



## PLANNING AND ZONING COMMISSION REGULAR MEETING

City Council Chambers of La Vernia City Hall  
102 E. Chihuahua Street, La Vernia, Texas 78121

April 5, 2022  
6:30 p.m.

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

#### 4. Consent Agenda

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

A. Approve the minutes from the March 1, 2022 Meeting

#### 5. Public Hearing/Discussion & Action

A. Public Hearing to receive public comments regarding the re-plats of the following properties below:

1. Public Hearing for replat at 309 Seguin Rd., Lot 168-169 (lot 1 Blk 19), a replat of a 1.464 lot into two lots – one lot that is .519 acres and the other lot being an undeveloped 0.945 acres lot.
2. Discuss and consider recommendation to the City Council for replat at 309 Seguin Rd., Lot 168-169 (lot 1 Blk 19), a replat of a 1.464 lot into two lots – one lot that is .519 acres and the other lot being an undeveloped 0.945 acres lot.
3. Public Hearing for the replat at 204 King St., LOT 159 (Lot 15 Blk 32) a replat of a 13.101-acre lot, creating three lots – one (1) 0.50-acre lot, one (1) 0.50-acre lot and one 12.101-acre lot.
4. Discuss and consider recommendation to the City Council for the replat at 204 King St., LOT 159 (Lot 15 Blk 32) a replat of a 13.101-acre lot, creating three lots – one (1) 0.50-acre lot, one (1) 0.50-acre lot and one 12.101-acre lot.
5. Public Hearing for the replat of 503 Bluebonnet Rd., Tract 57B (U-1), combining 1.002 acres from 503 Bluebonnet in to City of La Vernia Lot 441 K, 7.59-acre lot, establishing the plat of Woodbridge Farms Subdivision Phase IV to create a 8.592 acre lot.
6. Discuss and consider recommendation to the City Council for the replat of 503 Bluebonnet Rd., Tract 57B (U-1), combining 1.002 acres from 503 Bluebonnet in to

City of La Vernia Lot 441 K, 7.59-acre lot, establishing the plat of Woodbridge Farms Subdivision Phase IV to create a 8.592 acre lot.

- B. Public Hearing to receive public comments regarding the preliminary plat of Lot 441K, 7.590 +/- acres, out of the City of La Vernia subdivision plat and establishing the plat of Woodbridge Farms Subdivision Phase IV, a proposed 23 lot development located off of Woodbridge Dr / 500 Blk of FM 775.
- C. Discuss and consider recommendation to City Council regarding the preliminary plat of Lot 441K, 7.590 +/- acres, out of the City of La Vernia subdivision plat and establishing the plat of Woodbridge Farms Subdivision Phase IV, a proposed 23 lot development located off of Woodbridge Dr / 500 Blk of FM 775.

## 6. Items Specific to Future Line Items on the Agenda

## 7. Adjourn

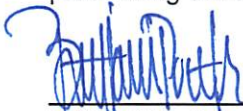
### DECORUM REQUIRED

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 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](mailto: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 **April 1, 2022 at 4:30 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



\_\_\_\_\_  
Brittani Porter, City Secretary



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING**  
City Council Chambers of La Vernia City Hall  
102 E. Chihuahua Street, La Vernia, Texas 78121

March 1, 2022  
6:30 p.m.

**Minutes**

1. **Call to Order** – Commissioner Tanneberger called the meeting to order at 6:30 PM and declared a quorum. All members present.
2. **Invocation, Pledge of Allegiance and Texas Pledge** - Invocation was led off with the Lord's Prayer and all in attendance recited the Pledge of Allegiance and the Texas Pledge
3. **Citizens to be Heard** – 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 Commissioner requests an item be removed and considered separately.)*
  - A. Approve the minutes from the November 18, 2021 Meeting

MOTION:

5. **Public Hearing**
  - A. **Public Hearing to receive public comments regarding the granting of a Specific Use Permit for a drive-thru lane for a retail space located at 13867 US Hwy 87 W Ste. 2., La Vernia, Texas 78121.**

Public Hearing opened up at 6:32 PM and closed at 6:43 PM.

6. **Discussion & Action**
  - A. **Discuss and consider recommendation on the approval regarding the granting of a Specific Use Permit for a drive-thru lane for a retail space located at 13867 US Hwy 87 W Ste. 2, La Vernia, Texas 78121.**

**MOTION:** Commissioner makes recommendation to City Council to approve the granting of a Specific Use Permit for a drive-thru land for a retail space located at 13867 US Hwy 87 W. Ste. 2, with stipulation to maintain shrubbery, to keep a buffer between Silverado St. and business, seconded by Commissioner Hennette.

**AMENDED MOTION:** Commissioner Jacobs amended his motion to include car wash going north to south, maintain or replace shrubbery if needed – to include if removed by GVEC, and sound openings going north to south not facing the residence, seconded by Commissioner Hennette. **Motion passes: 4-0.**

7. **Items Specific to Future Line Items on the Agenda**

8. **Adjourn** – Commissioner Hennette made a motion to adjourn the meeting, seconded by Commissioner Jacobs. Meeting was adjourned at 7:06 PM and all members were in favor.

\_\_\_\_\_  
Marlin Tanneberger, Commissioner

\_\_\_\_\_  
Brittani Porter, City Secretary



APPLICATION FOR LAND SUBDIVISION (PLAT)

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

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

1. PROPOSED SUBDIVISION NAME: n/a UNIT NO. \_\_\_\_\_

LOCATION DESCRIPTION/NEAREST INTERSECTION: Dry Hollow Rd and Forrest.

ACREAGE: 13 acres NO OF LOTS: EXISTING 1 PROPOSED 3

REASON FOR PLATTING/REPLATTING possible resale of lots, or reeded to family member

2. OWNER/APPLICANT\*: Drew Herley

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

ADDRESS: 359 Bear Ridge Dr

Telephone: 210-428-8481 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

3. LICENSED ENGINEER/SURVEYOR: Westar

MAILING ADDRESS: PO Box 1645, Boerne 78006 Ste. \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ Fax: \_\_\_\_\_ Mobile: 210372950 Email: \_\_\_\_\_

LIST ANY VARIANCE REQUESTED: \_\_\_\_\_

REASON FOR REQUEST (List any hardships): \_\_\_\_\_

4. PRESENT USE OF THE PROPERTY agricultural residential CURRENT ZONING: agr res

5. CITY LIMITS: [x] IN [ ] OUT IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? [x] 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.
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 N/A
Survey showing any existing structures on the subject property.
List of street names approved by the appropriate county N/A

N/A?
N/A

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 4-5-22 (date of Planning and Zoning Commission meeting). This waiver expires after (date of the Planning and Zoning Commission meeting). (The waiver statement is not applicable to Minor Plats.)

Signature of Owner/Applicant: Drew Herley Printed Name of Owner/Applicant: Drew Herley Date: 3/31/22

(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.

Deed

SCANNED

034125 STC

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

**General Warranty Deed**

**Date:** February 1, 2022

**Grantor:** Alton W. Womack and Beth M. Womack, a married couple

**Grantor's Mailing Address:**

Alton W. Womack and Beth M. Womack  
6670 Trenton Franklin Road  
Middletown, Ohio 45042

**Grantee:** Drew Herley, a married person

**Grantee's Mailing Address:**

Drew Herley  
359 Bear Ridge Drive  
LaVernia, Texas 78121

**Consideration:**

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

**Property (including any improvements):**

Being 13.101 acres of land, more or less, situated in the Juan Delgado Grant Survey No. 8, Abstract No. 8, city of LaVernia, Wilson County, Texas and being out of that 14.13 acres described in a Revocable Transfer on Death Deed recorded in Volume 2080, Page 477, Official Public Records of Wilson County, Texas; said 13.101 acres being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**Reservations from Conveyance:**


None

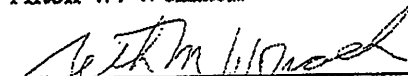
**Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to any and all of the conditions, restrictions, reservations, covenants, easements and set backs, relating to the hereinabove described property, to the extent they are still in effect, shown of record in the above mentioned County and State, and to all regulations and ordinances of municipal or other governmental authority, if any, relating to the above described property, including taxes for the current year, for which the Grantee assumes the responsibility for payment.

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

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


  
Alton W. Womack

  
Beth M. Womack

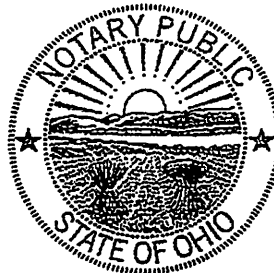
STATE OF OHIO )

COUNTY OF Montgomery )

This instrument was acknowledged before me on February 1<sup>st</sup>, 2022, by Alton W. Womack and Beth M. Womack.

  
Notary Public, State of Ohio  
My commission expires: April 22, 2024

AFTER RECORDING RETURN TO:  
Seguin Title Company  
202 N. Camp Street #110  
Seguin, Texas 78155  
GF # 034125stc



JILL WILLIAMSON, Notary Public  
In and for the State of Ohio  
My Commission Expires Apr 22, 2024

# EXHIBIT A

## METES AND BOUNDS

Being 13.101 acres of land, more or less, situated in the Juan Delgado Grant, Survey No. 8, Abstract No. 8, City of La Vernia, Wilson County, Texas, and being out of that 14.13 acres described in a Revocable Transfer on Death Deed recorded in Volume 2080, Page 477, Official Public Records, Wilson County, Texas, said 13.101 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the southeast corner of this 13.101 acres, same being the southeast corner of of said 14.13 acres and the northeast corner of Fred Pierdolla, Subdivision No. II (Volume 1, Page 110), same also being on the West Right-of-Way line of Dry Hollow Road and the **POINT OF BEGINNING**;

**THENCE** along the line common with this 13.101 acres and said Fred Pierdolla Subdivision, South 63 degrees 56 minutes 44 seconds West (called South 64 degrees 57 minutes 04 seconds West), at a distance of 240.78 feet (called 242.00 feet) pass a 1/2 inch iron rod found for the northwest corner of Lot 14 in said Fred Pierdolla Subdivision, continuing for a total distance of 990.92 feet (called 990.99 feet) to a 1/2 inch iron rod found for the southwest corner of this 13.101 acres, same being the northwest corner of said Fred Pierdolla Subdivision and an interior corner of the City of La Vernia, 7.607 acres (Volume 1109, Page 13);

**THENCE** along the line common with this 13.101 acres and said City of La Vernia 7.607 acres, North 02 degrees 14 minutes 07 seconds West (called North 01 degrees 13 minutes 34 seconds West), a distance of 870.38 feet (called 870.85 feet) to a point for the northwest corner of this 13.101 acres, same being the northeast corner of said City of La Vernia 7.607 acres and the southeast corner of Sandra L. Flowers Tract (Volume 871, Page 676), same also being the southwest corner of Faye L. Brown, 6.0 acres (Volume 988, Page 738);

**THENCE** along the line common with this 13.101 acres and said Brown 6.0 acres, North 85 degrees 29 minutes 37 seconds East (called North 85 degrees 04 minutes East), a distance of 716.44 feet to a 1/2 inch iron rod capped WALS set for the northeast corner of this 13.101 acres, same being on the South line of said Brown 6.0 acres and on the North line of said 14.13 acres;


**THENCE** across and severing said 14.13 acres the following courses and distances:

South 06 degrees 10 minutes 04 seconds East, a distance of 285.12 feet to a 1/2 inch iron rod capped WALS set for an interior corner of this 13.101 acres;

North 85 degrees 29 minutes 37 seconds East, a distance of 156.07 feet to a 1/2 inch iron rod capped WALS set for angle corner of this 13.101 acres, same being on the West Right-of-Way line of said Dry Hollow Road;

**THENCE** along the West Right-of-Way line of said Dry Hollow Road, South 06 degrees 10 minutes 04 seconds East (called South 05 degrees 10 minutes 00 seconds East), a distance of 220.84 feet the **POINT OF BEGINNING**, and containing 13.101 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
June 11, 2020







\*VG-4013-2022-117080\*

Wilson County  
Eva S. Martinez  
Wilson County Clerk

Instrument Number: 117080

Real Property Recordings

Recorded On: February 07, 2022 01:24 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

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

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

File Information:

Document Number: 117080  
Receipt Number: 20220207000036  
Recorded Date/Time: February 07, 2022 01:24 PM  
User: Krystle H  
Station: cclerk05

Record and Return To:

SEGUIN TITLE COMPANY  
202 N. CAMP ST., STE. 110  
SEGUIN TX 78155



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

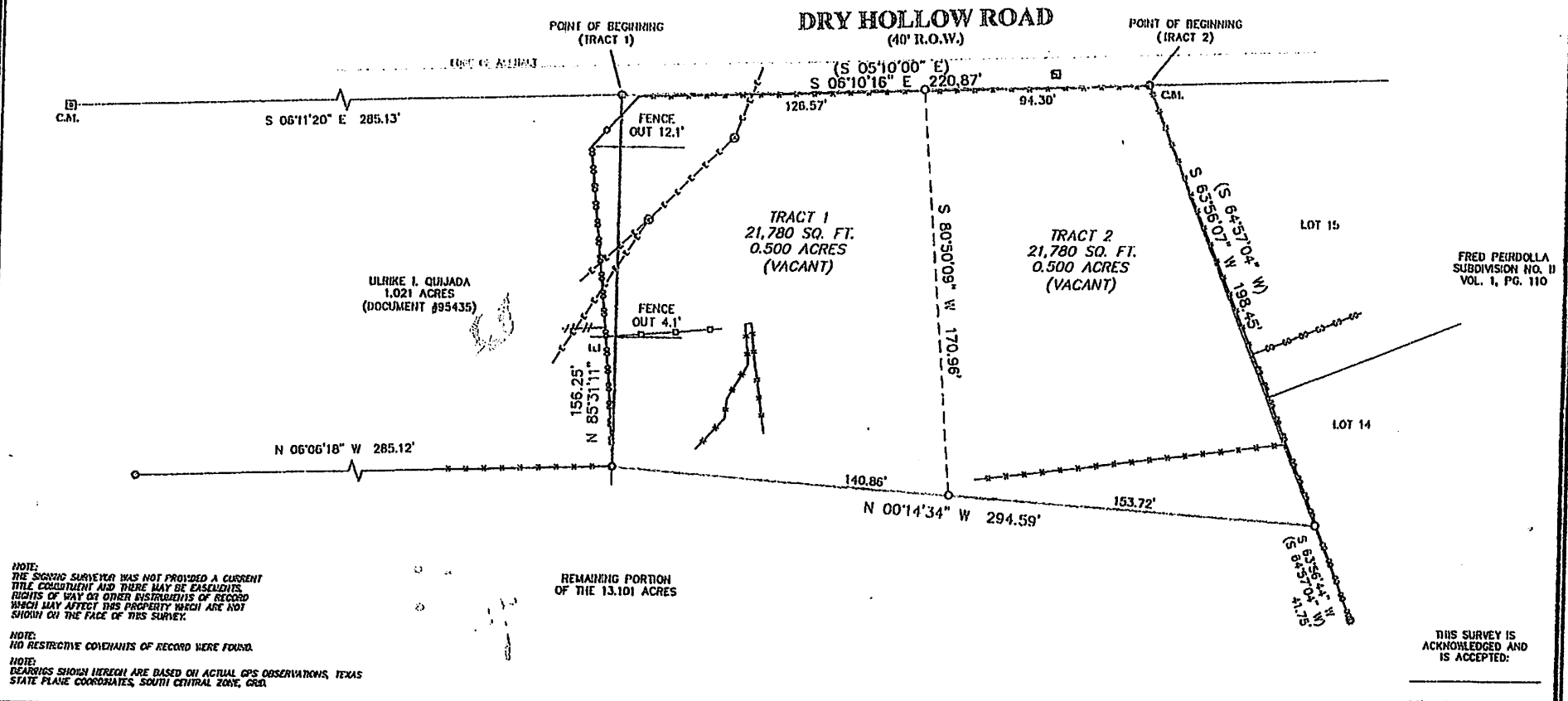
*Eva S. Martinez*

Eva S. Martinez  
Wilson County Clerk  
Floresville, TX

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECTS THAT SUCH DESIGNATIONS MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. THE PROPERTY MADE THE SUBJECT OF THIS SURVEY APPEARS TO BE INCLUDED IN A FEMA FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS Community No. 211935, Panel No. 0172-C, which is Dated 11/21/2010. BY READING HEREON THAT THIS SURVEYED PROPERTY DOES NOT INTERFERE WITH THE INFORMATION SET OUT ON FEMA'S FIRMS, AS DESCRIBED ABOVE, THIS SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE FLOOD ZONE STATUS OF THE TRACTS, WHICH MAY NOT CORRELATE WITH THE INTERPRETATIONS OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT CORRELATE WITH THE LOCAL GOVERNMENT'S FLOOD HAZARD AREAS AND ZONES. FOR INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES, PLEASE VISIT: <http://www.fema.gov/pasta>.

NOTE:  
PRIOR SURVEY (WESTAR JOB NO. 99230)  
WAS USED FOR REFERENCE.

SCALE: 1"=40'



WESTAR REGISTRATION NO. 1011700

**Westar Alamo**  
LAND SURVEYORS, L.L.C.  
P.O. BOX 1843 BOULDER, TEXAS 76009  
PHONE (214) 372-8500 FAX (214) 372-9181

**LEGEND**

- - 1/2" DIA. 1/2" ROD
- - RECORD INFORMATION
- ⊕ - EXISTING MONUMENT
- ⊕ - THIS TYPE 1 MONUMENT
- ⊕ - POWER POLE
- ⊕ - TELEPHONE PEDESTAL
- ⊕ - 1/2" DIA. 1/2" ROD
- ⊕ - OVERHEAD ELECTRIC
- ⊕ - SNAKE FENCE
- ⊕ - METAL FENCE

DWS: AJS RVD: RJP  
JOB NO.: 112467

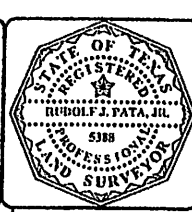
**Property Address:**  
525 DRY HOLLOW ROAD  
**Property Description:**

**TRACT 1**  
Being 0.500 acres of land, more or less, out of the Juan Delgado Grant Survey No. 8, Abstract 8, Wilson County, Texas, and being out of that 13.101 acres described in General Warranty Deed recorded in Document No. 101119, Official Public Records, Wilson County, Texas; said 0.500 acres being more particularly described by metes and bounds attached hereto.

**TRACT 2**  
Being 0.500 acres of land, more or less, out of the Juan Delgado Grant Survey No. 8, Abstract 8, Wilson County, Texas, and being out of that 13.101 acres described in General Warranty Deed recorded in Document No. 101119, Official Public Records, Wilson County, Texas; said 0.500 acres being more particularly described by metes and bounds attached hereto.

**Owner:**  
T.B.O.

**TITLE COMPANY:** N/A



**RUDOLF J. PATA, JR.**, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in acre or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

**RUDOLF J. PATA, JR.**  
Registered Professional Land Surveyor  
Texas Registration No. 5388

DATE: 02/17/2022



## NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission will hold a public hearing at the request of Mr. Drew Herley

Property: 13.101 acres described as Lot 159 (LOT 15 BLK 32) City of La Vernia (204 King St)

Request: to separate property into three (3) tracts (Tract 1 (0.50 acres) , 2 (0.50 acres) & 3) and possible resale of lots or re-deed to family members.

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.

Public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, April 5, 2022 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 return the form below, including your signature, and must be returned no later than 5:00 PM on Friday April 1, 2022.

Mail: City of La Vernia  
Brittani Porter  
102 E. Chihuahua St.  
La Vernia, Texas 78121

Email: [bporter@lavernia-tx.gov](mailto:bporter@lavernia-tx.gov)

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

Brittani Porter, City Secretary

### YOUR OPINION MATTERS – DETACH AND RETURN

Circle one

I am ( in favor ) (opposed to) the proposed re-plat at 204 King St Lot 159 (LOT 15 BLK 32), La Vernia, Texas 78121.

Name: \_\_\_\_\_

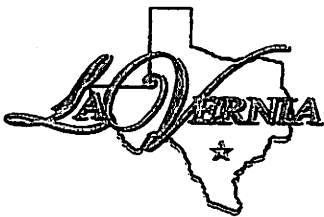
Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Comments: \_\_\_\_\_

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



APPLICATION FOR LAND SUBDIVISION (PLAT)

La Vernia Code Enforcement
102 E. Chihuahua Street/P.O. Box 225
La Vernia, TX 78121
(830) 253-1198 Ext. 6
codeenforcement@lavernia-tx.gov

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

1. PROPOSED SUBDIVISION NAME: N/A UNIT NO.
LOCATION DESCRIPTION/NEAREST INTERSECTION: SEBINE ST & HACKBERRY
ACREAGE: 1.456 NO OF LOTS: EXISTING 1 PROPOSED 2
REASON FOR PLATTING/REPLATTING Selling House & 519 ACCTTRACT

2. OWNER/APPLICANT\*: DONALD RACKLER

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

ADDRESS: 309 SEBINE ST LUT 78121

Telephone: Fax: Mobile: 210-724-1956 Email: RacklerDw@gmail.com

3. LICENSED ENGINEER/SURVEYOR: MARTINEZ SURVEYING CO.

MAILING ADDRESS: P.O. Box 17971 SAT 78217 Ste. TX

TELEPHONE: 210-829-4244 Fax: Mobile: 210-632-7334 Email: RMS-msm@att.net

LIST ANY VARIANCE REQUESTED:

REASON FOR REQUEST (List any hardships):

4. PRESENT USE OF THE PROPERTY Commercial CURRENT ZONING: C-2

5. CITY LIMITS: [X] IN [ ] OUT IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? [X] 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

- [X] Completed application, including signature of owner/applicant and signed waiver.
[X] 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.
[X] 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 4-5-22 (date of Planning and Zoning Commission meeting). This waiver expires after (date of the Planning and Zoning Commission meeting). (The waiver statement is not applicable to Minor Plats.)

Signature of Owner/Applicant: [Signature] Printed Name of Owner/Applicant: DONALD RACKLER Date: 2-18-22

(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.

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

### **General Warranty Deed**

**Date:** August 3, 2010

**Grantors and Grantors' Mailing Addresses:**

Malcolm Durant Morgenroth, Independent Executor of the Estate of Opal Morgenroth, deceased  
6895 Pittman Road  
Adkins, Texas 78101

Malcolm Durant Morgenroth, a married man dealing in his sole and separate property  
6895 Pittman Road  
Adkins, Texas 78101

Cary Lee Morgenroth, a married man dealing in his sole and separate property  
6064 Highway 97 W.  
Floresville, Texas 78114

Byron Nils Morgenroth, a single man  
3312 Folsom Street  
San Francisco, California 94110

Sharon Diane Hild (f/k/a Sharon Diane Morgenroth), a married woman dealing in her sole and separate property  
4230 F.M. 775  
La Vernia, Texas 78121

**Grantee:** Donald W. Rackler

**Grantee's Mailing Address:**

6491 F.M. 775  
La Vernia, Texas 78121

**Consideration:**

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

**Property (including any improvements):**

Being a 1.464 acre tract, more or less, situated in the Juan Delgado League, Wilson County, Texas and consisting of Lot 10 and a portion of Lots 9, 1, and 2, Wiseman Addition to the Town of La Vemia, as recorded in Volume 47, Page 292, Deed Records of Wilson County, Texas, and being that same tract described in a conveyance from Ruby Linne, a feme sole; Irene Linne Sagebiel and husband, Edward A. Sagebiel to Ervin Morgenroth and wife, Opal Morgenroth, recorded in Volume 462, Page 236, Deed Records of Wilson County, Texas; said 1.464 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558, and being more particularly described by metes and bounds on Exhibit "A", and depicted on a plat on Exhibit "B" attached hereto and made a part hereof for all purposes.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

Easements, Right-of-Ways and all matters shown on Plat of Wiseman Addition, recorded in Volume 47, Page 292, Plat Records of Wilson County, Texas.

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

This instrument may be executed in counterparts and each of which as so executed shall be given the effect of the execution of the original instrument. Failure of any party hereto to execute this instrument or a counterpart thereof shall not render it ineffective as to any party hereto who does execute it or a counterpart thereof, but shall be binding upon each executing party and its successors and assigns. If counterparts of this instrument are executed, the signatures and acknowledgments of the parties, as affixed hereto, may be combined in, and treated and given effect for all purposes as a single instrument.

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

Estate of Opal Morgenroth, deceased

By: Malcolm Durant Morgenroth  
Malcolm Durant Morgenroth, Independent Executor

Malcolm Durant Morgenroth  
Malcolm Durant Morgenroth, individually

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

Cary Lee Morgenroth  
Cary Lee Morgenroth

Byron Nils Morgenroth

Sharon Diane Hild  
Sharon Diane Hild (f/k/a Sharon Diane Morgenroth)

ACKNOWLEDGMENTS

STATE OF TEXAS §  
COUNTY OF WILSON §

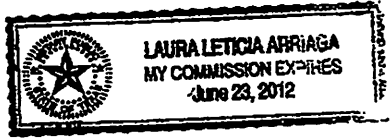
This instrument was acknowledged before me on August 3, 2010, by Malcolm Durant Morgenroth, Independent Executor of the Estate of Opal Morgenroth, deceased.



[Signature]  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF WILSON §

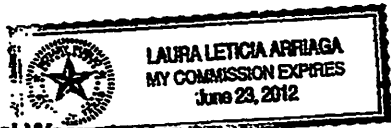
This instrument was acknowledged before me on August 3, 2010, by Malcolm Durant Morgenroth.



[Signature]  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF WILSON §

This instrument was acknowledged before me on August 3, 2010, by Cary Lee Morgenroth.



[Signature]  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

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

\_\_\_\_\_  
Cary Lee Morgenroth

*Bryn Nils Morgenroth*  
\_\_\_\_\_  
Bryn Nils Morgenroth

\_\_\_\_\_  
Sharon Diane Hild (f/k/a Sharon Diane Morgenroth)

**ACKNOWLEDGMENTS**

STATE OF TEXAS                    §  
COUNTY OF WILSON               §

This instrument was acknowledged before me on August \_\_\_\_\_, 2010, by Malcolm Durant Morgenroth, Independent Executor of the Estate of Opal Morgenroth, deceased.

\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

STATE OF TEXAS                    §  
COUNTY OF WILSON               §

This instrument was acknowledged before me on August \_\_\_\_\_, 2010, by Malcolm Durant Morgenroth.

\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

STATE OF TEXAS                    §  
COUNTY OF WILSON               §

This instrument was acknowledged before me on August \_\_\_\_\_, 2010, by Cary Lee Morgenroth.

\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_



STATE OF CALIFORNIA  
COUNTY OF San Francisco §

Before me, the undersigned notary public, on this day personally appeared Byron Nils Morgenroth, 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 consideration therein expressed.

Given under my hand and seal of office this the 3 day of August, 2010.

[Seal]



Tara Ray  
Notary Public, State of California

Notary's Printed Name: Tara Ray

My commission expires: Oct. 3 2010

STATE OF TEXAS §  
COUNTY OF WILSON §

This instrument was acknowledged before me on August \_\_\_\_\_, 2010, by Sharon Diane Hild (f/k/a Sharon Diane Morgenroth).

\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

PREPARED IN THE OFFICE OF:

Foster & Harvey, P.C.  
3586 Highway 181 N.  
Floresville, Texas 78114  
Tel: (830) 393-6496  
Fax: (830) 393-9426

✓ AFTER RECORDING RETURN TO:  
Donald W. Rackler  
6491 F.M. 775  
La Vernia, Texas 78121

STATE OF CALIFORNIA §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned notary public, on this day personally appeared Byron Nils Morgenroth, 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 consideration therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

[Seal]

\_\_\_\_\_  
Notary Public, State of California

Notary's Printed Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF WILSON §

This instrument was acknowledged before me on August 3, 2010, by Sharon Diane Hild (f/k/a Sharon Diane Morgenroth).



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

PREPARED IN THE OFFICE OF:

Foster & Harvey, P.C.  
3586 Highway 181 N.  
Floresville, Texas 78114  
Tel: (830) 393-6496  
Fax: (830) 393-9426

✓ AFTER RECORDING RETURN TO:  
Donald W. Rackler  
6491 F.M. 775  
La Vernia, Texas 78121

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

**MARTINEZ**  
**SURVEYING & MAPPING CO.**  
**Firm # 101822-00**  
**P.O. BOX 17971**  
**San Antonio, Texas 78217**  
**(210) 829-4244**

---

STATE OF TEXAS  
COUNTY OF WILSON

TRACT 1  
0.519 ACRE TRACT

All that certain tract or parcel of land containing 0.519 of an acre in the City of La Vernia, Wilson County, Texas, being a portion of Lots 1 & 2, Wiseman Addition as shown in Volume 47, Page 29, Deed Records of Wilson County, Texas and being a portion of a tract called 1.464 acre tract described in conveyance to Donald W. Rackler, of record in Volume 1566, Page 95, Official Public Records of Wilson County, Texas.

COMMENCING: at ½" iron pin found at the intersection of the Southeast line of Kimball St. with the Southwest corner of Hackberry St. at the North corner of said Lot 10 and same being the North corner of said tract called 1.464 acres;

THENCE: South 30 deg. 02 min. 49 sec. East, 291.35 feet along with the Southwest line of Hackberry St. to a ½" iron pin set with cap at the East corner of Tract 2, 0.937 acre tract, surveyed this same day, for the North corner and Point of Beginning of this tract;

THENCE: South 30 deg. 02 min. 49 sec. East, 160.43 feet along with the Southwest line of Hackberry St. to a ½" iron pin set with cap at the intersection of the Southwest line of Hackberry St. with the Northwest line of Seguin Road, for the East corner of this tract;

THENCE: South 59 deg. 42 min. 20 sec. West, 141.10 feet along with the Northwest line of Seguin Road to a ½" iron pin found at the East corner of Rudy Santos & Diana Gonzales tract, of record in Volume 732, Page 475, Deed Records of Wilson County, Texas, for the South corner of this tract;

THENCE: North 29 deg. 55 min. 55 sec. West, 160.43 feet to a ½" iron pin set with cap at the South corner of said Tract 2, 0.937 acre tract, surveyed this same day, for the West corner of this tract;

THENCE: North 59 deg. 42 min. 20 sec. East, 140.78 feet across said 1.464 acre tract to the POINT OF BEGINNING.

Bearing Basis – North 59 deg. 04 min. 15 sec. East, 140.21 feet – from the Northwest line of said tract called 1.464 acre tract using WGS84, NAVD88.



A handwritten signature in black ink that reads "Reynaldo Martinez Jr." with a stylized flourish at the end.

REYNALDO MARTINEZ JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5482  
W. O. # 21-5-19 (T1)  
February 17, 2022  
(SEE ATTACHED SURVEY PLAT)

**MARTINEZ**  
**SURVEYING & MAPPING CO.**  
**Firm # 101822-00**  
**P.O. BOX 17971**  
**San Antonio, Texas 78217**  
**(210) 829-4244**

---

STATE OF TEXAS  
COUNTY OF WILSON

TRACT 2  
0.937 ACRE TRACT

All that certain tract or parcel of land containing 0.937 of an acre in the City of La Vernia, Wilson County, Texas, being a portion of Lots 1, 2, 9 & 10, Wiseman Addition as shown in Volume 47, Page 29, Deed Records of Wilson County, Texas and being a portion of a tract called 1.464 acre tract described in conveyance to Donald W. Rackler, of record in Volume 1566, Page 95, Official Public Records of Wilson County, Texas.

- BEGINNING:** at ½" iron pin found at the intersection of the Southeast line of Kimball St. with the Southwest corner of Hackberry St. at the North corner of said Lot 10 and same being the North corner of said tract called 1.464 acres, for the North corner of this tract;
- THENCE:** South 30 deg. 02 min. 49 sec. East, 291.35 feet along with the Southwest line of Hackberry St. to a ½" iron pin set with cap at the North corner of Tract 1, 0.519 acres, surveyed this same day, for the East corner of this tract;
- THENCE:** South 59 deg. 42 min. 20 sec. West, 140.78 feet across said tract called 1.464 acres to a ½" iron pin set with cap on the Northeast line of Rudy Santos & Diana Gonzales tract, of record in Volume 732, Page 475, Deed Records of Wilson County, Texas, for the South corner of this tract;
- THENCE:** North 29 deg. 55 min. 55 sec. West, 289.80 feet to a ½" iron pin found on the Southeast line of said Kimball St. at the North corner of said Santos and Gonzales tract, for the West corner of this tract;
- THENCE:** North 59 deg. 04 min. 15 sec. East, 140.21 feet along with the Southeast line of Kimball St. to the POINT OF BEGINNING.

Bearing Basis – North 59 deg. 04 min. 15 sec. East, 140.21 feet – from the Northwest line of said tract called 1.464 acre tract using WGS84, NAVD88.

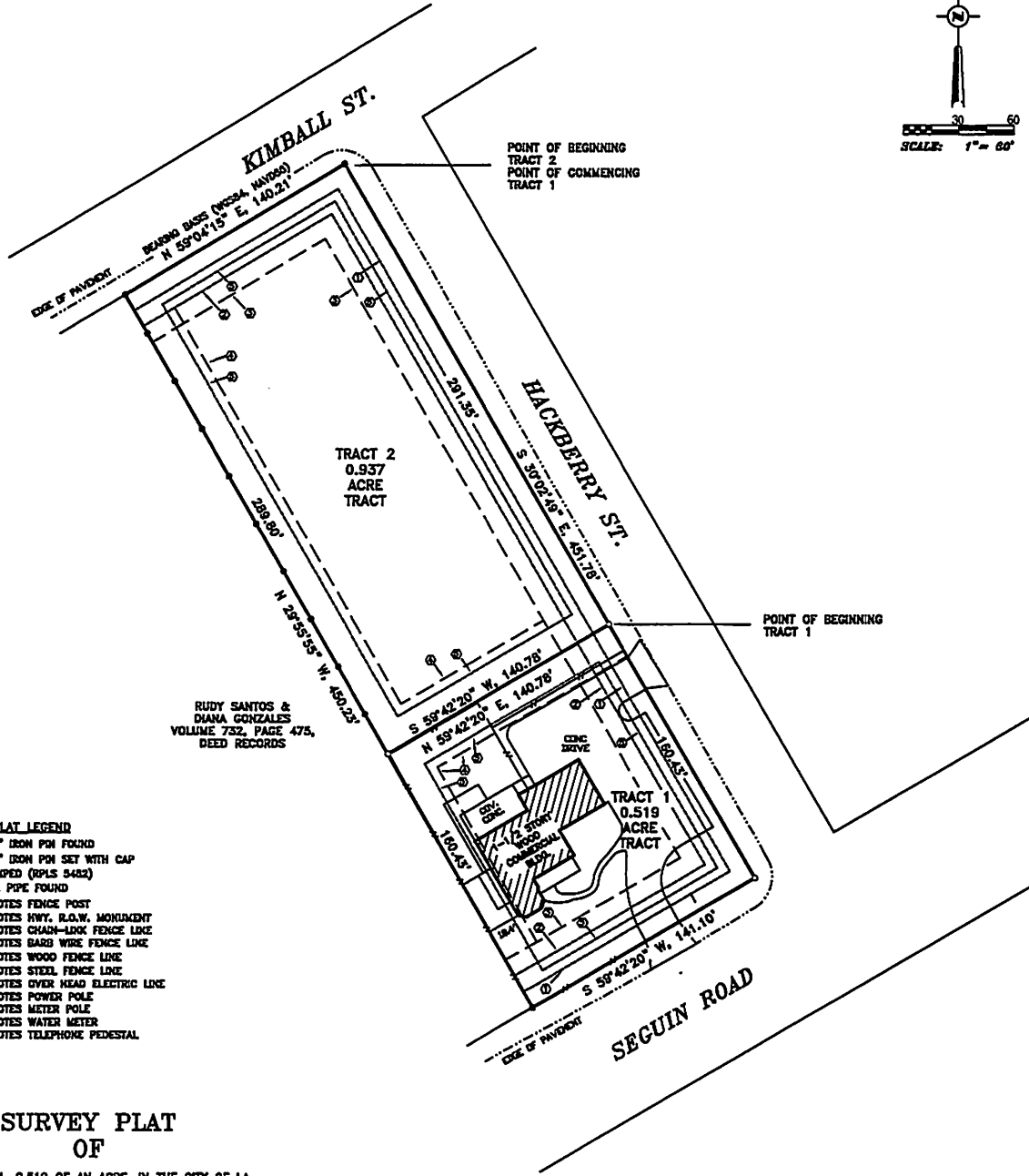
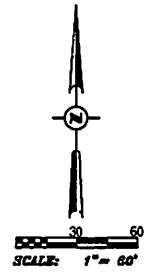


A handwritten signature in black ink that reads "Reynaldo Martinez Jr." The signature is written in a cursive style and is positioned to the right of the professional seal.

---

REYNALDO MARTINEZ JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5482  
W. O. # 21-5-19  
February 17, 2022  
(SEE ATTACHED SURVEY PLAT)

CITY OF LA VERNIA  
WISEMAN ADDITION



RUDY SANTOS &  
DIANA GONZALES  
VOLUME 732, PAGE 475,  
DEED RECORDS

- PLAT LEGEND**
- 1/2" IRON PIN FOUND
  - 1/2" IRON PIN SET WITH CAP STAMPED (RPLS 5482)
  - IRON PIPE FOUND
  - DENOTES FENCE POST
  - ▲ DENOTES HWY. R.O.W. MONUMENT
  - DENOTES CHAIN-LINK FENCE LINE
  - X— DENOTES BARG WIRE FENCE LINE
  - W— DENOTES WOOD FENCE LINE
  - S— DENOTES STEEL FENCE LINE
  - E— DENOTES OVER HEAD ELECTRIC LINE
  - PA DENOTES POWER POLE
  - MA DENOTES METER POLE
  - WM DENOTES WATER METER
  - TP DENOTES TELEPHONE PEDESTAL

**SURVEY PLAT  
OF**

TRACT 1, 0.519 OF AN ACRE, IN THE CITY OF LA VERNIA, WILSON COUNTY, TEXAS, BEING A PORTION OF LOTS 1 & 2, WISEMAN ADDITION AS SHOWN IN VOLUME 47, PAGE 29, DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING A PORTION OF A TRACT CALLED 1.484 ACRE TRACT DESCRIBED IN CONVEYANCE TO DONALD W. RACKLER, OF RECORD IN VOLUME 1586, PAGE 98, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

TRACT 2, 0.937 OF AN ACRE, IN THE CITY OF LA VERNIA, WILSON COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 9 & 10, WISEMAN ADDITION AS SHOWN IN VOLUME 47, PAGE 29, DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING A PORTION OF A TRACT CALLED 1.484 ACRE TRACT DESCRIBED IN CONVEYANCE TO DONALD W. RACKLER, OF RECORD IN VOLUME 1586, PAGE 98, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)

NOTES:  
PROPERTY ADDRESS: 309 SEGUIN ROAD

SURVEYED FOR DONALD W. RACKLER

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER MATTERS OF RECORD, (EASEMENTS, SETBACK LINE, ETC.) WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.

- ① 10' NO-IMPROVEMENT SETBACK LINE
- ② 20' DRAIN & EMBANKMENT/BACKSLOPE EASEMENT
- ③ 30' BUILDING LINE SETBACK LINE
- ④ 20' BUILDING SETBACK LINE
- ⑤ 15' PUBLIC UTILITY EASEMENT

**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.



Witness my hand and seal this 17th day of FEBRUARY, 20 22 A.D.  
*Reynaldo Martinez*  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5482  
JOB No. 21-5-29



APPLICATION FOR LAND SUBDIVISION (PLAT)

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

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

1. PROPOSED SUBDIVISION NAME: Woodbridge Farms (Phase IV) UNIT NO. \_\_\_\_\_

LOCATION DESCRIPTION/NEAREST INTERSECTION: 503 Bluebonnet

ACREAGE: 1.002 NO OF LOTS: EXISTING 1 PROPOSED 24

REASON FOR PLATTING/REPLATTING \_\_\_\_\_

2. OWNER/APPLICANT\*: BaiCoH Holdings LLC, a Texas limited liability company

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

ADDRESS: 147 Diamond View Drive, La Vernia, Texas 78121

Telephone: (830) 393-6496 Fax: (830) 393-9426 Mobile: (830)534-7093 Email: Robby@robertharveyipc.com

3. LICENSED ENGINEER/SURVEYOR: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ Ste. \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

LIST ANY VARIANCE REQUESTED: \_\_\_\_\_

REASON FOR REQUEST (List any hardships): \_\_\_\_\_

4. PRESENT USE OF THE PROPERTY vacant CURRENT ZONING: \_\_\_\_\_

5. CITY LIMITS: [ ] IN [x] 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

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

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

I agree to comply with all platting and subdivision requirements of the City of La Vernia. I understand that the plat will NOT be forwarded to the Planning and Zoning Commission unless staff comments are satisfactorily addressed by the plat correction due date. I voluntarily waive my right to request a certificate stating the date the plat was filed and that the Planning and Zoning Commission failed to act on the plat within thirty days. I do not object to consideration of the plat on 4-5-2022 (date of Planning and Zoning Commission meeting). This waiver expires after \_\_\_\_\_ (date of the Planning and Zoning Commission meeting). (The waiver statement is not applicable to Minor Plats.)

Signature of Owner/Applicant

Robert E. Harvey, IV.

3-21-2022

Printed Name of Owner/Applicant

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.



4

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

**General Warranty Deed**

**Date:** February 17, 2022

**Grantor:** BRCH Group, Inc., a Texas corporation

**Grantor's Mailing Address:**

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

**Grantee:** BaiCoH Holdings LLC, a Texas limited liability company

**Grantee's Mailing Address:**

157 Diamond View Drive  
La Vernia, Texas 78121

**Consideration:**

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

**Property (including any improvements):**

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

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

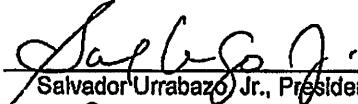
1. Easement dated November 8, 1956, from N. L. Fryar to General Telephone Company of the Southwest, recorded in Volume 316, Page 601, Deed Records of Wilson County, Texas.

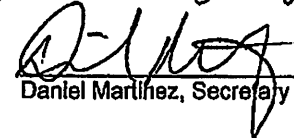
2. Variance Approval dated May 14, 2020 from the City of La Vernia to BRCH Group, Inc., recorded in the Official Records of Wilson County, Texas, under Document No. 94380.
3. Right-of-Way Easement dated June 28, 2017, from BRCH Group, Inc. to Guadalupe Valley Electric Cooperative, Inc., recorded in Volume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

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

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

BRCH Group, Inc., a Texas corporation

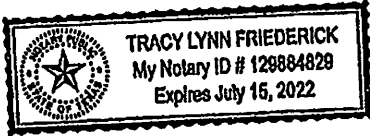
By:   
Salvador Urrabazo Jr., President

By:   
Daniel Martinez, Secretary

ACKNOWLEDGMENTS

STATE OF TEXAS §  
COUNTY OF WILSON §

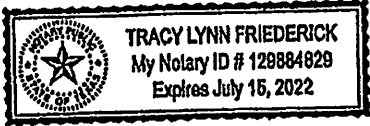
This instrument was acknowledged before me on February 4, 2022, by Salvador Urrabazo, Jr., President of BRCH Group, Inc., a Texas corporation, on behalf of said corporation.



*Tracy Lynn Friederick*  
Notary Public, State of Texas  
My commission expires: 7/15/22

STATE OF TEXAS §  
COUNTY OF WILSON §

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



*Tracy Lynn Friederick*  
Notary Public, State of Texas  
My commission expires: 7/15/22

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

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

METES AND BOUNDS DESCRIPTION OF A 0.194 ACRE TRACT

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

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

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

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

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

Surveyor's Notes:

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

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

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

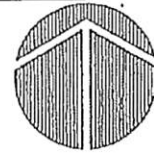


*Jeffrey B. Berger, R.P.L.S.*  
Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

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

**SURVEYOR'S NOTE: BEARINGS ARE BASED ON THE DEED RECORDED IN VOLUME 1061, PAGE 357, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.**

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

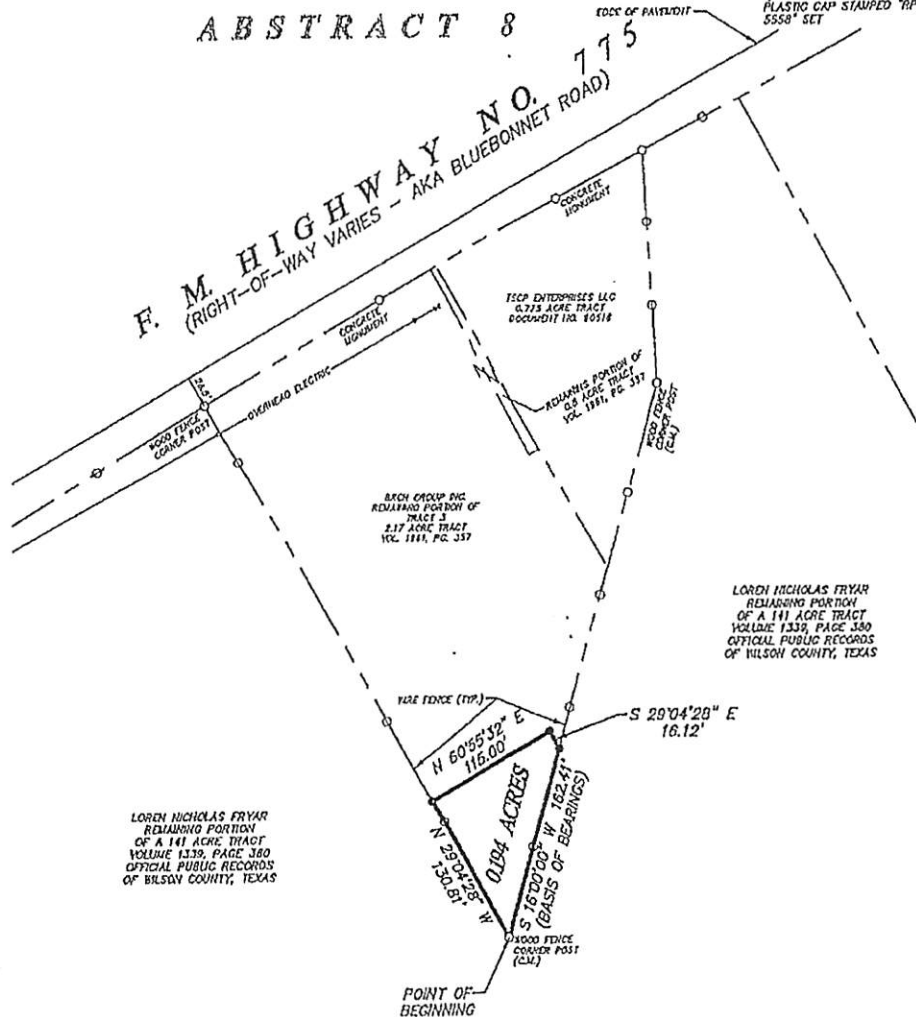


**JUAN DELGADO LEAGUE  
 SURVEY NO. 8  
 ABSTRACT 8**

SCALE: 1" = 100'

LEGEND:  
 C.M. -- CONTROLLING MONUMENT

1/2" STEEL ROD WITH A RED PLASTIC CAP STAMPED "RPLS 5558" SET



LORD NICHOLAS FRYAR  
 REMAINING PORTION  
 OF A 141 ACRE TRACT  
 VOLUME 1339, PAGE 380  
 OFFICIAL PUBLIC RECORDS  
 OF BRSLEY COUNTY, TEXAS

LORD NICHOLAS FRYAR  
 REMAINING PORTION  
 OF A 141 ACRE TRACT  
 VOLUME 1339, PAGE 380  
 OFFICIAL PUBLIC RECORDS  
 OF WILSON COUNTY, TEXAS

**PLAT SHOWING:**  
 A 0.194 ACRE TRACT SITUATED IN THE JUAN DELGADO LEAGUE, SURVEY NO. 8, ABSTRACT 8, WILSON COUNTY, TEXAS AND BEING OUT OF THE REMAINING PORTION OF A 2.17 ACRE TRACT AS DESCRIBED IN A CONVEYANCE FROM CAROLYN JANETTE BURRIER AND HUSBAND, RICHARD BURRIER TO THE BRCH GROUP, INC. RECORDED IN VOLUME 1061, PAGE 357, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

F.M. 775

References:

VOLUME 1061, PAGE 357,  
 OFFICIAL PUBLIC RECORDS  
 OF WILSON COUNTY, TEXAS.



PREPARED BY:  
**BERGER LAND SURVEYING**  
 TOPELS FIRM NO. 10171400  
 172 ROSEWOOD DRIVE  
 LA VENDA, TEXAS 78151-4756  
 PHONE (830) 217-4228 FAX (866) 906-3639  
 EMAIL jberger@bldso.com

STATE OF TEXAS  
 COUNTY OF WILSON

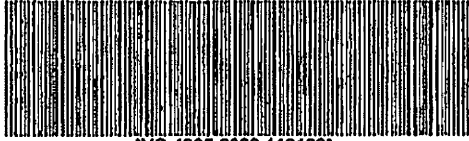
I HEREBY STATE THAT THE ABOVE PLAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCUMBRANCES OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 26TH day of MARCH, 2020 A.D.

*Jeffrey B. Berger, RLPS*  
 JEFFREY B. BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558

FILE NAME: BLS20010\_FINAL.DWG Job No. BLS20010

EXHIBIT "B"



Wilson County  
Eva S. Martinez  
Wilson County Clerk

Instrument Number: 118166

Real Property Recordings

Recorded On: March 07, 2022 02:44 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*  
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

File Information:

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

Record and Return To:

BAICOH HOLDINGS LLC  
157 DIAMOND VIEW DRIVE  
LA VERNIA TX 78121

*F JE*



STATE OF TEXAS  
Wilson County

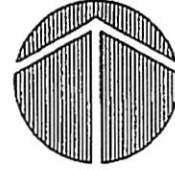
I hereby certify that this Instrument was filed in the File Number sequence on the date/time  
printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

*Eva S. Martinez*

Eva S. Martinez  
Wilson County Clerk  
Floresville, TX

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

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

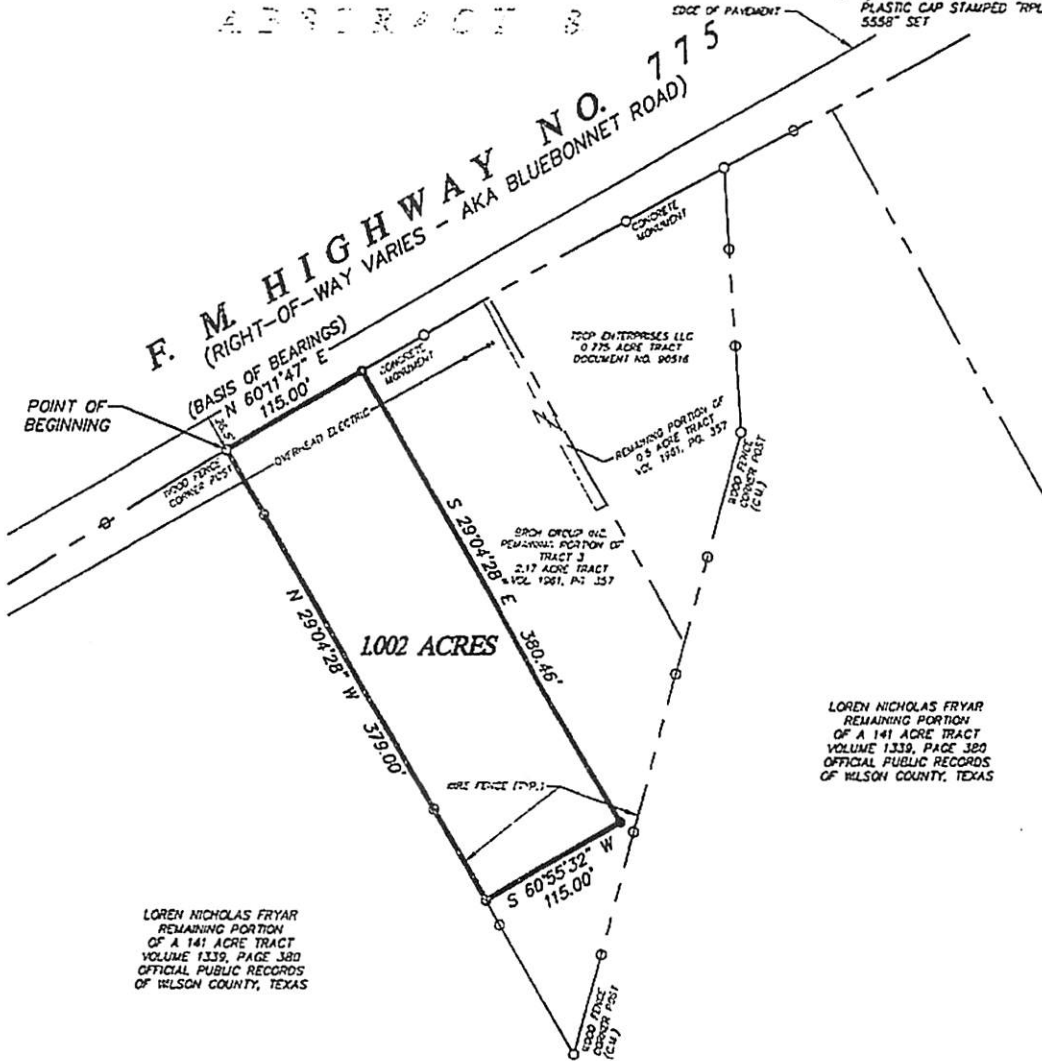


SCALE: 1" = 100'

LEGEND:  
 C.M. - CONTROLLING MONUMENT

1/2" STEEL ROD WITH A RED PLASTIC CAP STAMPED "RPLS 5558" SET

JUAN DELGADO LEAGUE  
 SURVEY NO. 8  
 ABSTRACT 8



PLAT SHOWING:  
 A 1.002 ACRE TRACT SITUATED IN THE JUAN DELGADO LEAGUE, SURVEY NO. 8, ABSTRACT 8, WILSON COUNTY, TEXAS AND BEING OUT OF THE REMAINING PORTION OF A 2.17 ACRE TRACT AS DESCRIBED IN A CONVEYANCE FROM CAROLYN JANETTE BURRIER AND HUSBAND, RICHARD BURRIER TO THE BRCH GROUP, INC. RECORDED IN VOLUME 1961, PAGE 357, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.  
 F.M. 775

Reference:  
 VOLUME 1961, PAGE 357,  
 OFFICIAL PUBLIC RECORDS  
 OF WILSON COUNTY, TEXAS.



PREPARED BY:  
**BERGER LAND SURVEYING**  
 TPELS FIRM NO. 10171400  
 172 ROSEWOOD DRIVE  
 LA VERNIA, TEXAS 78121-4756  
 PHONE (830) 217-4228 FAX (866) 806-3833  
 EMAIL: berger.blis@gmail.com

STATE OF TEXAS  
 COUNTY OF WILSON

I HEREBY STATE THAT THE ABOVE PLAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO USABLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 27TH day of MARCH, 2020 A.D.

*Jeffrey B. Berger*  
 JEFFREY B. BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558

FILE NAME: BLS20010\_FINAL.DWG Job No. BLS20010



APPLICATION FOR LAND SUBDIVISION (PLAT)

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

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

1. PROPOSED SUBDIVISION NAME: Woodbridge Farms Commercial UNIT NO. \_\_\_\_\_

LOCATION DESCRIPTION/NEAREST INTERSECTION: FM 775 / Woodbridge Dr.

ACREAGE: 7.2 NO OF LOTS: EXISTING 1 PROPOSED 24

REASON FOR PLATTING/REPLATTING \_\_\_\_\_

2. OWNER/APPLICANT: MTS Development / Jeanine Schoenert

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

ADDRESS: 4395 FM 775, La Vernia, TX 78121

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Mobile: 2105088060 Email: jschoelb47@aol.com

3. LICENSED ENGINEER/SURVEYOR: Camacho-Hernandez & Associates

MAILING ADDRESS: 415 Embassy Oaks, San Antonio, TX 78246 Ste. 205

TELEPHONE: 2103416200 Fax: 2103416300 Mobile: 2103819275 Email: arturoc@cha-eng.com

LIST ANY VARIANCE REQUESTED: \_\_\_\_\_

REASON FOR REQUEST (List any hardships): \_\_\_\_\_

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

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

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

REQUIRED ITEMS FOR SUBMITTAL PACKAGE

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

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

I agree to comply with all platting and subdivision requirements of the City of La Vernia. I understand that the plat will NOT be forwarded to the Planning and Zoning Commission unless staff comments are satisfactorily addressed by the plat correction due date. I voluntarily waive my right to request a certificate stating the date the plat was filed and that the Planning and Zoning Commission failed to act on the plat within thirty days. I do not object to consideration of the plat on 4-5-22 (date of Planning and Zoning Commission meeting). This waiver expires after (date of the Planning and Zoning Commission meeting). (The waiver statement is not applicable to Minor Plats.)

Signature of Owner/Applicant: [Signature] Jeanine Schoenert
Printed Name of Owner/Applicant

Date: 3/21/22

(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.



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

**Warranty Deed with Vendor's Lien**

**Date:** December 22, 2021

**Grantor:** Nicholas L. Fryar, a single person

**Grantor's Mailing Address:**

1621 Darrow Drive  
McKinney, Texas 75071

**Grantee:** Jeanine Enterprises, Inc., a Texas corporation

**Grantee's Mailing Address:**

4395 F.M. 775  
La Vernia, Texas 78121

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of FIRST COMMERCIAL BANK, N.A. in the principal amount of \$480,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FIRST COMMERCIAL BANK, N.A. and by a first-lien deed of trust of even date from Grantee to Mark A. Long, Trustee.

**Property (including any Improvements):**

Being a 7.590 acre tract of land, more or less, out of the Juan Delgado Survey, Section 8, Abstract 8, Wilson County, Texas, same also being a part of a 141 acre tract of land as described and recorded in Volume 1339, Page 380 to Loren Nicholas Fryar, Official Public Records of Wilson County, Texas, same also being described by a drawing (121347 V\_Exhibit.dwg dated December 14, 2021) attached to and made part hereof and more particularly described by metes and bounds on Exhibit "A", and depicted on a plat on Exhibit "B" attached hereto and made a part hereof for all purposes.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

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

Warranty Deed with Vendor's Lien  
Page 1 of 3

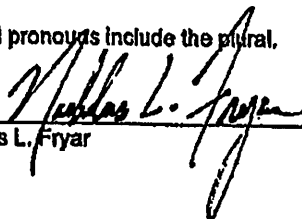
2. Easement in deed dated November 7, 1974, from Camile Fryar Franklin and Loren N. Fryar to The City of La Vernia, Wilson County, Texas, recorded in Volume 472, Page 135, Deed Records of Wilson County, Texas.
3. Right of Way Easement dated August 24, 1999, from Loren N. Fryar to Guadalupe Valley Electric Cooperative, Inc., recorded in Volume 1009, Page 689, Official Records of Wilson County, Texas.
4. Annexation Ordinance dated May 10, 2007, executed by D. Bradford Beck, Mayor of the City of La Vernia, recorded in Volume 1403, Page 608, Official Records of Wilson County, Texas.
5. Easement dated March 6, 2020, from Nicholas L. Fryar to Guadalupe Valley Electric Cooperative, Inc., recorded in the Official Records of Wilson County, Texas, under Document No. 92665.
6. Easement dated March 6, 2020, from Nicholas L. Fryar to Guadalupe Valley Electric Cooperative, Inc., recorded in the Official Records of Wilson County, Texas, under Document No. 92666.
7. Easement dated March 6, 2020, from Nicholas L. Fryar to Guadalupe Valley Electric Cooperative, Inc., recorded in the Official Records of Wilson County, Texas, under Document No. 92667.

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

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

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

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

  
\_\_\_\_\_  
Nicholas L. Fryar

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on December 22, 2021, by Nicholas L. Fryar.



Melvin Pangilinan  
Notary Public, State of Texas  
My commission expires: 09-28-2025

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

AFTER RECORDING RETURN TO:  
Jeanine Enterprises, Inc.  
4395 F.M. 775  
La Vernia, Texas 78121



**JEANINE ENTERPRISES, INC.  
LOREN NICHOLAS FRYAR  
7.590 ACRE TRACT**

**EXHIBIT "A"**

**BEING** a 7.590 acre tract of land out of the Juan Delgado Survey, Section 8, Abstract 8, Wilson County, Texas, same also being a part of a 141 acre tract of land as described and recorded in volume 1339, page 380 to Loren Nicholas Fryar, Official Public Records of Wilson County, Texas, same also being described by a drawing (121347 V Exhibit.dwg dated December 14, 2021) attached to and made part hereof and more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." at the intersection of the southeast right-of-way line of FM Highway 775 (varying width right-of-way) and the northeast line of the aforementioned 141 acre tract, the west corner of a 1.81 acre tract of land as described and recorded in volume 62, page 68 to Sons of Herman Lodge #180, Official Public Records of Wilson County, Texas, and a north corner of the herein described 7.590 acre tract;

**THENCE** leaving the southeast right-of-way line of the aforementioned FM Highway 775, along the northeast line of the aforementioned 141 acre tract and the southwest line of the aforementioned 1.81 acre tract, South  $29^{\circ}37'52''$  East a distance of 621.89 feet (Record - S  $29^{\circ} E$  per volume 1339, page 380) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the south corner of Lot 2 of the Country Gardens Subdivision Unit I as described and recorded in volume 6, page 51, Plat Records of Wilson County, Texas, the north corner of Lot 4, Block 1 of the Woodbridge Farms Subdivision Unit 1 as described and recorded in volume 12, page 57, Plat Records of Wilson County, Texas, and the east corner of the herein described 7.590 acre tract;

**THENCE** leaving the northeast line of the aforementioned 141 acre tract and the southwest line of the aforementioned Country Gardens Subdivision Unit I, along a northwest line of the aforementioned Woodbridge Farms Subdivision Unit 1, South  $59^{\circ}58'33''$  West a distance of 726.23 feet (Record - S  $59^{\circ}59'03''$  W 726.15' per volume 12, page 57) to a 1/2" iron rod found with plastic cap stamped "RPLS 4711" in the northeast right-of-way line of Woodbridge Drive (100 foot wide right-of-way) for the west corner of Lot 1, Block 1 of said Woodbridge Farms Subdivision Unit 1 and the south corner of the herein described 7.590 acre tract;

**THENCE** along the northeast right-of-way line of the aforementioned Woodbridge Drive the following three (3) courses:

North  $29^{\circ}49'56''$  West a distance of 571.76 feet (Record - N  $29^{\circ}49'24''$  W 571.63' per volume 12, page 57) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an angle corner,

North  $13^{\circ}27'46''$  East a distance of 50.96 feet (Record - N  $13^{\circ}28'04''$  E 50.95' per volume 12, page 57) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an interior angle corner, and

North  $33^{\circ}17'12''$  West a distance of 9.82 feet (Record - N  $33^{\circ}14'29''$  W 10.00' per volume 12, page 57) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the southeast right-of-way line of the aforementioned FM Highway 775 for the west corner of the herein described 7.590 acre tract;



**JEANINE ENTERPRISES, INC.  
LOREN NICHOLAS FRYAR  
7.590 ACRE TRACT**

**THENCE** leaving the northeast right-of-way line of the aforementioned Woodbridge Drive, along the southeast right-of-way line of the aforementioned FM Highway 775, North 56°42'48" East a distance of 130.55 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUBRY S.A. TX." for an angle point and North 59°34'33" East a distance of 46.40 feet to a 1/2" iron rod found for the west corner of 1.002 acre tract of land as described and recorded in document 94767 to BaiCoH Holdings LLC, Official Public Records of Wilson County, Texas, and a north corner of the herein described 7.590 acre tract;

**THENCE** leaving the southeast right-of-way line of the aforementioned FM Highway 775, along the southwest line of the aforementioned 1.002 acre tract, South 29°43'44" East a distance of 508.79 feet to a 1/2" iron rod found for an interior corner of the herein described 7.590 acre tract;

**THENCE** North 15°30'49" East a distance of 314.70 feet to a 1/2" iron rod found with plastic cap stamped "RPLS 5558" for the south corner of a 0.775 of an acre tract of land as described and recorded in document 90516 to TSCP Enterprises LLC, Official Public Records of Wilson County, Texas, and an angle point of the herein described 7.590 acre tract;

**THENCE** along the southeast line of the aforementioned 0.775 of an acre tract, North 15°12'12" East a distance of 158.48 feet (Record - N 16°00'00" E 158.45' per document 90516) to a 1/2" iron rod set with plastic cap stamped "CDS/MUBRY S.A. TX." for an angle corner of the herein described 7.590 acre tract;

**THENCE** continuing along the southeast line of the aforementioned 0.775 of an acre tract, North 03°30'36" West a distance of 195.08 feet (Record - N 02°42'48" W 195.67' per document 90516) to a point in the southeast right-of-way line of the aforementioned FM Highway 775 for the north corner of said 0.775 of an acre tract and an angle corner of the herein described 7.590 acre tract, from which a 1/2" iron rod found with plastic cap stamped "RPLS 5558" bears North 19°27'33" East a distance of 0.66 feet;



JEANINE ENTERPRISES, INC.  
LOREN NICHOLAS FRYAR  
7.590 ACRE TRACT

THENCE along the southeast right-of-way line of the aforementioned FM Highway 775, North 61°19'03" East a distance of 95.78 feet to the PLACE OF BEGINNING and containing 7.590 acres of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), EPOCH:2010, Texas South Central Zone (4204).

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

I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in December 2021.

Date 14 day of DECEMBER 2021 A.D.



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



\*VG-2432-2021-115656\*

Wilson County  
Eva S. Martinez  
Wilson County Clerk

Instrument Number: 115656

Real Property Recordings

Recorded On: December 28, 2021 02:10 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

\*\*\*\*\* 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: 115656  
Receipt Number: 20211228000056  
Recorded Date/Time: December 28, 2021 02:10 PM  
User: Krystle H  
Station: cclerk05

Record and Return To:

JEANINE ENTERPRISES INC  
4395 FM 755

LA VERNIA TX 78121

*FILE*



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

JEANINE ENTERPRISES, INC.  
LOREN NICHOLAS FRYAR  
7.590 ACRE TRACT

**EXHIBIT "A"**

**BEING** a 7.590 acre tract of land out of the Juan Delgado Survey, Section 8, Abstract 8, Wilson County, Texas, same also being a part of a 141 acre tract of land as described and recorded in volume 1339, page 380 to Loren Nicholas Fryar, Official Public Records of Wilson County, Texas, same also being described by a drawing (121347 V\_Exhibit.dwg dated December 14, 2021) attached to and made part hereof and more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." at the intersection of the southeast right-of-way line of FM Highway 775 (varying width right-of-way) and the northeast line of the aforementioned 141 acre tract, the west corner of a 1.81 acre tract of land as described and recorded in volume 62, page 68 to Sons of Herman Lodge #180, Official Public Records of Wilson County, Texas, and a north corner of the herein described 7.590 acre tract;

**THENCE** leaving the southeast right-of-way line of the aforementioned FM Highway 775, along the northeast line of the aforementioned 141 acre tract and the southwest line of the aforementioned 1.81 acre tract, South 29°37'52" East a distance of 621.89 feet (Record – S 29° E per volume 1339, page 380) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the south corner of Lot 2 of the Country Gardens Subdivision Unit I as described and recorded in volume 6, page 51, Plat Records of Wilson County, Texas, the north corner of Lot 4, Block 1 of the Woodbridge Farms Subdivision Unit 1 as described and recorded in volume 12, page 57, Plat Records of Wilson County, Texas, and the east corner of the herein described 7.590 acre tract;

**THENCE** leaving the northeast line of the aforementioned 141 acre tract and the southwest line of the aforementioned Country Gardens Subdivision Unit I, along a northwest line of the aforementioned Woodbridge Farms Subdivision Unit 1, South 59°58'33" West a distance of 726.23 feet (Record – S 59°59'03" W 726.15' per volume 12, page 57) to a 1/2" iron rod found with plastic cap stamped "RPLS 4711" in the northeast right-of-way line of Woodbridge Drive (100 foot wide right-of-way) for the west corner of Lot 1, Block 1 of said Woodbridge Farms Subdivision Unit 1 and the south corner of the herein described 7.590 acre tract;

**THENCE** along the northeast right-of-way line of the aforementioned Woodbridge Drive the following three (3) courses:

North 29°49'56" West a distance of 571.76 feet (Record – N 29°49'24" W 571.63' per volume 12, page 57) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an angle corner,

North 13°27'46" East a distance of 50.96 feet (Record – N 13°28'04" E 50.95' per volume 12, page 57) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an interior angle corner, and

North 33°17'12" West a distance of 9.82 feet (Record – N 33°14'29" W 10.00' per volume 12, page 57) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the southeast right-of-way line of the aforementioned FM Highway 775 for the west corner of the herein described 7.590 acre tract;



**JEANINE ENTERPRISES, INC.  
LOREN NICHOLAS FRYAR  
7.590 ACRE TRACT**

**THENCE** leaving the northeast right-of-way line of the aforementioned Woodbridge Drive, along the southeast right-of-way line of the aforementioned FM Highway 775, North  $56^{\circ}42'48''$  East a distance of 130.55 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an angle point and North  $59^{\circ}34'33''$  East a distance of 46.40 feet to a 1/2" iron rod found for the west corner of 1.002 acre tract of land as described and recorded in document 94767 to BaiCoH Holdings LLC, Official Public Records of Wilson County, Texas, and a north corner of the herein described 7.590 acre tract;

**THENCE** leaving the southeast right-of-way line of the aforementioned FM Highway 775, along the southwest line of the aforementioned 1.002 acre tract, South  $29^{\circ}43'44''$  East a distance of 508.79 feet to a 1/2" iron rod found for an interior corner of the herein described 7.590 acre tract;

**THENCE** North  $15^{\circ}30'49''$  East a distance of 314.70 feet to a 1/2" iron rod found with plastic cap stamped "RPLS 5558" for the south corner of a 0.775 of an acre tract of land as described and recorded in document 90516 to TSCP Enterprises LLC, Official Public Records of Wilson County, Texas, and an angle point of the herein described 7.590 acre tract;

**THENCE** along the southeast line of the aforementioned 0.775 of an acre tract, North  $15^{\circ}12'12''$  East a distance of 158.48 feet (Record – N  $16^{\circ}00'00''$  E 158.45' per document 90516) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an angle corner of the herein described 7.590 acre tract;

**THENCE** continuing along the southeast line of the aforementioned 0.775 of an acre tract, North  $03^{\circ}30'36''$  West a distance of 195.08 feet (Record – N  $02^{\circ}42'48''$  W 195.67' per document 90516) to a point in the southeast right-of-way line of the aforementioned FM Highway 775 for the north corner of said 0.775 of an acre tract and an angle corner of the herein described 7.590 acre tract, from which a 1/2" iron rod found with plastic cap stamped "RPLS 5558" bears North  $19^{\circ}27'33''$  East a distance of 0.66 feet;

JEANINE ENTERPRISES, INC.  
LOREN NICHOLAS FRYAR  
7.590 ACRE TRACT

THENCE along the southeast right-of-way line of the aforementioned FM Highway 775, North 61°19'03" East a distance of 95.78 feet to the PLACE OF BEGINNING and containing 7.590 acres of land.


The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), EPOCH:2010, Texas South Central Zone (4204).

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

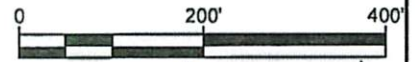
I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in December 2021.

Date 14 day of DECEMBER 2021 A.D.

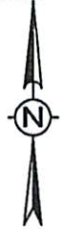


  
\_\_\_\_\_  
Darryl L. Zercher  
Registered Professional Land Surveyor  
No. 5609 - State of Texas

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



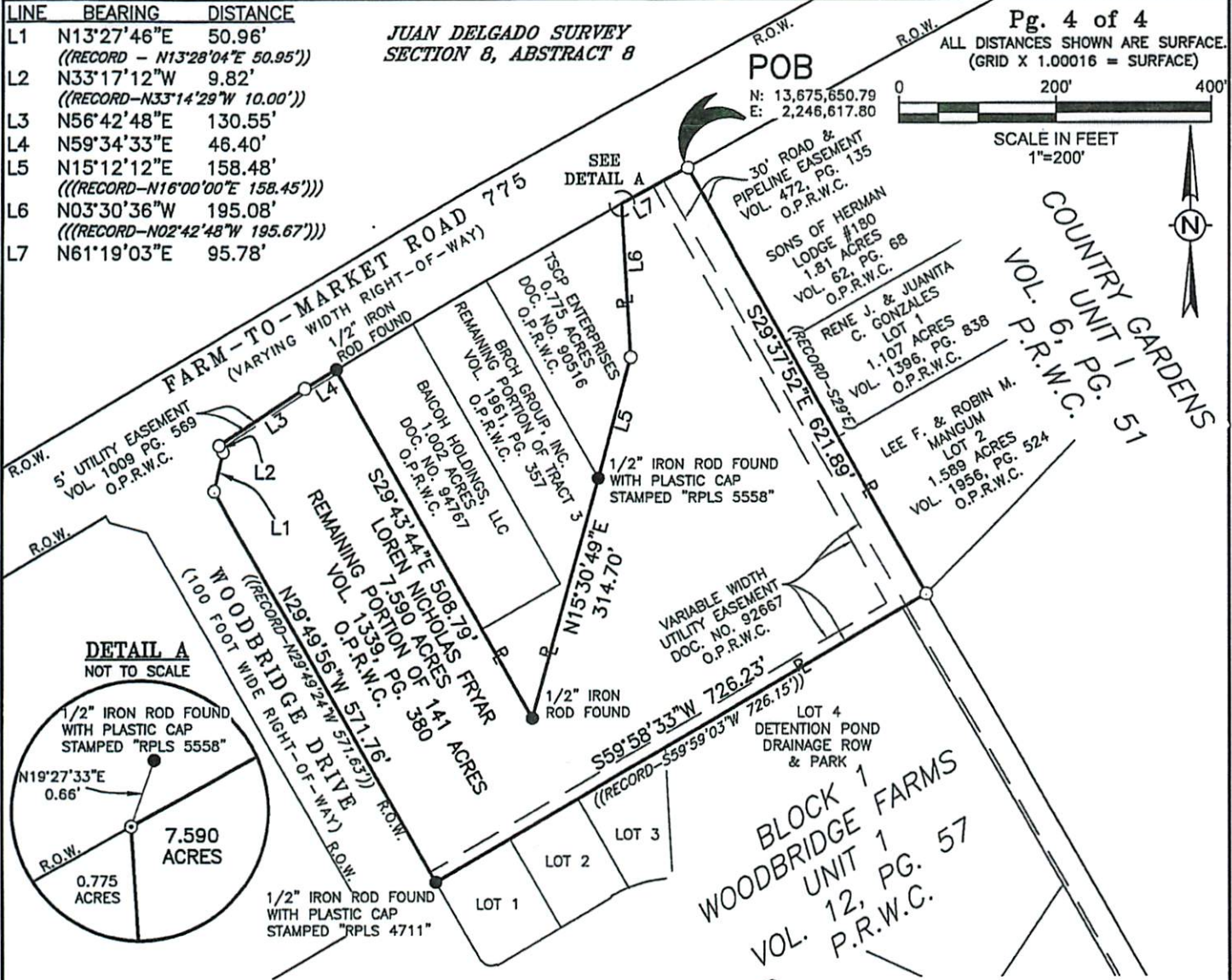
SCALE IN FEET  
1"=200'



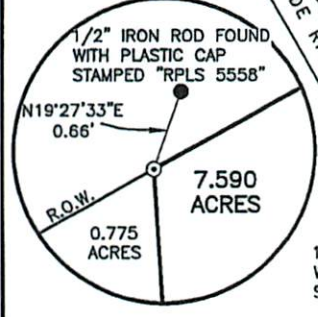
LINE	BEARING	DISTANCE
L1	N13°27'46"E	50.96' ((RECORD - N13°28'04"E 50.95'))
L2	N33°17'12"W	9.82' ((RECORD-N33°14'29"W 10.00'))
L3	N56°42'48"E	130.55'
L4	N59°34'33"E	46.40'
L5	N15°12'12"E	158.48' (((RECORD-N16°00'00"E 158.45)))
L6	N03°30'36"W	195.08' (((RECORD-N02°42'48"W 195.67)))
L7	N61°19'03"E	95.78'

**JUAN DELGADO SURVEY  
SECTION 8, ABSTRACT 8**

**POB**  
N: 13,675,650.79  
E: 2,246,617.80



**DETAIL A  
NOT TO SCALE**



**Surveyor's Notes:**

- a. This survey was done with the benefit of a title commitment by Alamo Title Insurance Company, GF No. 2021-12-1190LV-C, Effective Date: November 29, 2021 at 5:00 PM, Issued: December 6, 2021 at 2:55 PM.
- b. The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1893 (2011), Texas South Central Zone (4204).
- c. The surveyed parcel lies completely within Flood Hazard Zone "X" (unshaded), according to FIRM Map Number 48493C0150C, Effective November 26, 2010.  
Zone "X" (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement does not represent or imply that a flood plain study or analysis was performed by CDS Muery.

**Schedule B, Item 10**

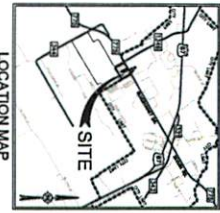
- a. Easement - Dated November 8, 1956, Volume 316, Page 601 - Not shown - Blanket
- b. Easement - Dated November 7, 1974, Volume 472, Page 135 - Shown Hereon
- c. Easement - Dated August 24, 1999, Volume 1009, Page 569 - Shown Hereon
- d. Annexation - Dated May 10, 2007, Volume 1403, Page 608 - Does Not Affect Tract, Not Shown
- e. Easement - Dated March 6, 2020, Document Number 92665 - Does Not Affect Tract, Not Shown
- f. Easement - Dated March 6, 2020, Document Number 92666 - Does Not Affect Tract, Not Shown
- g. Easement - Dated March 6, 2020, Document Number 92667 - Shown Hereon



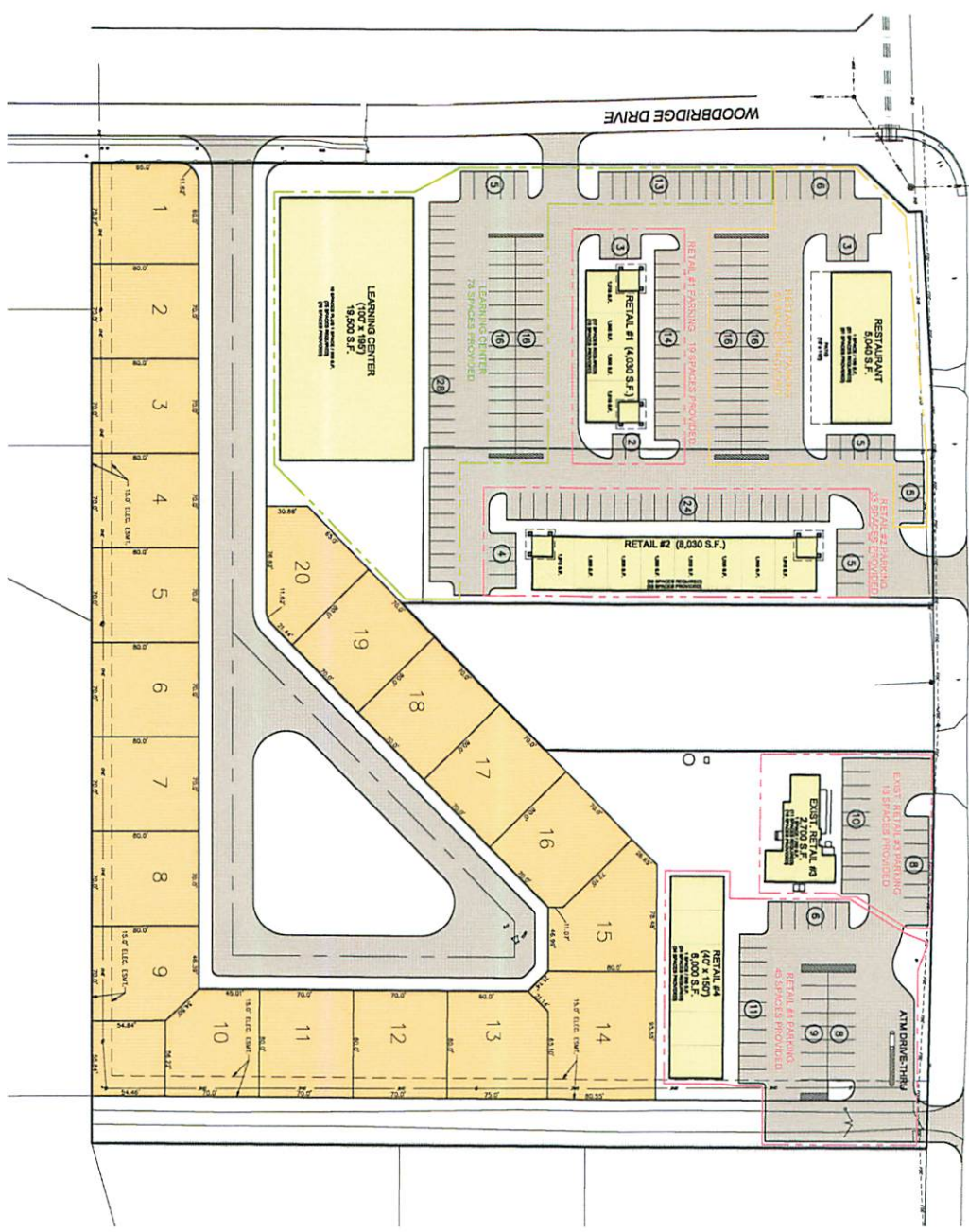
**LEGEND**

- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- - FOUND MONUMENTATION
- ⊙ - UNMONUMENTED POINT
- POB - PLACE OF BEGINNING
- - PROPERTY LINES
- - RIGHT-OF-WAY
- R.O.W. - RIGHT RECORDS OF WILSON COUNTY
- O.P.R.W.C. - OFFICIAL PUBLIC RECORDS OF WILSON COUNTY
- ((RECORD)) - RECORD CALL TAKEN FROM VOLUME 1339, PAGE 380, O.P.R.W.C.
- ((RECORD)) - RECORD CALL TAKEN FROM VOLUME 12, PAGE 57, P.R.W.C.
- ((RECORD)) - RECORD CALL TAKEN FROM DOC. NO. 90516, O.P.R.W.C.

 100 NE LOOP 410, STE. 300   SAN ANTONIO, TEXAS 78216 (210) 581-1111   TEPE NO. F-1733   TBPLS NO. 100495-00	DRAWN BY: CDSM	DATE: DECEMBER 14, 2021	JEANINE ENTERPRISES, INC. LOREN NICHOLAS FRYAR 7.590 ACRE TRACT WILSON COUNTY, TEXAS
	DRAWING NAME: 121347 V_EXHIBIT.DWG		



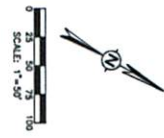
LOCATION MAP  
NOT TO SCALE



F.M. 775

WOODBRIDGE COMMERCIAL	
DATE:	3/15/22
DESIGNED BY:	A.C.
CHECKED BY:	A.C.
REVIEWED BY:	A.C.
PROJECT NUMBER:	218042.03

WOODBRIDGE COMMERCIAL	
AREA:	19,500 S.F.
PERMIT:	19,500 S.F.
DATE:	3/15/22
DESIGNED BY:	A.C.
CHECKED BY:	A.C.
REVIEWED BY:	A.C.
PROJECT NUMBER:	218042.03



NO.	DATE	REVISION

DATE: 3/15/22  
 DRAWN BY: P.A.  
 DESIGNED BY: A.C.  
 CHECKED BY: A.C.  
 REVIEWED BY: A.C.  
 PROJECT NUMBER: 218042.03

WOODBRIDGE COMMERCIAL  
 MJS DEVELOPMENT, LLC  
 4395 F.M. 775  
 LA VERNIA, TX 78121

MASTER PLAN

**CH** CAMACHO-HERNANDEZ & ASSOCIATES, LLC  
 Engineering - Planning - Transportation - Related Services  
 415 Embassy Oaks, Suite 205  
 San Antonio, Texas 78216  
 Phone: (210) 341-6200, Fax: (210) 341-6300  
 TBPE Firm No. F-6478