



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 [x] Amended [ ] Minor

1. PROPOSED SUBDIVISION NAME: MJS Development UNIT NO.
LOCATION DESCRIPTION/NEAREST INTERSECTION: 775 + Woodbridge Farms
ACREAGE: NO OF LOTS: EXISTING 1 PROPOSED 2
REASON FOR PLATTING/REPLATTING

2. OWNER/APPLICANT\*: MJS Development - Jeanine Schoenert
(\* If applicant is person other than owner, a letter of authorization must be provided from owner.\*)

ADDRESS: 4395 Fm 275
Telephone: Fax: Mobile: 508.8060 Email: jschoe1047@aol.com

3. LICENSED ENGINEER/SURVEYOR: CDS Muery
MAILING ADDRESS: 100 NE Loop 410 Ste 300 Ste. 300
TELEPHONE: 581-1111 Fax: Mobile: Email:

LIST ANY VARIANCE REQUESTED:
REASON FOR REQUEST (List any hardships):

4. PRESENT USE OF THE PROPERTY Commercial 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.)

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.
[ ] 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.)

Signature of Owner/Applicant: Jeanine Schoenert Printed Name of Owner/Applicant: Jeanine Schoenert Date: 11-28-23
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 + \$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. <i>2.36 Acres</i>
<b>Plat Amendment</b>	\$100 <i>75+1+1+2+2+2 = \$83.00</i>
<b>Engineering Fees Review</b>	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: \_\_\_\_\_ Received By: \_\_\_\_\_

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

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

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

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

VICINITY MAP  
(NTS)

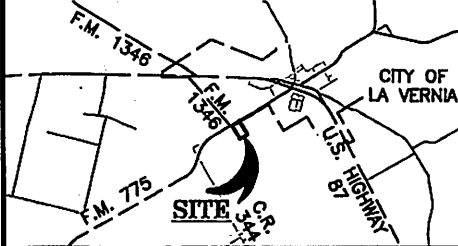


EXHIBIT "A"

MJS DEVELOPMENT, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
CONTAINING 1.460 ACRES

SITUATED IN THE JUAN DELGADO SURVEY NO. 8,  
BLOCK 8, ABSTRACT 8, WILSON COUNTY, TEXAS

Pg. 3 of 3

CDS JOB NO. 123225

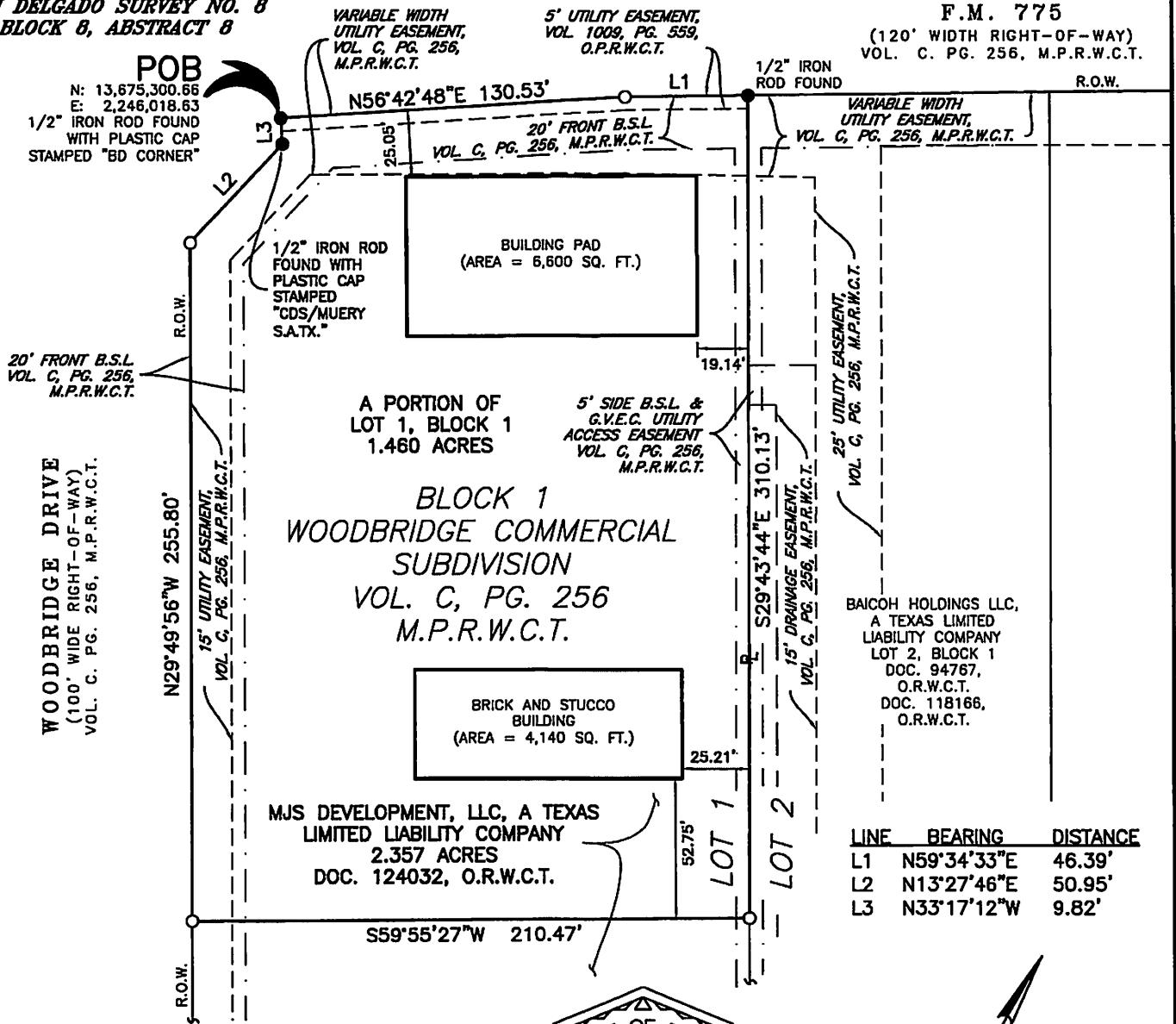
BEARING BASIS: GRID NORTH  
COORDINATE SYSTEM: TEXAS STATE PLANE, NAD  
1983(2011), EPOCH:2010  
TEXAS SOUTH CENTRAL ZONE (4204)

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

PROPERTY OWNER NAMES WERE OBTAINED  
FROM THE WILSON COUNTY, TEXAS  
APPRAISAL DISTRICT RECORDS

JUAN DELGADO SURVEY NO. 8  
BLOCK 8, ABSTRACT 8

**POB**  
N: 13,675,300.66  
E: 2,246,018.63  
1/2" IRON ROD FOUND  
WITH PLASTIC CAP  
STAMPED "BD CORNER"



F.M. 775  
(120' WIDTH RIGHT-OF-WAY)  
VOL. C. PG. 256, M.P.R.W.C.T.

VARIABLE WIDTH  
UTILITY EASEMENT,  
VOL. C, PG. 256, M.P.R.W.C.T.

VARIABLE WIDTH  
UTILITY EASEMENT,  
VOL. C, PG. 256,  
M.P.R.W.C.T.

5' UTILITY EASEMENT,  
VOL. 1009, PG. 559,  
O.P.R.W.C.T.

1/2" IRON  
ROD FOUND

R.O.W.

1/2" IRON ROD  
FOUND WITH  
PLASTIC CAP  
STAMPED  
"CDS/MUERY  
S.A.TX."

BUILDING PAD  
(AREA = 6,600 SQ. FT.)

20' FRONT B.S.L.  
VOL. C, PG. 256,  
M.P.R.W.C.T.

A PORTION OF  
LOT 1, BLOCK 1  
1.460 ACRES

5' SIDE B.S.L. &  
G.V.E.C. UTILITY  
ACCESS EASEMENT  
VOL. C, PG. 256,  
M.P.R.W.C.T.

BLOCK 1  
WOODBIDGE COMMERCIAL  
SUBDIVISION  
VOL. C, PG. 256  
M.P.R.W.C.T.

BRICK AND STUCCO  
BUILDING  
(AREA = 4,140 SQ. FT.)

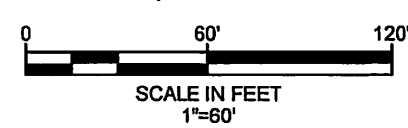
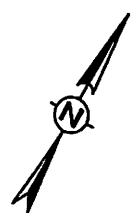
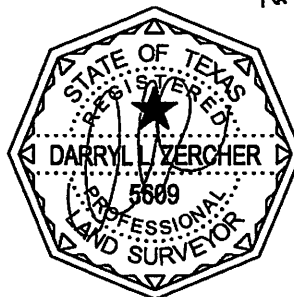
MJS DEVELOPMENT, LLC, A TEXAS  
LIMITED LIABILITY COMPANY  
2.357 ACRES  
DOC. 124032, O.R.W.C.T.

BAICOH HOLDINGS LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY  
LOT 2, BLOCK 1  
DOC. 94767,  
O.R.W.C.T.  
DOC. 118166,  
O.R.W.C.T.

LINE	BEARING	DISTANCE
L1	N59°34'33"E	46.39'
L2	N13°27'46"E	50.95'
L3	N33°17'12"W	9.82'

LEGEND

- - FOUND MONUMENTATION
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- POB - PLACE OF BEGINNING
- - PROPERTY LINES
- R.O.W. - RIGHT-OF-WAY
- M.P.R.W.C.T. - MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS
- O.R.W.C.T. - OFFICIAL RECORDS OF WILSON COUNTY, TEXAS



**CDS muery**  
ENGINEERS | SURVEYORS  
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216  
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

DRAWN BY: T.J.  
DATE: NOVEMBER 28, 2023  
DRAWING NAME: WOODBRIDGE COMMERCIAL PARCELS TRACT B.DWG

101 WOODBRIDGE DR.  
BLOCK 1, LOT 1,  
TRACT B



**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.**

**Special Warranty Deed**

**Date:** July 27, 2022

**Grantors and Grantors' Mailing Addresses:**

Jeanine Enterprises, Inc., a Texas corporation  
4395 FM 775  
La Vernia, Texas 78121

TSCP Enterprises, LLC, a Texas limited liability company  
4395 FM 775  
La Vernia, Texas 78121

**Grantee:** MJS Development, LLC, a Texas limited liability company

**Grantee's Mailing Address:**

4395 FM 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):**

Lots 1 and 3, Block 1, Woodbridge Commercial Subdivision, as shown on plat of Woodbridge Commercial Subdivision, recorded in Volume C, Page 256, Plat Records of Wilson County, Texas.

**Reservations from Conveyance:**

None

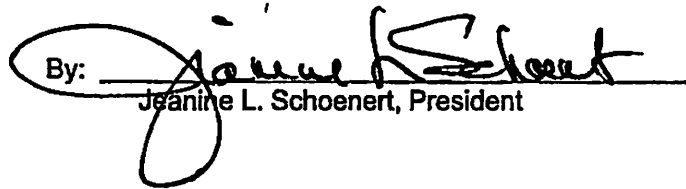
**Exceptions to Conveyance and Warranty:**

Validly existing easements, right-of-ways, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the fee estate, that affect the Property.

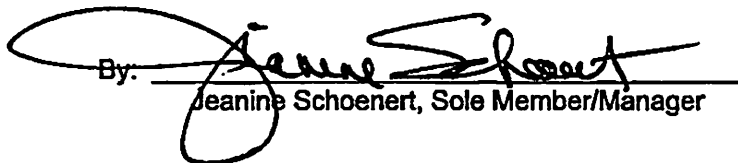
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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 when the claim is by, through, or under Grantor but not otherwise, 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.

Jeanine Enterprises, Inc., a Texas corporation

By:   
Jeanine L. Schoenert, President

TSCP Enterprises, LLC, a Texas limited liability company

By:   
Jeanine Schoenert, Sole Member/Manager

ACKNOWLEDGMENTS

STATE OF TEXAS )

COUNTY OF WILSON )

This instrument was acknowledged before me on July 27, 2022, by Jeanine L. Schoenert, the President of Jeanine Enterprises, Inc, a Texas corporation, on behalf of said corporation.



Tracy Lynn Friederick  
Notary Public, State of Texas  
My commission expires: 7/15/26

STATE OF TEXAS )

COUNTY OF WILSON )

This instrument was acknowledged before me on July 27, 2022, by Jeanine Schoenert, the Sole Member and Manager of TSCP Enterprises, LLC, a Texas limited liability company, on behalf of said company.



Tracy Lynn Friederick  
Notary Public, State of Texas  
My commission expires: 7/15/26

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

AFTER RECORDING RETURN TO:  
MJS Development, LLC  
4395 FM 775  
La Vernia, Texas 78121

Wilson County  
Eva S. Martinez  
Wilson County Clerk



\*VG-2432-2022-124032\*

Instrument Number: 124032

Real Property Recordings

Recorded On: July 29, 2022 02:37 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: 124032  
Receipt Number: 20220729000036  
Recorded Date/Time: July 29, 2022 02:37 PM  
User: Krystle H  
Station: cclerk05

**Record and Return To:**

MJS DEVELOPMENT  
4395 FM 775  
LA VERNIA TX 78121



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





**MJS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY  
WOODBIDGE COMMERCIAL PARCELS – “TRACT A”  
WILSON COUNTY, TEXAS  
0.897 OF AN ACRE TRACT**

**EXHIBIT “A”**

**BEING** a 0.897 of an acre tract of land lying in the Juan Delgado Survey No. 8, Block 8, Abstract 8, Wilson County, Texas, same being out of the southern portion of Lot 1, Block 1, of the Woodbridge Commercial Subdivision in Wilson County, Texas, depicted and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, same being a portion of that 2.357 acre tract of land described in a deed to MJS Development, LLC, a Texas Limited Liability Company, dated July 27, 2022, and recorded in document number 124032, Official Records of Wilson County, Texas, same also being described by a drawing (Woodbridge Commercial Parcels \_Tract 2.dwg dated October 17, 2023) 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.” in the east right-of-way line of Woodbridge Drive (100’ wide right-of-way) and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, the west line of the aforementioned Lot 1, Block 1, for the northwest corner of the herein described 0.897 of an acre tract, said point having grid coordinates of N: 13,675,021.01 E: 2,246,139.41.

**THENCE** leaving the east right-of-way line of the aforementioned Woodbridge Drive, the west line of the aforementioned Lot 1, Block 1, N59°55’27”E a distance of 210.47 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” in the east line of said Lot 1, Block 1, the west line of Lot 2, Block 1, of the aforementioned Woodbridge Commercial Subdivision, same also being the west line of that 1.002 acre tract of land described in a deed to BaiCoH Holdings LLC, a Texas Limited Liability Company, dated June 12, 2020, and recorded in document number 94767, Official Records of Wilson County, Texas, for the northeast corner of the herein described 0.897 of an acre tract, from which a 1/2” iron rod found in the south right-of-way line of F.M. 775 (120’ wide right-of-way) and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, for the northeast corner of said Lot 1, Block 1, and the northwest corner of said Lot 2, Block 1, bears N29°43’44”W a distance of 310.13 feet;

**THENCE** along the east line of the aforementioned Lot 1, Block 1, the west line of the aforementioned Lot 2, Block 1, same also being the west line of that 0.194 of an acre tract of land described in a deed to BaiCoH Holdings LLC, a Texas Limited Liability Company, dated February 17, 2022, and recorded in document number 118166, Official Records of Wilson County, Texas, S29°43’44”E a distance of 186.06 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” in the north right-of-way line of Woodbridge Court (50’ wide right-of-way) and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, for the southeast corner of said Lot 1, Block 1, the southwest corner of said Lot 2, Block 1, and the southeast corner of the herein described 0.897 of an acre tract, from which a 1/2” iron rod found within the right-of-way of said Woodbridge Court bears S29°43’44”E a distance of 12.51 feet;

**THENCE** along the north right-of-way line of the aforementioned Woodbridge Court, the south line of the aforementioned Lot 1, Block 1, S59°58’33”W a distance of 195.08 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” for a point of curvature of said Lot 1, Block 1, said Woodbridge Court, and the herein described 0.897 of an acre tract;

**MJS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY  
WOODBIDGE COMMERCIAL PARCELS – “TRACT A”  
WILSON COUNTY, TEXAS  
0.897 OF AN ACRE TRACT**

**THENCE** continuing along the northeast right-of-way line of the aforementioned Woodbridge Court and the southwest line of the aforementioned Lot 1, Block 1, an arc distance of 23.61 feet with a curve to the right having a radius of 15.00 feet, a central angle of 90°11'56" (Record 1 - 90°11'31"), and a chord which bears N74°55'42"W a distance of 21.25 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for a point at the intersection of the east right-of-way line of the aforementioned Woodbridge Drive and the north right-of-way line of said Woodbridge Court, for the northernmost southwest corner of said Lot 1, Block 1, same being the northernmost southwest corner of the herein described 0.897 of an acre tract,

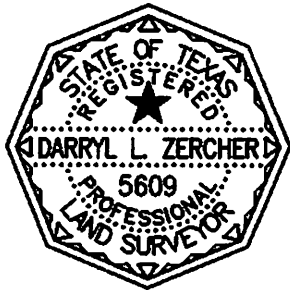
**THENCE** along the east right-of-way line of the aforementioned Woodbridge Drive, the west line of the aforementioned Lot 1, Block 1, N29°49'56"W a distance of 170.82 feet to the **PLACE OF BEGINNING** and containing 0.897 of an acre of land.

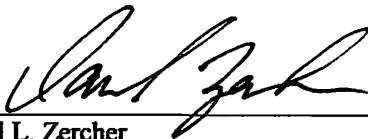
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone.

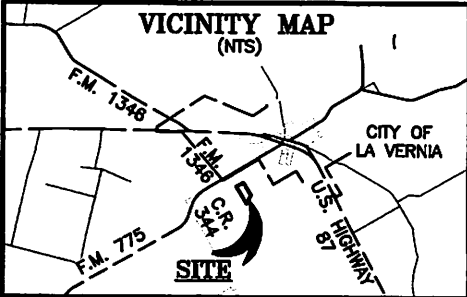
**THE STATE OF TEXAS**       X  
                                  X   **KNOWN TO ALL MEN BY THESE PRESENTS:**  
**COUNTY OF BEXAR**        X

I, Darryl Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained from an on the ground survey made under my direction and supervision on October 13, 2023.

Date 26 day of October 2023 A.D.



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



**EXHIBIT "A"**

MJS DEVELOPMENT, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
CONTAINING 0.897 OF AN ACRE

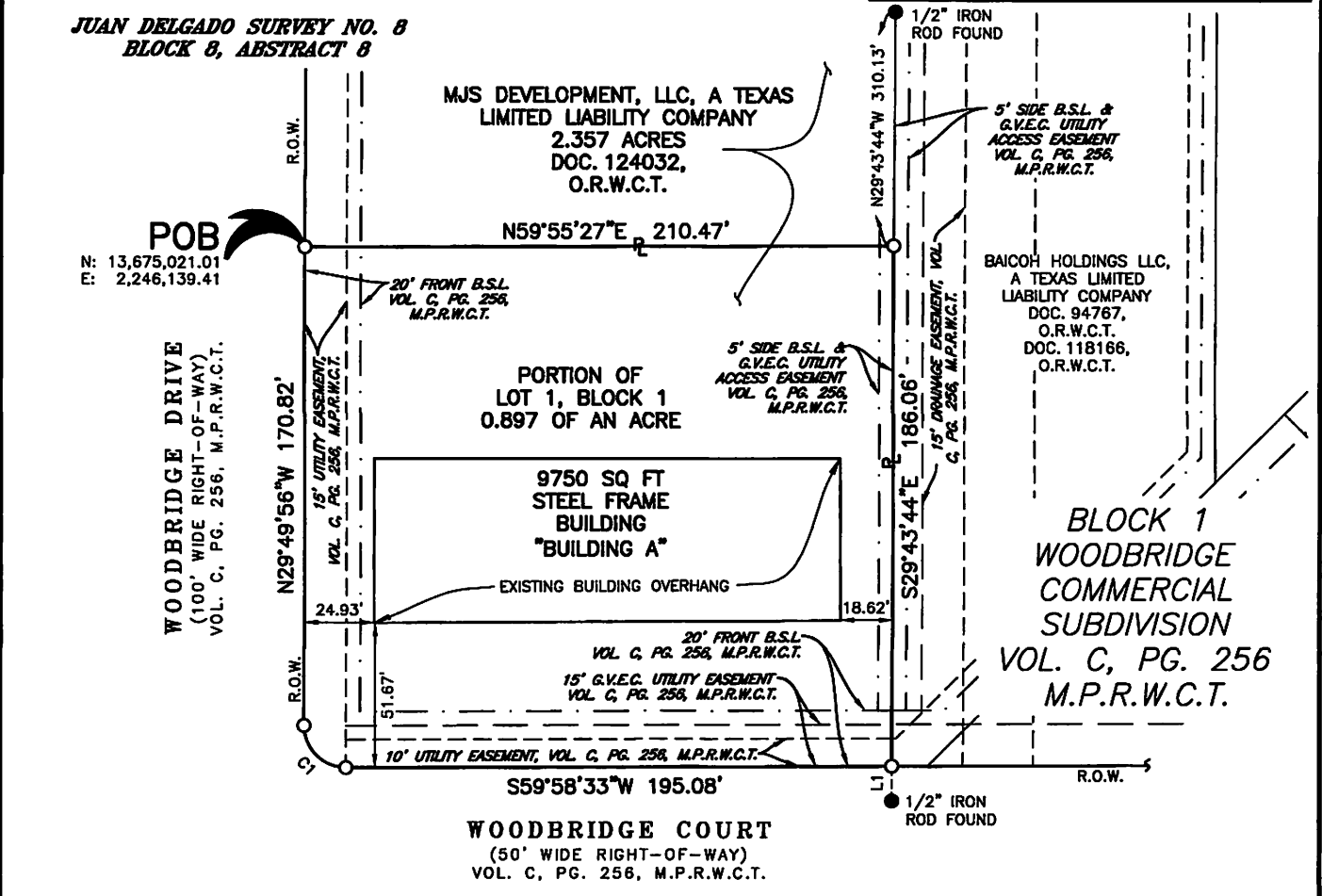
SITUATED IN THE JUAN DELGADO SURVEY NO. 8,  
BLOCK 8, ABSTRACT 8, WILSON COUNTY, TEXAS

**Pg. 3 of 3**  
CDS JOB NO. 123225

BEARING BASIS: GRID NORTH  
COORDINATE SYSTEM: TEXAS STATE PLANE, NAD  
1983(2011), EPOCH:2010  
TEXAS SOUTH CENTRAL ZONE (4204)

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

PROPERTY OWNER NAMES WERE OBTAINED  
FROM THE WILSON COUNTY, TEXAS  
APPRAISAL DISTRICT RECORDS

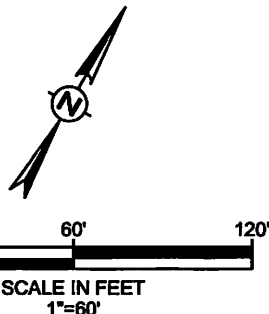
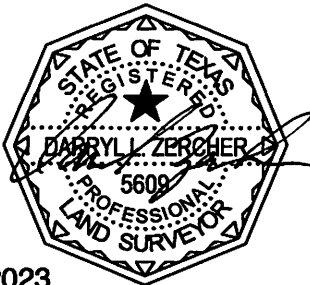


CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.61'	90°11'56"	N74°55'42"W	21.25'

*(RECORD 1 - 90°11'31")*

LINE	BEARING	DISTANCE
L1	S29°43'44"E	12.51'

- LEGEND**
- - FOUND MONUMENTATION
  - - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
  - POB - PLACE OF BEGINNING
  - ℙ - PROPERTY LINES
  - R.O.W. - RIGHT-OF-WAY
  - M.P.R.W.C.T. - MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS
  - O.R.W.C.T. - OFFICIAL RECORDS OF WILSON COUNTY, TEXAS
  - (RECORD 1) - VOL. C, PG. 256, M.P.R.W.C.T.



10/26/2023

**SCDS muery**  
ENGINEERS | SURVEYORS

100 NE Loop 410, Ste. 300 • San Antonio, Texas 78216  
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

DRAWN BY: T.J.  
DATE: OCTOBER 17, 2023  
DRAWING NAME: WOODBRIDGE COMMERCIAL PARCELS\_TRACT A.DWG

101 WOODBRIDGE DR.  
BLOCK 1, LOT 1,  
TRACT A



**MJS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY  
WOODBIDGE COMMERCIAL PARCELS – “TRACT B”  
WILSON COUNTY, TEXAS  
1.460 ACRE TRACT**

**EXHIBIT “A”**

**BEING** a 1.460 acre tract of land lying in the Juan Delgado Survey No. 8, Block 8, Abstract 8, Wilson County, Texas, same being out of the northern portion of Lot 1, Block 1, of the Woodbridge Commercial Subdivision in Wilson County, Texas, depicted and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, same being a portion of that 2.357 acre tract of land described in a deed to MJS Development, LLC, a Texas Limited Liability Company, dated July 27, 2022, and recorded in document number 124032, Official Records of Wilson County, Texas, same also being described by a drawing (Woodbridge Commercial Parcels\_Tract 1.dwg dated October 13, 2023) attached to and made part hereof and more particularly described as follows:

**BEGINNING** at a 1/2” iron rod found with a plastic cap stamped “BD CORNER” in the south right-of-way line of F.M. 775 (120’ wide right-of-way) and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, for the northernmost northwest corner of the aforementioned Lot 1, Block 1, same being the northernmost northwest corner of the herein described 1.460 acre tract, said point having grid coordinates of N: 13,675,300.66 E: 2,246,018.63.

**THENCE** along the south right-of-way line of the aforementioned F.M. 775, the north line of the aforementioned Lot 1, Block 1, N56°42’48”E a distance of 130.53 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” for an exterior angle point of said Lot 1, Block 1, and of the herein described 1.460 acre tract;

**THENCE** continuing along the south right-of-way line of the aforementioned F.M. 775, the north line of the aforementioned Lot 1, Block 1, N59°34’33”E a distance of 46.39 feet to a 1/2” iron rod found for the northeast corner of said Lot 1, Block 1, the northwest corner of Lot 2, Block 1, of the aforementioned Woodbridge Commercial Subdivision, same also being the northwest corner of that 1.002 acre tract of land described in a deed to BaiCoH Holdings LLC, a Texas Limited Liability Company, dated June 12, 2020, and recorded in document number 94767, Official Records of Wilson County, Texas, and the northeast corner of the herein described 1.460 acre tract;

**THENCE** leaving the south right-of-way line of the aforementioned F.M. 775, along the east line of the aforementioned Lot 1, Block 1, the west line of the aforementioned Lot 2, Block 1, S29°43’44”E a distance of 310.13 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.”, for the southeast corner of the herein described 1.460 acre tract;

**THENCE** leaving the east line of the aforementioned Lot 1, Block 1, the west line of the aforementioned Lot 2, Block 1, S59°55’27”W a distance of 210.47 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” in the west line of said Lot 1, Block 1, and the east right-of-way line of Woodbridge Drive (100’ wide right-of-way) and recorded in volume C, page 256, Map and Plat Records of Wilson County, Texas, for the southwest corner of the herein described 1.460 acre tract;

**MJS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY  
WOODBRIDGE COMMERCIAL PARCELS – “TRACT B”  
WILSON COUNTY, TEXAS  
1.460 ACRE TRACT**

**THENCE** along the east right-of-way line of the aforementioned Woodbridge Drive, and the west line of the aforementioned Lot 1, Block 1, N29°49'56"W a distance of 255.80 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for a point at the intersection of the east right-of-way line of said Woodbridge Drive and the south right-of-way line of the aforementioned F.M. 775, for the southernmost northwest corner of said Lot 1, Block 1, same being the southernmost northwest corner of the herein described 1.460 acre tract;

**THENCE** continuing along the intersection of the east right-of-way line of the aforementioned Woodbridge Drive and the south right-of-way line of the aforementioned F.M. 775, the northwest line of the aforementioned Lot 1, Block 1, N13°27'46"E a distance of 50.95 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an exterior angle point of said right-of-way intersection, an interior angle point of said Lot 1, Block 1, same being an interior angle point of the herein described 1.460 acre tract;

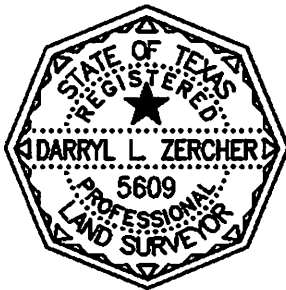
**THENCE** continuing along the intersection of the east right-of-way line of the aforementioned Woodbridge Drive and the south right-of-way line of the aforementioned F.M. 775, the west line of the aforementioned Lot 1, Block 1, N33°17'12"W a distance of 9.82 feet to the **PLACE OF BEGINNING** and containing 1.460 acre of land.

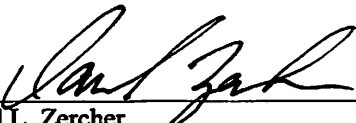
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone.

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

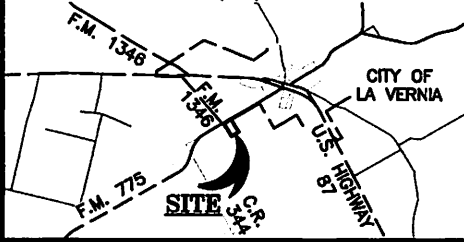
I, Darryl Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained from an on the ground survey made under my direction and supervision on October 13, 2023.

Date   26   day of   October   2023 A.D.



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

**VICINITY MAP**  
(NTS)



**EXHIBIT "A"**

MJS DEVELOPMENT, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
CONTAINING 1.460 ACRES

SITUATED IN THE JUAN DELGADO SURVEY NO. 8,  
BLOCK 8, ABSTRACT 8, WILSON COUNTY, TEXAS

**Pg. 3 of 3**

CDS JOB NO. 123225

BEARING BASIS: GRID NORTH  
COORDINATE SYSTEM: TEXAS STATE PLANE, NAD  
1983(2011), EPOCH:2010  
TEXAS SOUTH CENTRAL ZONE (4204)

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

PROPERTY OWNER NAMES WERE OBTAINED  
FROM THE WILSON COUNTY, TEXAS  
APPRAISAL DISTRICT RECORDS

**JUAN DELGADO SURVEY NO. 8  
BLOCK 8, ABSTRACT 8**

**F.M. 775**  
(120' WIDTH RIGHT-OF-WAY)  
VOL. C, PG. 256, M.P.R.W.C.T.

**5' UTILITY EASEMENT,**  
VOL. 1009, PG. 559, O.P.R.W.C.T.

**POB**  
N: 13,675,300.66  
E: 2,246,018.63  
1/2" IRON ROD FOUND  
WITH PLASTIC CAP  
STAMPED "BD CORNER"

**WOODBIDGE DRIVE**  
(100' WIDE RIGHT-OF-WAY)  
VOL. C, PG. 256, M.P.R.W.C.T.

**N29°49'56"W 255.80'**  
15' UTILITY EASEMENT,  
VOL. C, PG. 256, M.P.R.W.C.T.

**N56°42'48"E 130.53'**

20' FRONT B.S.L.  
VOL. C, PG. 256, M.P.R.W.C.T.

VARIABLE WIDTH  
UTILITY EASEMENT,  
VOL. C, PG. 256,  
M.P.R.W.C.T.

5' SIDE B.S.L. &  
G.V.E.C. UTILITY  
ACCESS EASEMENT  
VOL. C, PG. 256,  
M.P.R.W.C.T.

20' FRONT B.S.L.  
VOL. C, PG. 256,  
M.P.R.W.C.T.

A PORTION OF  
LOT 1, BLOCK 1  
1.460 ACRES

**BLOCK 1  
WOODBIDGE COMMERCIAL  
SUBDIVISION**  
VOL. C, PG. 256  
M.P.R.W.C.T.

**MJS DEVELOPMENT, LLC, A TEXAS  
LIMITED LIABILITY COMPANY**  
2.357 ACRES  
DOC. 124032, O.R.W.C.T.

**S59°55'27"W 210.47'**

1/2" IRON  
ROD FOUND

VARIABLE WIDTH  
UTILITY EASEMENT,  
VOL. C, PG. 256, M.P.R.W.C.T.

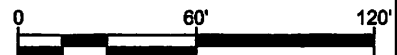
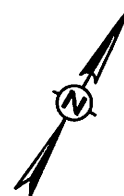
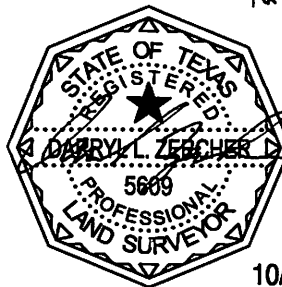
25' UTILITY EASEMENT,  
VOL. C, PG. 256, M.P.R.W.C.T.

**BAICOH HOLDINGS LLC,**  
A TEXAS LIMITED  
LIABILITY COMPANY  
LOT 2, BLOCK 1  
DOC. 94787,  
O.R.W.C.T.  
DOC. 118166,  
O.R.W.C.T.

LINE	BEARING	DISTANCE
L1	N59°34'33"E	46.39'
L2	N13°27'46"E	50.95'
L3	N33°17'12"W	9.82'

**LEGEND**

- - FOUND MONUMENTATION
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED  
"CDS/MUERY S.A. TX."
- POB - PLACE OF BEGINNING
- R - PROPERTY LINES
- R.O.W. - RIGHT-OF-WAY
- M.P.R.W.C.T. - MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS
- O.R.W.C.T. - OFFICIAL RECORDS OF WILSON COUNTY, TEXAS



SCALE IN FEET  
1"=60'

10/26/2023

**SCDS muery**  
ENGINEERS | SURVEYORS  
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216  
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

DRAWN BY:  
T.J.

DATE:  
OCTOBER 17, 2023

DRAWING NAME:  
WOODBIDGE COMMERCIAL PARCELS\_TRACT B.DWG

101 WOODBRIDGE DR.  
BLOCK 1, LOT 1,  
TRACT B

EXHIBIT A

WITNESSETH THAT THE UNDERSIGNED, COUNTY CLERK OF THE COUNTY OF ...

DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE PUBLIC RECORDS OF SAID COUNTY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT THE CITY OF ... ON THIS ... DAY OF ... 200...

Handwritten notes:

\$110 / 5

001

03 +

WOODBRIDGE COMMERCIAL

NOT ...

WOODBRIDGE COMMERCIAL



101 WOODBRIDGE ...

BLOCK ...

TRACT ...

WOODBRIDGE ...

...