson County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee,

PORTIONS OF THIS DOCUMENT MAY NOT BE LEGIBLE/REPRODUCIBLE WHEN RECEIVED FOR RECORDING



Doc Bk Vol Pg
00025830 0P 1486 162

Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

As a material part of the Consideration for this deed, IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS INCLUDING UNDERGROUND STORAGE TANKS, AVAILABILITY OF ACCESS, INGRESS OR EGRESS, OPERATING HISTORY OR PROJECTIONS, VALUATION, PROFITABILITY, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY AND (iii) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY. GRANTEE HAS NOT RELIED UPON EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTOR OR ANY AGENT OF GRANTOR. GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE PURCHASER OF REAL ESTATE AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF GRANTEE'S CONSULTANTS IN PURCHASING THE PROPERTY. GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS GRANTEE DEEMED NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND HAS RELIED UPON SAME. GRANTEE ASSUMES THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS SOLD AND CONVEYED TO GRANTEE AND GRANTEE ACCEPTS THE PROPERTY "AS IS, WHERE IS," WITH ALL FAULTS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR OR ANY THIRD PARTY. THE TERMS AND CONDITIONS OF THIS PARAGRAPH SHALL EXPRESSLY SURVIVE THE CLOSING AND SHALL NOT MERGE WITH THE PROVISIONS OF ANY CLOSING DOCUMENTS. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON, UNLESS THE SAME ARE

Doc 00025838 BK 0P Vol 1486 Pg 163

SPECIFICALLY SET FORTH OR REFERRED TO HEREIN. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS ARTICLE AND IN PARTICULAR THIS SECTION WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE FOR THE PROPERTY.

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

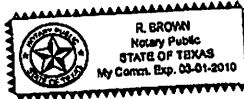
George W. Wyatt
George W. Wyatt

Lawrence E. Wyatt by George Wyatt
Lawrence E. Wyatt, by and through his
Attorney-in-fact, George W. Wyatt

STATE OF TEXAS
COUNTY OF WILSON

§
§

This instrument was acknowledged before me on the 07 day of June, 2007, by
GEORGE W. WYATT.



[Signature]
Notary Public, State of Texas

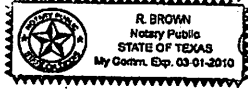
PORTIONS OF THIS DOCUMENT MAY
NOT BE LEGIBLE/REPRODUCIBLE
WHEN RECEIVED FOR RECORDING

Doc 08025830 Bk OP Vol 1406 Pg 154

STATE OF TEXAS
COUNTY OF WILSON

§
§

This instrument was acknowledged before me on the 07 day of June, 2007, by
GEORGE W. WYATT, as attorney in fact for LAWRENCE E. WYATT.



[Signature]
Notary Public, State of Texas

PORTIONS OF THIS DOCUMENT MAY
NOT BE LEGIBLY REPRODUCIBLE
WHEN RECEIVED FOR RECORDING

✓ AFTER RECORDING
RETURN TO:

Sarup Retail, Inc.
P. O. Box 166
La Vernia, Texas 78121

f- PREPARED IN THE
LAW OFFICE OF:

Pazouki & Arambula, LLP
70 N.E. Loop 410, Suite 950
San Antonio, Texas 78216

Doc 00025830 Bk 0P Vol 1406 Pg 165

EXHIBIT 'A'

File No.: 1031643-SA68 (RB)
Property: 13562 US Hwy 87, LaVernia, TX

BEING A 0.543 OF AN ACRE TRACT, BEING THE SAME TRACT OF LAND DESCRIBED IN VOLUME 1115 PAGE 766, DEED RECORDS, WILSON COUNTY, TEXAS, AND BEING OUT OF THE JUAN DELGADO SURVEY, ABSTRACT NO. 8, OF THE CITY OF LA VERNIA, WILSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HWY 87, FOR THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED UNTO KATHY CRISP IN VOLUME 869 PAGE 903, DEED RECORDS, WILSON COUNTY, AND BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 02° 13' 00" W, A DISTANCE OF 120.03 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE: S 88° 56' 52" E, A DISTANCE OF 90.68 FEET TO A 1/2" IRON ROD SET FOR A RE-ENTRANT CORNER OF THIS TRACT;

THENCE: N 12° 33' 50" W, A DISTANCE OF 15.65 FEET TO A 1/2" IRON ROD SET FOR THE NORTH CORNER OF THIS TRACT;

THENCE: N 83° 47' 07" E, A DISTANCE OF 20.32 FEET TO A 1/2" IRON ROD SET FOR AN ANGLE POINT OF THIS TRACT;

THENCE: N 83° 32' 22" E, A DISTANCE OF 60.45 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 06° 11' 19" E, A DISTANCE OF 159.07 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE: N 85° 03' 00" E, A DISTANCE OF 180.71 FEET (BEING THE BEARING BASIS OF THIS SURVEY) TO THE POINT OF BEGINNING AND CONTAINING A 0.543 OF AN ACRE OF LAND, MORE OR LESS, ACCORDING TO A SURVEY MADE ON THE GROUND.

A.P.N.
Filed for Record in:
Wilson County
by Eva S. Martinez
County Clerk
On: Jun 14, 2007 at 12:34P
As a Recording
Document Number: 00025830
Total Fees: 32.00
Receipt Number: 64575
By: Yvonne B Garcia,

Any provision herein which restricts the sale, rental, or use of the described real property because of title or race is invalid and unenforceable under Federal Law.
THE STATE OF TEXAS
COUNTY OF WILSON
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in Official Public Records the Volume 1406 and Page: 165 of the same records of: Wilson County as stamped herein by me.

Jun 14, 2007

Eva S. Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

Trailer/Truck Rental

From: Brittani Porter (bporter@lavernia-tx.gov)
 To: SONNYB319@yahoo.com
 Date: Tuesday, January 8, 2019 11:17 AM CST

See information below, your business is located in a C-1 district in which the rental sales for truck and trailer require C-2.

Sec. 38-302. - Permitted use charts.

SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS

(a)

Key to tables. The following shall be the key to the tables in subsections (b) through (h) of this section:

Legend

Symbol	Definition
P	Use is permitted in district indicated
S	Use is permitted in district indicated upon approval of specific use permit
(none)	Use is prohibited in district indicated

Automobile and related service uses.

Type of Use:	C-1	C-B	C-2	I	H	PI
Auto Leasing/Rental	P	P	P	P		
Trailer Sales/Rental	S	P	P	P		
Truck and Bus Repair and Leasing	NOT PERMITTED		P	P		

RECEIPT DATE 01-10-2019 No. 878288

RECEIVED FROM Savage Refrill \$100. DOLLARS

FOR rent

FOR RENT CASH CHECK MONEY ORDER CREDIT CARD

ACCOUNT 100.00 FROM Porter TO _____ BY _____

PAYMENT 100.00

BAL. DUE _____

Brittani Porter, TRMC
 City Secretary
 City of La Vernia
 102 E. Chihuahua St.
 (o) 830-779-4541
 (f) 830-253-1198

x3
Brittany

Wilson CAD

Property Search Map Search

Property Search Results > 27342 SARUP RETAIL INC for Year 2019

Property

Account

Property ID: 27342 Legal Description: CITY OF LA VERNIA, LOT 120 (LOT 11 BLK 33), ACRES .541
 Geographic ID: 3000-03000-12000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 13562 US HWY 87 W Mapsco:
 LA VERNIA, TX 78121
 Neighborhood: Map ID:
 Neighborhood CD: NONE

Owner

Name: SARUP RETAIL INC Owner ID: 65981
 Mailing Address: PO BOX 166 % Ownership: 100.0000000000%
 LA VERNIA, TX 78121
 Exemptions:

Values

(+) Improvement Homesite Value: + N/A
 (+) Improvement Non-Homesite Value: + N/A
 (+) Land Homesite Value: + N/A
 (+) Land Non-Homesite Value: + N/A Ag / Timber Use Value
 (+) Agricultural Market Valuation: + N/A N/A
 (+) Timber Market Valuation: + N/A N/A

 (=) Market Value: = N/A
 (-) Ag or Timber Use Value Reduction: - N/A

 (=) Appraised Value: = N/A
 (-) HS Cap: - N/A

 (=) Assessed Value: = N/A

Taxing Jurisdiction

Owner: SARUP RETAIL INC
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	WILSON CAD	N/A	N/A	N/A	N/A
CL	La Vernia City	N/A	N/A	N/A	N/A
ESD#1	WILSON CO EMERGENCY SERVICES DIST #1 FIRE & RESCUE	N/A	N/A	N/A	N/A
ESD#3	WILSON CO EMERGENCY SERVICES DIST #3	N/A	N/A	N/A	N/A
GW	Wilson County	N/A	N/A	N/A	N/A
HH	Wilson Co Hosp	N/A	N/A	N/A	N/A
SARA	SAN ANTONIO RIVER AUTHORITY	N/A	N/A	N/A	N/A
SL	La Vernia ISD	N/A	N/A	N/A	N/A
WEU	EVERGREEN UWC DIST	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DI	DRIVE-IN GROCERY	*		0	2160.0
FT	STORAGE TANKS	*		0	0.0
WI	WALK-IN COOLER	*		0	500.0
OP	COVERED PORCH OR PATIO	*		0	201.0
CN	CANOPY/AWNING	*		0	800.0
CN	CANOPY/AWNING	*		0	576.0
FT	STORAGE TANKS	*		0	0.0
FT	STORAGE TANKS	*		0	0.0
FT	STORAGE TANKS	*		0	0.0
CS	CONCRETE SLAB	CS		0	10290.0

Improvement #2: COMMERCIAL State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CW	CAR WASH	*		1960	640.0
ASTG	ATTACHED STORAGE	*		0	144.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LS	LA VERNIA SQUARE FOOT	0.5410	23566.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$315,070	\$78,480	0	393,550	\$0	\$393,550
2017	\$315,070	\$78,480	0	393,550	\$0	\$393,550
2016	\$315,070	\$78,480	0	393,550	\$0	\$393,550
2015	\$315,070	\$78,480	0	393,550	\$0	\$393,550
2014	\$303,110	\$78,480	0	381,590	\$0	\$381,590
2013	\$303,110	\$78,480	0	381,590	\$0	\$381,590
2012	\$303,110	\$78,480	0	381,590	\$0	\$381,590
2011	\$294,880	\$78,480	0	373,360	\$0	\$373,360
2010	\$247,090	\$78,480	0	325,570	\$0	\$325,570
2009	\$247,090	\$78,480	0	325,570	\$0	\$325,570
2008	\$117,200	\$54,200	0	171,400	\$0	\$171,400
2007	\$117,200	\$54,200	0	171,400	\$0	\$171,400
2006	\$101,910	\$47,130	0	149,040	\$0	\$149,040
2005	\$101,910	\$47,130	0	149,040	\$0	\$149,040
2004	\$101,910	\$47,130	0	149,040	\$0	\$149,040
2003	\$101,910	\$47,130	0	149,040	\$0	\$149,040
2002	\$101,910	\$47,130	0	149,040	\$0	\$149,040
2001	\$101,910	\$47,130	0	149,040	\$0	\$149,040
2000	\$101,910	\$47,130	0	149,040	\$0	\$149,040
1999	\$70,490	\$47,130	0	117,620	\$0	\$117,620
1998	\$70,490	\$47,130	0	117,620	\$0	\$117,620
1997	\$70,490	\$25,920	0	96,410	\$0	\$96,410
1996	\$70,490	\$25,920	0	96,410	\$0	\$96,410
1995	\$70,500	\$25,920	0	96,420	\$0	\$96,420

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/14/2007	WD	WARRANTY DEED	WYATT LAWRENCE E & GEORGE	SARUP RETAIL INC	1406	161	

Tax Due

Property Tax Information as of 01/23/2019

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2018	Wilson County	\$393,550	\$1864.64	\$1846.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	La Vernia ISD	\$393,550	\$5647.44	\$5590.96	\$0.00	\$0.00	\$0.00	\$0.00
2018	La Vernia City	\$393,550	\$786.71	\$778.84	\$0.00	\$0.00	\$0.00	\$0.00
2018	Wilson Co Hosp	\$393,550	\$458.88	\$454.29	\$0.00	\$0.00	\$0.00	\$0.00
2018	EVERGREEN UWC DIST	\$393,550	\$25.58	\$25.32	\$0.00	\$0.00	\$0.00	\$0.00
2018	SAN ANTONIO RIVER AUTHORITY	\$393,550	\$73.12	\$72.39	\$0.00	\$0.00	\$0.00	\$0.00
2018	WILSON CO EMERGENCY SERVICES DIST #1 FIRE & RESCUE	\$393,550	\$302.25	\$299.23	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$9158.62	\$9067.03	\$0.00	\$0.00	\$0.00	\$0.00
2017	WILSON CO EMERGENCY SERVICES DIST #1 FIRE & RESCUE	\$393,550	\$326.65	\$323.38	\$0.00	\$0.00	\$0.00	\$0.00
2017	Wilson County	\$393,550	\$1864.64	\$1846.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	La Vernia ISD	\$393,550	\$5568.73	\$5513.04	\$0.00	\$0.00	\$0.00	\$0.00
2017	La Vernia City	\$393,550	\$786.70	\$778.83	\$0.00	\$0.00	\$0.00	\$0.00
2017	Wilson Co Hosp	\$393,550	\$471.08	\$466.37	\$0.00	\$0.00	\$0.00	\$0.00
2017	EVERGREEN UWC DIST	\$393,550	\$29.12	\$28.83	\$0.00	\$0.00	\$0.00	\$0.00
2017	SAN ANTONIO RIVER AUTHORITY	\$393,550	\$68.04	\$67.36	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$9114.96	\$9023.81	\$0.00	\$0.00	\$0.00	\$0.00
2016	La Vernia City	\$393,550	\$786.70	\$778.83	\$0.00	\$0.00	\$0.00	\$0.00
2016	La Vernia ISD	\$393,550	\$5490.02	\$5435.12	\$0.00	\$0.00	\$0.00	\$0.00
2016	Wilson County	\$393,550	\$1864.64	\$1864.64	\$0.00	\$0.00	\$0.00	\$0.00
2016	WILSON CO EMERGENCY SERVICES DIST #1 FIRE & RESCUE	\$393,550	\$328.61	\$328.61	\$0.00	\$0.00	\$0.00	\$0.00
2016	Wilson Co Hosp	\$393,550	\$547.03	\$547.03	\$0.00	\$0.00	\$0.00	\$0.00
2016	EVERGREEN UWC DIST	\$393,550	\$30.70	\$30.70	\$0.00	\$0.00	\$0.00	\$0.00
2016	SAN ANTONIO RIVER AUTHORITY	\$393,550	\$68.04	\$68.04	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$9115.74	\$9052.97	\$0.00	\$0.00	\$0.00	\$0.00
2015	Wilson County	\$0	\$1864.64	\$1845.99	\$0.00	\$0.00	\$0.00	\$0.00
2015	WILSON CO EMERGENCY SERVICES DIST #1 FIRE & RESCUE	\$0	\$335.30	\$331.95	\$0.00	\$0.00	\$0.00	\$0.00
2015	Wilson Co Hosp	\$0	\$415.59	\$411.43	\$0.00	\$0.00	\$0.00	\$0.00
2015	EVERGREEN UWC DIST	\$0	\$22.83	\$22.60	\$0.00	\$0.00	\$0.00	\$0.00
2015	SAN ANTONIO RIVER AUTHORITY	\$0	\$68.04	\$67.36	\$0.00	\$0.00	\$0.00	\$0.00
2015	La Vernia ISD	\$393,550	\$5411.31	\$5357.20	\$0.00	\$0.00	\$0.00	\$0.00
2015	La Vernia City	\$393,550	\$786.71	\$778.85	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$8904.42	\$8815.38	\$0.00	\$0.00	\$0.00	\$0.00
2014	La Vernia City	\$381,590	\$762.80	\$755.17	\$0.00	\$0.00	\$0.00	\$0.00
2014	La Vernia ISD	\$381,590	\$5265.95	\$5213.29	\$0.00	\$0.00	\$0.00	\$0.00
2014	Wilson County	\$0	\$1807.97	\$1789.89	\$0.00	\$0.00	\$0.00	\$0.00
2014	WILSON CO EMERGENCY SERVICES DIST #1 FIRE & RESCUE	\$0	\$325.11	\$321.86	\$0.00	\$0.00	\$0.00	\$0.00
2014	Wilson Co Hosp	\$0	\$402.96	\$398.93	\$0.00	\$0.00	\$0.00	\$0.00
2014	EVERGREEN UWC DIST	\$0	\$20.22	\$20.02	\$0.00	\$0.00	\$0.00	\$0.00
2014	SAN ANTONIO RIVER AUTHORITY	\$0	\$66.78	\$66.11	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$8651.79	\$8565.27	\$0.00	\$0.00	\$0.00	\$0.00
2013	Wilson County	\$0	\$1665.26	\$1665.26	\$0.00	\$0.00	\$0.00	\$0.00
2013	WILSON CO EMERGENCY SERVICES DIST #1 FIRE & RESCUE	\$0	\$329.69	\$329.69	\$0.00	\$0.00	\$0.00	\$0.00
2013	Wilson Co Hosp	\$0	\$437.30	\$437.30	\$0.00	\$0.00	\$0.00	\$0.00
2013	EVERGREEN UWC DIST	\$0	\$22.90	\$22.90	\$0.00	\$0.00	\$0.00	\$0.00
2013	SAN ANTONIO RIVER AUTHORITY	\$0	\$67.92	\$67.92	\$0.00	\$0.00	\$0.00	\$0.00
2013	La Vernia ISD	\$381,590	\$5304.11	\$5304.11	\$0.00	\$0.00	\$0.00	\$0.00
2013	La Vernia City	\$381,590	\$760.13	\$760.13	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$8587.31	\$8587.31	\$0.00	\$0.00	\$0.00	\$0.00
2012	La Vernia ISD	\$381,590	\$5323.18	\$5216.72	\$0.00	\$0.00	\$0.00	\$0.00
2012	La Vernia City	\$381,590	\$766.23	\$750.90	\$0.00	\$0.00	\$0.00	\$0.00
2012	Wilson County	\$0	\$1729.75	\$1695.15	\$0.00	\$0.00	\$0.00	\$0.00
2012	WILSON CO EMERGENCY SERVICES DIST #1 FIRE & RESCUE	\$0	\$335.80	\$329.08	\$0.00	\$0.00	\$0.00	\$0.00
2012	Wilson Co Hosp	\$0	\$507.90	\$497.74	\$0.00	\$0.00	\$0.00	\$0.00

2012	EVERGREEN UWC DIST	\$0	\$35.11	\$34.41	\$0.00	\$0.00	\$0.00	\$0.00
2012	SAN ANTONIO RIVER AUTHORITY	\$0	\$66.28	\$64.95	\$0.00	\$0.00	\$0.00	\$0.00
2012 TOTAL:			\$8764.25	\$8588.95	\$0.00	\$0.00	\$0.00	\$0.00
2011	Wilson County	\$0	\$1692.44	\$1692.44	\$0.00	\$0.00	\$0.00	\$0.00
2011	WILSON CO EMERGENCY SERVICES DIST #1 FIRE & RESCUE	\$0	\$311.01	\$311.01	\$0.00	\$0.00	\$0.00	\$0.00
2011	Wilson Co Hosp	\$0	\$568.25	\$568.25	\$0.00	\$0.00	\$0.00	\$0.00
2011	EVERGREEN UWC DIST	\$0	\$38.83	\$38.83	\$0.00	\$0.00	\$0.00	\$0.00
2011	SAN ANTONIO RIVER AUTHORITY	\$0	\$64.85	\$64.85	\$0.00	\$0.00	\$0.00	\$0.00
2011	La Vernia ISD	\$373,360	\$5245.70	\$5245.70	\$0.00	\$0.00	\$0.00	\$0.00
2011	La Vernia City	\$373,360	\$745.98	\$745.98	\$0.00	\$0.00	\$0.00	\$0.00
2011 TOTAL:			\$8667.06	\$8667.06	\$0.00	\$0.00	\$0.00	\$0.00
2010	La Vernia City	\$325,570	\$707.46	\$693.31	\$0.00	\$0.00	\$0.00	\$0.00
2010	La Vernia ISD	\$325,570	\$4574.26	\$4482.77	\$0.00	\$0.00	\$0.00	\$0.00
2010	Wilson County	\$0	\$1449.44	\$1420.45	\$0.00	\$0.00	\$0.00	\$0.00
2010	WILSON CO EMERGENCY SERVICES DIST #1 FIRE & RESCUE	\$0	\$276.41	\$270.88	\$0.00	\$0.00	\$0.00	\$0.00
2010	Wilson Co Hosp	\$0	\$505.28	\$495.17	\$0.00	\$0.00	\$0.00	\$0.00
2010	EVERGREEN UWC DIST	\$0	\$38.74	\$37.97	\$0.00	\$0.00	\$0.00	\$0.00
2010	SAN ANTONIO RIVER AUTHORITY	\$0	\$54.21	\$53.13	\$0.00	\$0.00	\$0.00	\$0.00
2010 TOTAL:			\$7605.80	\$7453.68	\$0.00	\$0.00	\$0.00	\$0.00
2009	Wilson County	\$0	\$1408.09	\$1379.93	\$0.00	\$0.00	\$0.00	\$0.00
2009	WILSON CO EMERGENCY SERVICES DIST #1 FIRE & RESCUE	\$0	\$276.73	\$271.20	\$0.00	\$0.00	\$0.00	\$0.00
2009	Wilson Co Hosp	\$0	\$520.91	\$510.49	\$0.00	\$0.00	\$0.00	\$0.00
2009	EVERGREEN UWC DIST	\$0	\$40.37	\$39.56	\$0.00	\$0.00	\$0.00	\$0.00
2009	SAN ANTONIO RIVER AUTHORITY	\$0	\$51.93	\$50.89	\$0.00	\$0.00	\$0.00	\$0.00
2009	La Vernia ISD	\$325,570	\$4639.37	\$4546.58	\$0.00	\$0.00	\$0.00	\$0.00
2009	La Vernia City	\$325,570	\$717.23	\$702.88	\$0.00	\$0.00	\$0.00	\$0.00
2009 TOTAL:			\$7654.63	\$7501.53	\$0.00	\$0.00	\$0.00	\$0.00
2008	La Vernia ISD	\$171,400	\$2363.26	\$2292.36	\$0.00	\$0.00	\$0.00	\$0.00
2008	La Vernia City	\$171,400	\$529.63	\$513.74	\$0.00	\$0.00	\$0.00	\$0.00
2008	Wilson County	\$0	\$796.15	\$772.27	\$0.00	\$0.00	\$0.00	\$0.00
2008	Wilson Co Hosp	\$0	\$274.24	\$266.01	\$0.00	\$0.00	\$0.00	\$0.00
2008	EVERGREEN UWC DIST	\$0	\$22.45	\$21.78	\$0.00	\$0.00	\$0.00	\$0.00
2008	SAN ANTONIO RIVER AUTHORITY	\$0	\$27.34	\$26.52	\$0.00	\$0.00	\$0.00	\$0.00
2008 TOTAL:			\$4013.07	\$3892.68	\$0.00	\$0.00	\$0.00	\$0.00
2007	La Vernia ISD	\$171,400	\$2252.20	\$2184.63	\$0.00	\$0.00	\$0.00	\$0.00
2007	La Vernia City	\$171,400	\$511.97	\$496.61	\$0.00	\$0.00	\$0.00	\$0.00
SARUP RETAIL INC TOTAL:			\$93001.82	\$91896.91	\$0.00	\$0.00	\$0.00	\$0.00
2006	La Vernia ISD	\$149,040	\$2261.83	\$2261.82	\$0.00	\$0.00	\$0.00	\$0.00
2006	La Vernia City	\$149,040	\$460.54	\$460.54	\$0.00	\$0.00	\$0.00	\$0.00
2006	Wilson County	\$0	\$619.85	\$619.85	\$0.00	\$0.00	\$0.00	\$0.00
2006	Wilson Co Hosp	\$0	\$207.17	\$207.17	\$0.00	\$0.00	\$0.00	\$0.00
2006	EVERGREEN UWC DIST	\$0	\$20.42	\$20.42	\$0.00	\$0.00	\$0.00	\$0.00
2006	SAN ANTONIO RIVER AUTHORITY	\$0	\$23.91	\$23.91	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:			\$3593.72	\$3593.71	\$0.00	\$0.00	\$0.00	\$0.00
2005	La Vernia ISD	\$149,040	\$2518.78	\$2518.78	\$0.00	\$0.00	\$0.00	\$0.00
2005	La Vernia City	\$149,040	\$460.54	\$460.54	\$0.00	\$0.00	\$0.00	\$0.00
2005	Wilson County	\$0	\$619.86	\$619.86	\$0.00	\$0.00	\$0.00	\$0.00
2005	Wilson Co Hosp	\$0	\$209.85	\$209.85	\$0.00	\$0.00	\$0.00	\$0.00
2005	EVERGREEN UWC DIST	\$0	\$21.76	\$21.76	\$0.00	\$0.00	\$0.00	\$0.00
2005	SAN ANTONIO RIVER AUTHORITY	\$0	\$24.48	\$24.48	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:			\$3855.27	\$3855.27	\$0.00	\$0.00	\$0.00	\$0.00
2004	La Vernia City	\$149,040	\$475.29	\$475.29	\$0.00	\$0.00	\$0.00	\$0.00
2004	La Vernia ISD	\$149,040	\$2548.58	\$2548.58	\$0.00	\$0.00	\$0.00	\$0.00
2004	Wilson County	\$0	\$626.56	\$626.56	\$0.00	\$0.00	\$0.00	\$0.00
2004	Wilson Co Hosp	\$0	\$214.32	\$214.32	\$0.00	\$0.00	\$0.00	\$0.00
2004	EVERGREEN UWC DIST	\$0	\$22.95	\$22.95	\$0.00	\$0.00	\$0.00	\$0.00
2004	WILSON COUNTY JAIL	\$0	\$32.94	\$32.94	\$0.00	\$0.00	\$0.00	\$0.00
2004	SAN ANTONIO RIVER AUTHORITY	\$0	\$24.48	\$24.48	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:			\$3945.12	\$3945.12	\$0.00	\$0.00	\$0.00	\$0.00
2003	La Vernia ISD	\$149,040	\$2369.74	\$2369.74	\$0.00	\$0.00	\$0.00	\$0.00

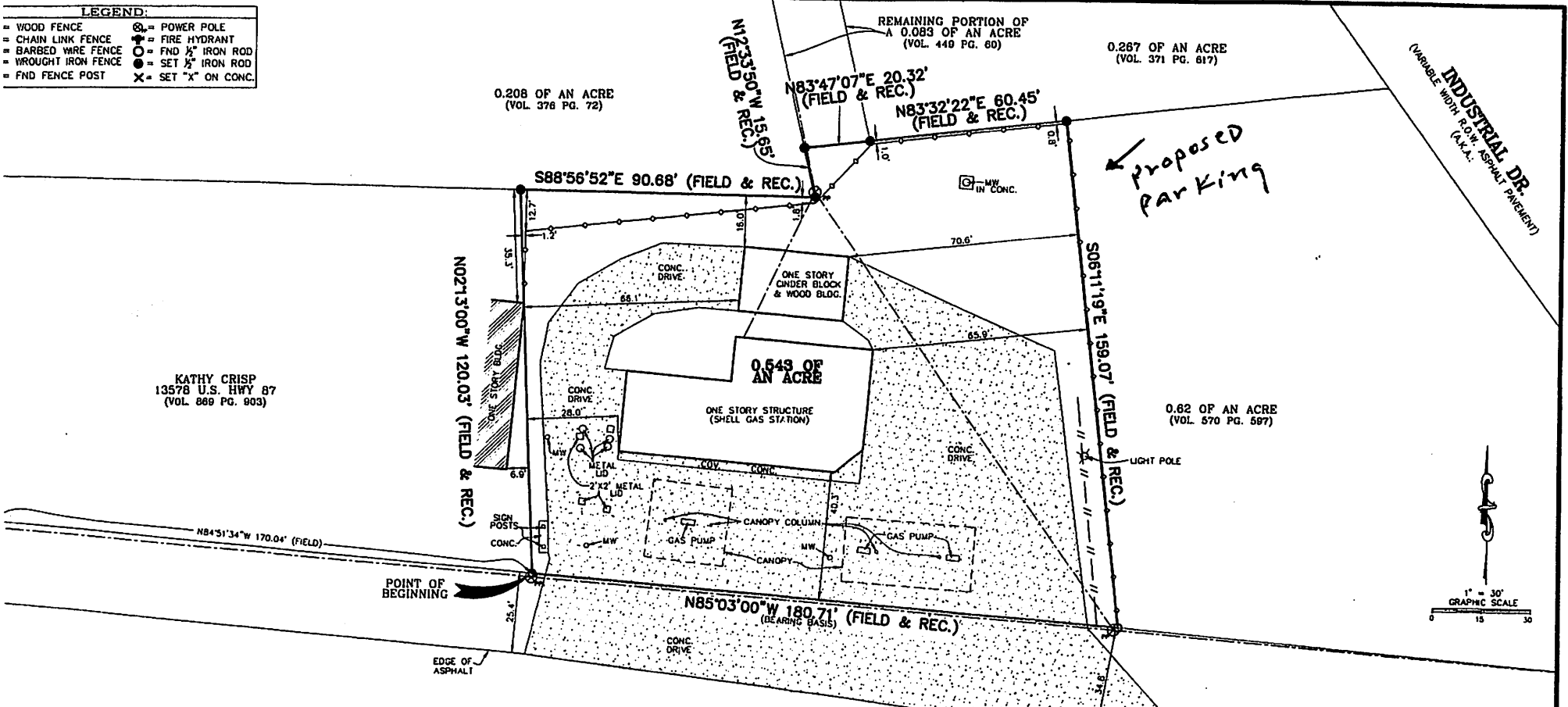
2003	La Vernia City	\$149,040	\$507.33	\$507.33	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:			\$2877.07	\$2877.07	\$0.00	\$0.00	\$0.00	\$0.00
2002	La Vernia ISD	\$149,040	\$2374.50	\$2374.50	\$0.00	\$0.00	\$0.00	\$0.00
2002	La Vernia City	\$149,040	\$458.15	\$458.15	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:			\$2832.65	\$2832.65	\$0.00	\$0.00	\$0.00	\$0.00
2001	La Vernia City	\$149,040	\$474.39	\$474.39	\$0.00	\$0.00	\$0.00	\$0.00
2001	La Vernia ISD	\$149,040	\$2178.96	\$2178.96	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:			\$2653.35	\$2653.35	\$0.00	\$0.00	\$0.00	\$0.00
2000	La Vernia ISD	\$149,040	\$2131.27	\$2131.27	\$0.00	\$0.00	\$0.00	\$0.00
2000	La Vernia City	\$149,040	\$469.48	\$469.48	\$0.00	\$0.00	\$0.00	\$0.00
2000 TOTAL:			\$2600.75	\$2600.75	\$0.00	\$0.00	\$0.00	\$0.00
1999	La Vernia City	\$117,620	\$378.27	\$378.27	\$0.00	\$0.00	\$0.00	\$0.00
1999	La Vernia ISD	\$117,620	\$1681.97	\$1681.97	\$0.00	\$0.00	\$0.00	\$0.00
1999 TOTAL:			\$2060.24	\$2060.24	\$0.00	\$0.00	\$0.00	\$0.00
1998	La Vernia ISD	\$117,620	\$1681.97	\$1681.97	\$0.00	\$0.00	\$0.00	\$0.00
1998	La Vernia City	\$117,620	\$364.27	\$364.27	\$0.00	\$0.00	\$0.00	\$0.00
1998 TOTAL:			\$2046.24	\$2046.24	\$0.00	\$0.00	\$0.00	\$0.00
1997	La Vernia City	\$96,410	\$302.15	\$302.15	\$0.00	\$0.00	\$0.00	\$0.00
1997	La Vernia ISD	\$96,410	\$1301.54	\$1301.54	\$0.00	\$0.00	\$0.00	\$0.00
1997 TOTAL:			\$1603.69	\$1603.69	\$0.00	\$0.00	\$0.00	\$0.00
1996	La Vernia ISD	\$96,410	\$1346.65	\$1346.65	\$0.00	\$0.00	\$0.00	\$0.00
1996	La Vernia City	\$96,410	\$315.84	\$315.84	\$0.00	\$0.00	\$0.00	\$0.00
1996 TOTAL:			\$1662.49	\$1662.49	\$0.00	\$0.00	\$0.00	\$0.00
1995	La Vernia City	\$96,420	\$315.87	\$306.40	\$0.00	\$0.00	\$0.00	\$0.00
1995	La Vernia ISD	\$96,420	\$1232.92	\$1195.93	\$0.00	\$0.00	\$0.00	\$0.00
1995 TOTAL:			\$1548.79	\$1502.33	\$0.00	\$0.00	\$0.00	\$0.00
1994	La Vernia ISD	\$96,420	\$1253.46	\$1253.46	\$0.00	\$0.00	\$0.00	\$0.00
1994	La Vernia City	\$96,420	\$301.31	\$301.31	\$0.00	\$0.00	\$0.00	\$0.00
1994 TOTAL:			\$1554.77	\$1554.77	\$0.00	\$0.00	\$0.00	\$0.00
1993	La Vernia City	\$0	\$289.26	\$286.36	\$0.00	\$0.00	\$0.00	\$0.00
1993	La Vernia ISD	\$0	\$1253.71	\$1241.17	\$0.00	\$0.00	\$0.00	\$0.00
1993 TOTAL:			\$1542.97	\$1527.53	\$0.00	\$0.00	\$0.00	\$0.00
2007	Wilson County	\$0	\$718.68	\$711.49	\$0.00	\$0.00	\$0.00	\$0.00
2007	Wilson Co Hosp	\$0	\$262.07	\$259.45	\$0.00	\$0.00	\$0.00	\$0.00
2007	EVERGREEN UWC DIST	\$0	\$21.60	\$21.38	\$0.00	\$0.00	\$0.00	\$0.00
2007	SAN ANTONIO RIVER AUTHORITY	\$0	\$27.34	\$27.07	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:			\$1029.69	\$1019.39	\$0.00	\$0.00	\$0.00	\$0.00
WYATT GEORGE W & LAWRENCE TOTAL:			\$1029.69	\$1019.39	\$0.00	\$0.00	\$0.00	\$0.00
WYATT LAWRENCE E & GEORGE TOTAL:			\$34377.12	\$34315.21	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$128408.63	\$127231.51	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 393-3065

This year is not certified and ALL values will be represented with "N/A".

LEGEND:	
= WOOD FENCE	⊗ = POWER POLE
= CHAIN LINK FENCE	⊙ = FIRE HYDRANT
= BARBED WIRE FENCE	○ = FND 1/2" IRON ROD
= WROUGHT IRON FENCE	● = SET 1/2" IRON ROD
= FND FENCE POST	⊗ = SET "X" ON CONC.



BEING A 0.543 OF AN ACRE TRACT, BEING THAT SAME TRACT OF LAND DESCRIBED IN VOLUME 5 PAGE 766, DEED RECORDS, WILSON COUNTY, TEXAS, AND BEING OUT OF THE JUAN DELGADO TRACT, ABSTRACT NO. 8, OF THE CITY OF LA VERNIA, WILSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN JOB NUMBER AND DATE:

OWNER: SARUP RETAIL, INC.
 ADDRESS: 13562 U.S. HWY. 87

COMPANY: FIRST AMERICAN TITLE	G.F. NO.: 26.107 / W7-4336
BLOCK: ~	N.C.B.: ~
DIVISION: ~	
CITY: LA VERNIA	COUNTY: WILSON STATE: TEXAS

RECORDED IN: VOLUME ~ PAGE ~ DEED AND PLAT RECORDS OF WILSON COUNTY, TEXAS

U.S. HWY. 87
(VARIABLE WIDTH R.O.W. ASPHALT PAVEMENT)



P.O. BOX 100442
 SAN ANTONIO, TEXAS 78201
 PHONE: 210-534-6700
 FAX: 210-534-9673

- 1) UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
- 2) THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- 3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 4) SET PINS TO BE COMPLETED UPON RECEIPT OF FINAL PAYMENT.



STATE OF TEXAS
 COUNTY OF BEXAR

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 OF BUILDINGS ON ADJOINING PROPERTIES AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY OR AS SHOWN ABOVE.

THIS 30TH DAY OF MAY 2007, A.D.
 Peter A. Aguirre
 PETER A. AGUIRRE, R.P.L.S. 5464

PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:
 VOLUME 333 PAGE 333 REAL PROPERTY RECORDS OF WILSON COUNTY, TEXAS
 VOLUME 333 PAGE 333 REAL PROPERTY RECORDS OF WILSON COUNTY, TEXAS
 VOLUME 333 PAGE 333 REAL PROPERTY RECORDS OF WILSON COUNTY, TEXAS
 VOLUME 333 PAGE 333 REAL PROPERTY RECORDS OF WILSON COUNTY, TEXAS
 VOLUME 333 PAGE 333 REAL PROPERTY RECORDS OF WILSON COUNTY, TEXAS

TEXAS SECRETARY of STATE
DAVID WHITLEY

[UCC](#) | [Business Organizations](#) | [Trademarks](#) | [Notary](#) | [Account](#) | [Help/Fees](#) | [Briefcase](#) | [Logout](#)
BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 800359067 **Entity Type:** Domestic For-Profit Corporation
Original Date of Filing: June 30, 2004 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 10305449083 **FEIN:**
Duration: Perpetual
Name: SARUP RETAIL, INC.
Address: PO BOX 166
 LA VERNIA, TX 78121 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>
Name		Address		Inactive Date	
SUKHWINDER SINGH BIRING		13562 US HWY 87 La Vernia, TX 78121 USA			

Instructions:

- To place an order for additional information about a filing press the 'Order' button.