



APPLICATION FOR LAND SUBDIVISION (PLAT)

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

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

1. PROPOSED SUBDIVISION NAME: N/A UNIT NO. \_\_\_\_\_

LOCATION DESCRIPTION/NEAREST INTERSECTION: CR 342 + Chihuahua St.

ACREAGE: 5 NO OF LOTS: EXISTING 1 PROPOSED 2

REASON FOR PLATTING/REPLATTING Tracting out 3 acre of the 5 acres

2. OWNER/APPLICANT: DA Enterprises LLC - Quinten Kiobassa + Dennis Richter

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

ADDRESS: 4092 CR 342, La Vernia, TX. 78121

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Mobile: 830-743-0826 Email: skiolbassa@gmail.com

3. LICENSED ENGINEER/SURVEYOR: Intrepid Surveyors

MAILING ADDRESS: P.O. Box 519, Floresville, TX Ste. \_\_\_\_\_

TELEPHONE: 830-393-8833 Fax: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

LIST ANY VARIANCE REQUESTED: N/A

REASON FOR REQUEST (List any hardships): N/A

4. PRESENT USE OF THE PROPERTY Open Land CURRENT ZONING: I

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

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

REQUIRED ITEMS FOR SUBMITTAL PACKAGE

3

- 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. *Locate*
- 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 \_\_\_\_\_ (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.)

Quinten Kiobassa  
Signature of Owner/Applicant Printed Name of Owner/Applicant

01-09-24  
Date

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

## APPLICATION FEES

<b>Overall Development Concept Review Fee</b>	\$50 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots, but intended for apartments, townhouses, commercial and/or industrial use.
<b>Preliminary Plat Review</b>	\$50 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots
<b>Final Plat Review Fee</b>	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
<b>Minor Subdivision Plat</b>	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
<b>Vacating a Plat or Replatting</b> 75 + 2 + 12 + 10	\$75 + \$1.00 per lot, plus \$2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
<b>Plat Amendment</b>	\$100
<b>Engineering Fees Review</b> \$87.00	To be paid by the developer or property owner before the final plat approval is made by the city.
<b>Changes or request for further reviews from the developer or property owner by the City Engineer</b>	Shall be paid by the developer or property owner at the standard rates charged by the City Engineer before the final plat approval is made by the City.
<b>Legal Fees</b>	Shall be paid by the City for legal fees incurred. The subdivider shall reimburse the City prior to the final plat approval by the City.
<b>Variance Requesting Relief from the Subdivision Ordinance</b>	\$50

### IMPORTANT NOTES:

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

### FOR OFFICE USE ONLY:

Date Application Fee Received: 01-09-24 Received By: LW

Receipt No. \_\_\_\_\_ Cash/Check No. \_\_\_\_\_ Amount Recd. \$ 87.00

\_\_\_\_\_ 7 copies \_\_\_\_\_ street name appr. list \_\_\_\_\_ TxDOT approval letter

\_\_\_\_\_ letter of authorization \_\_\_\_\_ proof of ownership \_\_\_\_\_ HOA document

Plat review meeting date: \_\_\_\_\_ Planning and Zoning Commission meeting date: \_\_\_\_\_



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

WARRANTY DEED WITH VENDOR'S LIEN

DATE: 16 November 2007
GRANTOR: JAMES A. CALDWELL, JR. and wife ELIZABETH CALDWELL
GRANTOR'S ADDRESS: 14030 HWY 181 S. SAN ANTONIO, BEXAR COUNTY, TEXAS 78223
GRANTEE: DQ ENTERPRISES LLC, A TEXAS LIMITED LIABILITY COMPANY
GRANTEE'S ADDRESS: P.O. BOX 33 LAVERNIA, WILSON COUNTY, TEXAS 78121

CONSIDERATION: \$10.00, and a note of even date that is in the principal amount of ONE HUNDRED SIXTY THOUSAND DOLLARS (\$160,000.00) and is executed by Grantee, and by DENNIS R. RICHTER and QUINTEN C. KIOLBASS, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to GARY W. SHANK, Trustee.

PROPERTY:

TRACT 1:

BEING 1.579 acres of land, more or less, in Wilson County, Texas, a part of the Juan Delgado Grant, Survey No.8 (A-8), situated within the corporate limits of the City of La Vernia, being a part of that same 13.308 acre tract described in deed dated March 1, 1973, from Southern Pacific Transportation Company to the City of La Vernia, of record in Volume 455, Page 584, Deed Records of Wilson County, Texas; said 1.579 acre tract being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.

TRACT 2:

BEING all that certain tract of land out of the Juan Delgado Survey No.8, Wilson County, Texas, containing 1.422 acres of land, more or less, and being out of a 13.308 acre tract described in deed dated March 1, 1973, from Southern Pacific Transportation Company to the City of La Vernia, of record in Volume 455, Page 584, Deed Records of Wilson County, Texas; said 1.422 acre tract being more particularly described on Exhibit "B" attached hereto and made a part hereof for all purposes.

TRACT 3:

BEING 2.00 acres of land, more or less, in Wilson County, Texas, a part of the Juan Delgado Grant, Survey No.8 (A-8), situated within the corporate limits of the City of La Vernia, being a part of that same 13.308 acre tract described in deed dated March 1, 1973, from Southern Pacific Transportation Company to the City of La Vernia, of record in Volume 455, Page 584, Deed Records of Wilson County, Texas; said 2.000 acre tract being more particularly described on Exhibit "C" attached hereto and made a part hereof for all purposes.

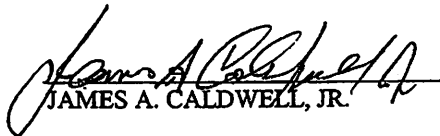
RESERVATIONS FROM CONVEYANCE:

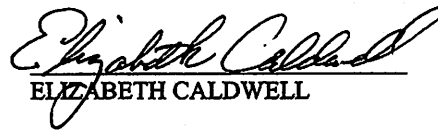
There is reserved from and excepted from this conveyance and the warranties thereto any and all easement, rights-of-way, and prescriptive rights, whether or not of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and reservations, and all other instruments, other than liens and conveyances, that affect the property; rights of adjoining landowners in any walls and fences situated on a common boundary; any overlapping or encroachment of improvements; any taxes due for the current or subsequent tax years.

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

A Vendor's Lien is retained in this Warranty Deed securing the payment of one note in the principal sum of \$160,000.00, payable to the order of JAMES A. CALDWELL, JR. and wife ELIZABETH CALDWELL; and being additionally secured by a Deed of Trust of even date from DQ ENTERPRISES LLC, A TEXAS LIMITED LIABILITY, COMPANY, to Gary W. Shank, Trustee, filed for record on 19th November 2007, at Clerk's Number 06030379, Volume 1433, Page 714, Official Public Records of Wilson County, Texas.

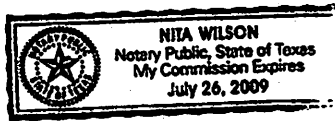
When the context requires, singular nouns and pro-nouns include the plural, and plural nouns and pro-nouns include the singular.


  
JAMES A. CALDWELL, JR.

  
ELIZABETH CALDWELL

State of Texas §  
§  
County of Wilson §

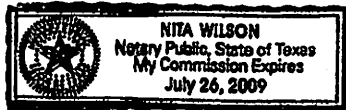
This instrument was acknowledged before me by JAMES A. CALDWELL, on 16 November 2007.




  
Notary Public, State of Texas  
My commission expires: 7-26-09

State of Texas §  
§  
County of Wilson §

This instrument was acknowledged before me by ELIZABETH CALDWELL, on 16 November 2007.



  
Notary Public, State of Texas  
My commission expires: 7-26-09

✓ AFTER RECORDING RETURN TO:

DQ ENTERPRISES LLC  
P.O. BOX 33  
LAVERNIA, TEXAS 78121

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

## EXHIBIT "A"

1.579 acres of land in Wilson County, Texas, a part of the Juan Delgado Grant, Survey No. 8 (A-8), situated within the corporate limits of the City of La Vernia, being a part of that same 13.308 acre tract described in deed dated March 1, 1973, from Southern Pacific Transportation Company to the City of La Vernia, of record in Vol. 455, Page 584, Deed Records of Wilson County, Texas, described by metes and bounds as follows:

BEGINNING at an iron pin set for the most Northerly corner of this tract, also being the most Easterly corner of that same 1.422 acre tract described in deed dated May 19, 1979, from Jesse E. Rodriguez, et ux, to James A. Caldwell, Jr., et al, of record in Vol. 524, Page 869, Deed Records of Wilson County, Texas, from which place of beginning the most Northerly corner of said 13.308 acre tract bears N. 58 deg. 08 min. 59 sec. W., 150 feet;

THENCE S. 58 deg. 08 min. 59 sec. E., 167.0 feet with the NE boundary of said 13.308 acre tract to an iron pin set for the most Easterly corner of this tract;

THENCE S. 32 deg. 00 min. 30 sec. W., 411.55 feet to an iron pin set for the most Southerly corner of this tract, and being on the NE boundary of a paved county road;

THENCE N. 58 deg. 30 min. W., 167.0 feet with the NE boundary of said county road to an iron pin set for the most Westerly corner of this tract, and being the most Southerly corner of said 1.422 acre tract;

THENCE N. 32 deg. 00 min. 28 sec. E., 412.57 feet with the SE boundary of said 1.422 acre tract to the place of beginning.

## EXHIBIT "B"

All that certain tract of land out of the Juan Delgado Survey No. 8, Wilson County, Texas, containing 1.422 acres of land and being out of a 13.308 acre tract of land described in a deed from the Southern Pacific Transportation Co., to the City of La Vernia, Texas, dated March 12, 1973, of record in Volume 455, Page 584, Deed Records, Wilson County, Texas, and described by metes and bounds as follows:

BEGINNING at the most northerly corner of the above mentioned 13.308 acre tract as recorded in Volume 455, Page 584, Deed Records, Wilson County, Texas.

THENCE: with the northeast line of said 13.308 acre tract, S 58° 08' 59" E, 150.00 feet to an iron pin for the east corner of the herein described tract;

THENCE: S 32° 00' 28" W, 122.16 feet to a point for the south corner of a 0.422 acre tract;

THENCE: S 32° 00' 28" W, 290.41 feet to an iron pin set in the northeast line of a 60 foot wide county road, said point being the south corner of the herein described tract;

THENCE: with the northeast line of said county road, N 58° 30' 00" W, 150.00 feet to an iron pin set at the point of intersection of the northwest line of said 13.308 acre tract and the northeast line of said county road, said point being the west corner of the herein described tract;

THENCE: with the northwest line of said 13.308 acre tract, N 32° 00' 25" E, 290.41 feet to a point for the most northerly corner of a 1.0 acre tract and the most westerly corner of a 0.422 acre tract;

THENCE: with the northwest line of said 13.308 acre tract, N 32° 00' 25" E, 123.08 feet to the point of beginning and containing 1.422 acres of land.

# EXHIBIT "C"

2.00 acres of land in Wilson County, Texas, a part of the Juan Delgado Grant, Survey No. 8 (A-8), situated within the corporate limits of the City of La Vernia, being a part of that same 13.308 acre tract described in deed dated March 1, 1973, from Southern Pacific Transportation Company to the City of La Vernia, of record in Vol. 455, Page 584, Deed Records of Wilson County, Texas, said 2.00 acre tract described by metes and bounds as follows:

**BEGINNING** at an iron pin set for the most Westerly corner of this tract, being on the NE boundary of a paved County Road, also being the most Southerly corner of that same 1.579 acre tract described in deed dated July 25, 1979, from City of La Vernia to James A. Caldwell, Jr., et ux, of record in Vol. 527, page 404, Deed Records of Wilson County, Texas;

**THENCE N. 32 deg. 00 min. 30 sec. E., 411.55 feet** with the SE boundary of said 1.579 acre tract to an iron pin set for the most Northerly corner of this tract, and being the most Easterly corner of said 1.579 acre tract, and being on the NE boundary of said 13.308 acre tract, from which the most Northerly corner of said 13.308 acre tract bears N. 58 deg. 08 min. 59 sec. W., 317.0 feet;

**THENCE with fence S. 58 deg. 08 min. 59 sec. E., 212.0 feet** with the NE boundary of said 13.308 acre tract to an iron pin set for the most Easterly corner of this tract;

**THENCE S. 32 deg. 00 min. 32 sec. W., 410.25 feet** across said 13.308 acre tract to an iron pin set for the most Southerly corner of this tract, and being on the NE boundary of said County Road;

**THENCE N. 58 deg. 30 min. 00 sec. W., 212.0 feet** with the NE boundary of said County Road to the place of beginning.

Filed for Record in:  
Wilson County  
by Eva S. Martinez  
County Clerk

On: Nov 19, 2007 at 02:53P

As a Recording

Document Number: 00030378  
Total Fees : 32.00

Receipt Number - 70530

By,  
Pat Lowak,

f: Russell Wilson

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.

THE STATE OF TEXAS  
COUNTY OF WILSON

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in Official Public Records the Volume: 1433 and Page: 713 of the named records of: Wilson County as stamped herein by me.

Nov 19, 2007



Eva S. Martinez  
COUNTY CLERK  
WILSON COUNTY, TEXAS

**LEGAL DESCRIPTION:** Being 3.00 acres of land out of the Juan Delgado Grant, Survey No. 8, Abstract No. 8, Wilson County, Texas and also being that certain 2.00 acre tract (Exhibit C) described in Volume 1433, Page 709 of the Official Public Records of Wilson County, Texas and portion of that certain 1.579 acre tract (Exhibit A) described in said Volume 1433, Page 709; Said 3.00 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in April, 2021:

**BEGINNING** at a 1/2 inch iron rod found in the northeast line of County Road No. 342 for the west corner of that certain 1.000 acre tract described in Volume 612, Page 611 of the Deed Records of Wilson County, Texas, the south corner of said 2.00 acre tract (Exhibit C) and the south corner hereof;

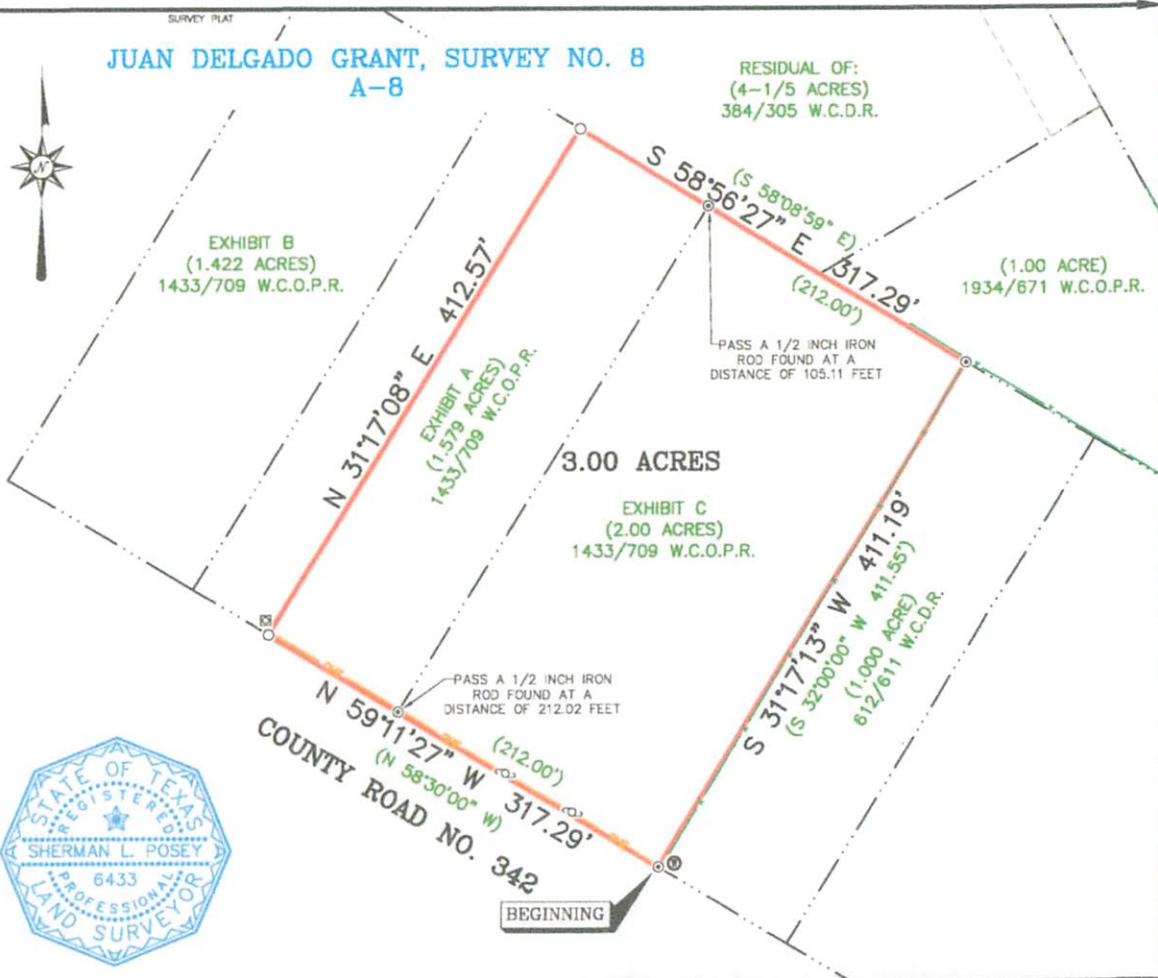
THENCE North 59°11'27" West a distance of 212.02 feet along the northeast line of County Road No. 342 and the southwest line of said 2.00 acre tract (Exhibit C) pass a 1/2 inch iron rod found for the south corner of said 1.579 acre tract (Exhibit A), the west corner of said 2.00 acre tract (Exhibit C) continuing along the southwest line of said 1.579 acre tract (Exhibit A) for a total distance of 317.29 feet in all to a 1/2 inch iron rod set for the west corner hereof;

THENCE North 31°17'08" East a distance of 412.57 feet over and across said 1.579 acre tract (Exhibit A) to a 1/2 inch iron rod set in the southwest line of the residual of that certain 4-1/5 acre tract described in Volume 384, Page 305 of said Deed Records and the northeast line of said 1.579 acre tract (Exhibit A) for the north corner hereof;

THENCE South 58°56'27" East a distance of 105.11 feet along the southwest line of the residual of said 4-1/5 acre tract and the northeast line of said 1.579 acre tract (Exhibit A) pass a 1/2 inch iron rod found for the north corner of said 2.00 acre tract (Exhibit C) and the east corner of said 1.579 acre tract (Exhibit A) continuing along northeast line of said 2.00 acre tract (Exhibit C) and the southwest line of that certain 1.00 acre tract described in Volume 1934, Page 671 of said Official Public Records for a total distance of 317.29 feet in all to a 1/2 inch iron rod found for the north corner of said Volume 612, Page 611, the east corner of said 2.00 acre tract (Exhibit C) and the east corner hereof;

THENCE South 31°17'13" West a distance of 411.19 feet along the northwest line of said Volume 612, Page 611 and the southeast line of said 2.00 acre tract (Exhibit C) to the **POINT OF BEGINNING** containing 3.00 acres more or less, and as shown hereon.

**JUAN DELGADO GRANT, SURVEY NO. 8  
A-8**



- LEGEND:**
- BOUNDARY LINE
  - - - ADJOMER LINE
  - SURVEY LINE
  - BURIED PIPELINE
  - OVERHEAD ELECTRIC LINE
  - UNDERGROUND UTILITY LINE
  - WATER LINE
  - P.U.E. - PUBLIC UTILITY EASEMENT
  - B.L. - BUILDING SETBACK LINE
  - U.D.E. - UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT
  - (BRG.-DIST.) RECORD CALL
  - XXX/XXX VOL/PLAT/SPACE
  - W.C.P.R. - WILSON COUNTY PLAT RECORDS
  - W.C.D.R. - WILSON COUNTY DEED RECORDS
  - W.C.O.P.R. - WILSON COUNTY OFFICIAL, PUBLIC RECORDS
  - W.C.R.P.R. - WILSON COUNTY REAL PROPERTY RECORDS
  - FILE: 2021\BOUNDARY\WILSON\PEND\NG21-0223 DQ Enterprises LLC

- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- △ 120D NAIL FOUND
- ⊗ IRON PIPE FOUND
- ⊙ NAIL SET
- ⊗ 3/8" IRON ROD FOUND
- ⊗ PIPE FENCE CORNER POST FOUND
- ⊗ WOOD FENCE CORNER POST FOUND
- ⊗ AS MARKED
- ⊗ A/C
- ⊗ ELECTRIC METER
- ⊗ TELEPHONE PEDESTAL
- ⊗ SEPTIC
- ⊗ GAS METER
- ⊗ WATER METER
- ⊗ UTILITY POLE
- ⊗ FIRE HYDRANT



**INTREPID**  
SURVEYING & ENGINEERING  
P.O. Box 519 • 1004 D Street  
Flowerville, TX 78114  
D. 880.393.8833 • F. 880.393.3288  
www.intrepidtx.com  
TBPLB #10193926 • TBPE #16550

THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

04/08/2021  
REGISTERED PROFESSIONAL LAND SURVEYOR



**NOTE:**  
1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.  
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.  
3. IRON ROD SET ARE 1/2" IRON RODS WITH PLASTIC CAPS MARKED "INTREPID"

REFERENCE: DQ ENTERPRISES LLC  
ADDRESS: COUNTY ROAD NO. 342  
LEGAL DESCRIPTION: BEING 3.00 ACRES OF LAND OUT OF THE JUAN DELGADO GRANT, SURVEY NO. 8, ABSTRACT NO. 8 WITHIN WILSON COUNTY, TEXAS.  
JOB NO. 21-0223 REV. 0  
DRAWN BY: ALC FIELD BOOK: IN FILE



JUAN DELGADO GRANT  
 ABSTRACT NO. 8  
 CITY OF LA VERNIA

LEGEND

- RF - STEEL ROD FOUND
- RS - 1/2" REBAR SET WITH "POLLOCK & SONS" CAP
- CP - CORNER POST
- CE"MM'SS" DIST' - FIELD
- CO"MM'SS" DIST' - RECORD
- x - BARBED WIRE FENCE
- - POWER/UTILITY POLE
- ⊙ - WATER WELL/WATER METER (AS NOTED)
- ⊙ - SEPTIC TANK
- - CHAIN LINK FENCE
- - - WOOD PRIVACY FENCE

SCALE 1" = 100'

RIVER RD.

ALFRED WALPOLE  
 VOL. 384, PG. 536

THOMAS M. SCOGGIN  
 VOL. 705, PG. 817

NORMAN HORMUTH  
 VOL. 1044, PG. 294

WATCO  
 TANKS, INC.  
 VOL. 482,  
 PG. 54

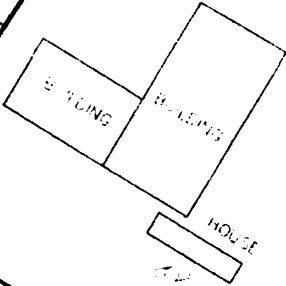
3.01 ACRES

2.00 ACRES

R.O.W. NOT TO SCALE

CHIHUAHUA STREET

CHAROLD K. JOHANSON  
 VOL. 612, PG. 611



SURVEY PLAT 3.01 ACRES OF LAND OUT OF THE JUAN DEGADO SURVEY NO. 8, ABSTRACT NO. 8, WILSON COUNTY, TEXAS AND BEING THE LANDS DESCRIBED IN CONVEYANCES TO JAMES A. CALDWELL, JR. AND WIFE ELIZABETH CALDWELL IN THE DEEDS OF RECORD IN VOLUME 524, PAGE 869 AND VOLUME 527, PAGE 104 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS.

SURVEY PLAT 2.00 ACRES OF LAND OUT OF THE JUAN DEGADO SURVEY NO. 8, ABSTRACT NO. 8, WILSON COUNTY, TEXAS.

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.

*RELEASE OF LIEN*

DATE: April 20, 2021

**HOLDERS:**

JAMES A. CALDWELL JR. 14030 181 South San Antonio, Texas 78223	
---	--

ELIZABETH CALDWELL 14030 181 South San Antonio, Texas 78223	
--	--

**PROPERTY (legal description):**

SEE ATTACHED.

**RELEASED NOTE AND LIENS:**

A promissory note in the original principal amount of \$160,000.00, dated November 16, 2007, executed by DQ ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY, as maker, and DENNIS R. RICHTER and QUINTEN C. KIOLBASA as co-makers and originally payable to JAMES A. CALDWELL and wife ELIZABETH CALDWELL. The note is secured by a deed of trust recorded in Volume 1433, Page 714 of the real property records of Wilson County, Texas and by a vendor's lien and superior title retained in a deed recorded in Volume 1433, Page 709 of the real property records of Wilson County, Texas.

**RELEASE**

For the Consideration of and in acknowledgment of the payment in full of all obligations under the Released Note, Holders release the Property from the Liens and from any other liens securing the Released Note held by Holders. Holders declare and acknowledge that the liens described above are void and of no further effect.

JAMES A. CALDWELL JR.



BY: ELIZABETH CALDWELL, as sole  
Beneficiary of his Estate

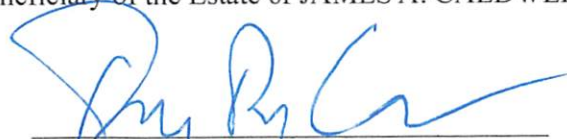
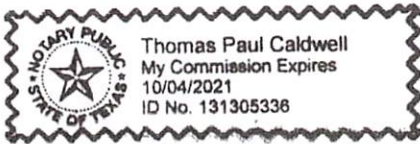


ELIZABETH CALDWELL, Individually

**ACKNOWLEDGMENT**

**STATE OF TEXAS**  
**COUNTY OF WILSON**

This instrument was acknowledged before me on 4/20/21, by ELIZABETH CALDWELL, Individually, and as sole beneficiary of the Estate of JAMES A. CALDWELL JR..



Notary Public, State of Texas

PREPARED BY:  
TOM CALDWELL LAW PLLC  
1427 3rd Street  
Floresville, Texas 78114

**AFTER RECORDING RETURN TO:**  
TOM CALDWELL LAW PLLC  
1427 3rd Street  
Floresville, Texas 78114

## EXHIBIT "A"

1.579 acres of land in Wilson County, Texas, a part of the Juan Delgado Grant, Survey No. 8 (A-8), situated within the corporate limits of the City of La Vernia, being a part of that same 13.308 acre tract described in deed dated March 1, 1973, from Southern Pacific Transportation Company to the City of La Vernia, of record in Vol. 455, Page 584, Deed Records of Wilson County, Texas, described by metes and bounds as follows:

BEGINNING at an iron pin set for the most Northerly corner of this tract, also being the most Easterly corner of that same 1.422 acre tract described in deed dated May 19, 1979, from Jesse E. Rodriguez, et ux, to James A. Caldwell, Jr., et al, of record in Vol. 524, Page 869, Deed Records of Wilson County, Texas, from which place of beginning the most Northerly corner of said 13.308 acre tract bears N. 58 deg. 08 min. 59 sec. W., 150 feet;

THENCE S. 58 deg. 08 min. 59 sec. E., 157.0 feet with the NE boundary of said 13.308 acre tract to an iron pin set for the most Easterly corner of this tract;

THENCE S. 32 deg. 00 min. 30 sec. W., 411.55 feet to an iron pin set for the most Southerly corner of this tract, and being on the NE boundary of a paved county road;

THENCE N. 58 deg. 30 min. W., 167.0 feet with the NE boundary of said county road to an iron pin set for the most Westerly corner of this tract, and being the most Southerly corner of said 1.422 acre tract;

THENCE N. 32 deg. 00 min. 28 sec. E., 412.57 feet with the SE boundary of said 1.422 acre tract to the place of beginning.



# EXHIBIT "C"

2.00 acres of land in Wilson County, Texas, a part of the Juan Delgado Grant, Survey No. 8 (A-8), situated within the corporate limits of the City of La Vernia, being a part of that same 13.308 acre tract described in deed dated March 1, 1973, from Southern Pacific Transportation Company to the City of La Vernia, of record in Vol. 455, Page 584, Deed Records of Wilson County, Texas, said 2.00 acre tract described by metes and bounds as follows:

**BEGINNING** at an iron pin set for the most Westerly corner of this tract, being on the NE boundary of a paved County Road, also being the most Southerly corner of that same 1.579 acre tract described in deed dated July 25, 1979, from City of La Vernia to James A. Caldwell, Jr., et ux, of record in Vol. 527, page 404, Deed Records of Wilson County, Texas;

**THENCE N. 32 deg. 00 min. 30 sec. E., 411.55 feet** with the SE boundary of said 1.579 acre tract to an iron pin set for the most Northerly corner of this tract, and being the most Easterly corner of said 1.579 acre tract, and being on the NE boundary of said 13.308 acre tract, from which the most Northerly corner of said 13.308 acre tract bears N. 58 deg. 08 min. 59 sec. W., 317.0 feet;

**THENCE with fence S. 58 deg. 08 min. 59 sec. E., 212.0 feet** with the NE boundary of said 13.308 acre tract to an iron pin set for the most Easterly corner of this tract;

**THENCE S. 32 deg. 00 min. 32 sec. W., 410.25 feet** across said 13.308 acre tract to an iron pin set for the most Southerly corner of this tract, and being on the NE boundary of said County Road;

**THENCE N. 58 deg. 30 min. 00 sec. W., 212.0 feet** with the NE boundary of said County Road to the place of beginning.

Filed for Record in:  
Wilson County  
by Eva S. Martinez  
County Clerk

On: Nov 19, 2007 at 02:53P

As a Recording

Document Number: 00030378  
Total Fees: 32.00

Receipt Number - 70530

By,  
Pat Lowak,

f: Russell Wilson

Any provision herein which restricts the sale, rental, or use of the described real property because of title or fact is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF WILSON

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in Official Public Records the Volume: 1433 and Page: 713 of the named records of: Wilson County as stamped herein by me.

Nov 19, 2007



Eva S. Martinez  
COUNTY CLERK  
WILSON COUNTY, TEXAS