

Date Received _____

Permit/Receipt No. _____

Fee Paid _____

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



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

Name Christopher Ott

Mailing Address 8740 Real Rd. San Antonio, TX 78263

Telephone (210) 859-3470 Fax — Mobile (210) 859-3470 Email christopherott532@icloud.com

Property Address/Location 200 E. Chihuahua St. Property ID No 20135599

Legal Description
Name of Subdivision BPP

Lot(s) _____ Block(s) _____ Acreage .717

Existing Use of Property Vacant

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

Botanicals and smoke shop

Current Zoning Central Business

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):

We are wanting to open up a CBD botanicals and smoke shop in La Vernia. La Vernia has no zoning for this type of business

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:

Christopher Ott
Signature of Owner(s)/Agent

12/28/23
Date

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

61300

GENERAL WARRANTY DEED

Date: June 12, 1996

Grantor: LA VERNIA UNITED METHODIST CHURCH, an unincorporated religious association, acting by and through its Board of Trustees pursuant to The Book of Discipline of the United Methodist Church

Grantor's Mailing Address:

P.O. Box 155
La Vernia, Wilson County, Texas 78121

Grantee: CHESTER D. EASTIN

Grantee's Mailing Address:

Rt. 2 Box 379
La Vernia, Wilson County, Texas 78121

Consideration:

TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee from Grantee's separate property, the receipt of which is acknowledged by Grantor, and the sum of \$100,000.00, paid to the Grantor herein by SCHERTZ BANK & TRUST, at the instance and request of the Grantee herein, the receipt of which is hereby acknowledged, as evidence of which said Grantee has executed and delivered his one certain promissory note of even date herewith, in the principal sum of \$100,000.00, payable to the order of SCHERTZ BANK & TRUST, payable and bearing interest as therein provided, the final payment, if not sooner paid, shall be due on June 12, 2011, said note providing for acceleration of maturity in event of default, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to MELVIN F. GOLLA, Trustee.

Property:

0.717 of an acre tract of land situated in the City of La Vernia, Wilson County, Texas, and being out of the Juan Delgado Grant, Survey No. 8 (A-8), and being part of that 0.973 of an acre tract conveyed to the Trustees of the Methodist Episcopal Church South by deed recorded in Vol. 82, Page 601, Official Public Records of Wilson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set at the intersection of the north line of U.S. Highway 87 with the northwest line of Farm to Market Road 775 at the southeast corner of this tract;

THENCE N. 68° 55' 00" W., 72.76 feet along the north line of U.S. Highway 87 to a chain link fence post at the southwest corner of this tract, being the southeast corner of the remaining portion of that property conveyed to J. T. Hemby by deed recorded in Vol. 755, Page 374;

THENCE N. 11° 49' 45" E., 137.98 feet with chain link fence to corner post at an angle point;

THENCE N. 15° 13' 44" E., 75.55 feet to a 1/2" iron pin set in the south line of Loop 321 (Old U.S. Highway 87) at the northwest corner of this tract;

THENCE S. 72° 47' 00" E., 161.40 feet along the south line of Loop 321 to a 1/2" iron

pin set at its intersection with the west line of Farm to Market Road 775, being the northeast corner of this tract;

THENCE along the west and northwest lines of Farm to Market Road 775, as follows:
 S. 14° 45' 00" W., 137.61 feet to a concrete monument found at an angle point;
 S. 61° 48' 16" W., 112.75 feet to the place of beginning.

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, Grantee's heirs, executors and administrators forever. Grantor binds Grantor and Grantor's heirs, executors and administrators to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors and administrators, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Grantor **GRANTS and CONVEYS** the property to Grantee as separate property.

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 shall become absolute.

SCHERTZ BANK & TRUST, at the instance and request of the Grantee, having advanced and paid in cash to the Grantor that portion of the purchase price of the herein described property as is evidenced by the herein described \$100,000.00 note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said SCHERTZ BANK & TRUST, and the same are hereby **TRANSFERRED and ASSIGNED** to said SCHERTZ BANK & TRUST.

When this Deed is executed by more than one person, or when the Grantor and/or Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

LA VERNIA UNITED METHODIST CHURCH

BY:


 WALTER VESELKA

Chairman, Board of Trustees

BY:


 LARRY ADAMS

Secretary, Board of Trustees

APPROVED:



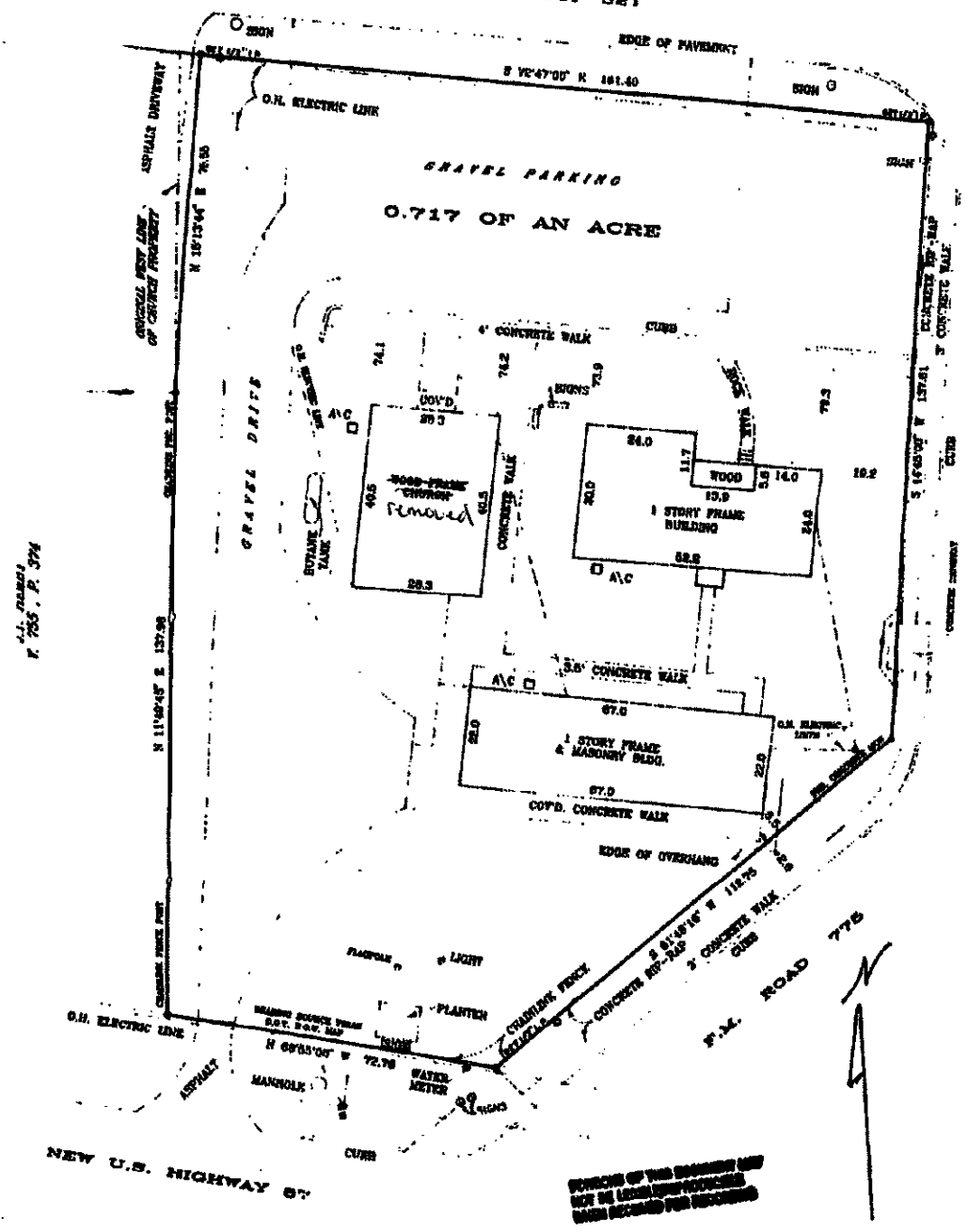
STEVEN M. PURDY

Pastor, La Vernia United Methodist Church


 HAROLD SASSMAN

District Superintendent of the
 San Antonio District of the
 Southwest Annual Conference of
 The United Methodist Church

OLD U.S. HIGHWAY 67
LOOP 321



W.L. Martin
P. 255, P. 374

PORTIONS OF THIS INSTRUMENT MAY
NOT BE LEGALLY RECORDED
UNLESS RECORDED FOR RECORD

H.A. KOEHLER SURVEY COMPANY
10616 PERDUE DRIVE, SUITE 200
4424 ANTONIO, TEXAS 78217

ANY PROVISION HEREIN WHICH REQUIRES THE SEAL, SIGNATURE OR USE OF THE CLERK OF SAID
PROPERTY BECAUSE OF DEATH OR INABILITY TO ACT IS VOID 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
VOL. 910 PAGE 249-250
OF WILSON COUNTY, TEXAS ON

EXHIBIT A

JUN 17 1988



Edu A. Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS