



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: Baicoh Molding, LLC UNIT NO.
LOCATION DESCRIPTION/NEAREST INTERSECTION: 775 + Woodbridge Farms
ACREAGE: NO OF LOTS: EXISTING 1 PROPOSED 2
REASON FOR PLATTING/REPLATTING

2. OWNER/APPLICANT*: Robert Harvey
(* If applicant is person other than owner, a letter of authorization must be provided from owner.*)

ADDRESS: 157 Diamondview La Vernia TX 78121
Telephone: Fax: 830- Mobile: 534-7093 Email: Robby@Robertharveypr.com

3. LICENSED ENGINEER/SURVEYOR: CDS Muery
MAILING ADDRESS: 100 NE Loop 410 S Ste. 300
TELEPHONE: 210 581-1111 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.) 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 (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: Robert Harvey Date: 11-28-23
(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

Overall Development Concept Review Fee	\$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.
Preliminary Plat Review	\$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
Final Plat Review Fee	\$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.
Minor Subdivision Plat	\$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.
Vacating a Plat or Replatting	\$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>1.19 Acres</i>
Plat Amendment	\$100 <i>\$81.00</i>
Engineering Fees Review	To be paid by the developer or property owner before the final plat approval is made by the city.
Changes or request for further reviews from the developer or property owner by the City Engineer	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.
Legal Fees	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.
Variance Requesting Relief from the Subdivision Ordinance	\$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: 11-30-23 Received By: F. Canajal

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

_____ 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: _____



**BAICOH HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY
WOODBIDGE COMMERCIAL PARCELS – “TRACT A”
WILSON COUNTY, TEXAS
0.520 OF AN ACRE TRACT**

EXHIBIT “A”

BEING a 0.520 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 northern portion of Lot 2, 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 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, same also being described by a drawing (Woodbridge Commercial Parcels_Tract A(2).dwg dated November 28, 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 “CDS/MUERY S.A. TX.” 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 northwest corner of the aforementioned Lot 2, Block 1, the northeast corner of Lot 1, Block 1, of the aforementioned Woodbridge Commercial Subdivision, same also being the northeast corner 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, and the northwest corner of the herein described 0.520 of an acre tract, said point having grid coordinates of N: 13,675,395.79 E: 2,246,167.74.

THENCE along the south right-of-way line of the aforementioned F.M. 775, the north line of the aforementioned Lot 2, Block 1, N59°34’33”E a distance of 115.01 feet to a 1/2” iron rod found with plastic cap stamped “RPLS 5558” for the northeast corner of said Lot 2, Block 1, the northwest corner of that 0.852 of an acre tract of land described in a deed to Urrabazo Properties LLC, a Texas Limited Liability Company, dated May 19, 2022, and recorded in document number 121284, Official Records of Wilson County, Texas, and the northeast corner of the herein described 0.520 of an acre tract;

THENCE leaving the south right-of-way line of the aforementioned F.M. 775, along the east line of the aforementioned Lot 2, Block 1, the west line of the aforementioned 0.852 of an acre tract, S29°43’44”E a distance of 197.00 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 0.520 of an acre tract;

THENCE leaving the east line of the aforementioned Lot 2, Block 1, the west line of the aforementioned 0.852 of an acre tract, S59°34’33”W a distance of 115.01 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” in the west line of the aforementioned Lot 2, Block 1, and the east line of the aforementioned Lot 1, Block 1, for the southwest corner of the herein described 0.520 of an acre tract, from which a 1/2” iron rod found within the right-of-way of Woodbridge Court (50’ wide right-of-way) and recorded volume C, page 256, Map and Plat Records of Wilson County, Texas, bears S29°43’44”E a distance of 299.20 feet;

**BAICOH HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY
WOODBRIDGE COMMERCIAL PARCELS – “TRACT A”
WILSON COUNTY, TEXAS
0.520 OF AN ACRE TRACT**

THENCE along the west line of the aforementioned Lot 2, Block 1, and the east line of the aforementioned Lot 1, Block 1, N29°43'44"W a distance of 197.00 feet to the **PLACE OF BEGINNING** and containing 0.520 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 28 day of November 2023 A.D.





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

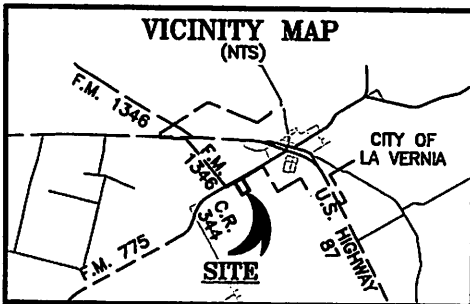


EXHIBIT "A"

BAICOH HOLDINGS LLC,
A TEXAS LIMITED LIABILITY COMPANY
CONTAINING 0.520 OF AN ACRE

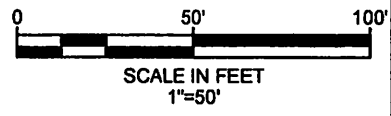
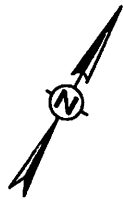
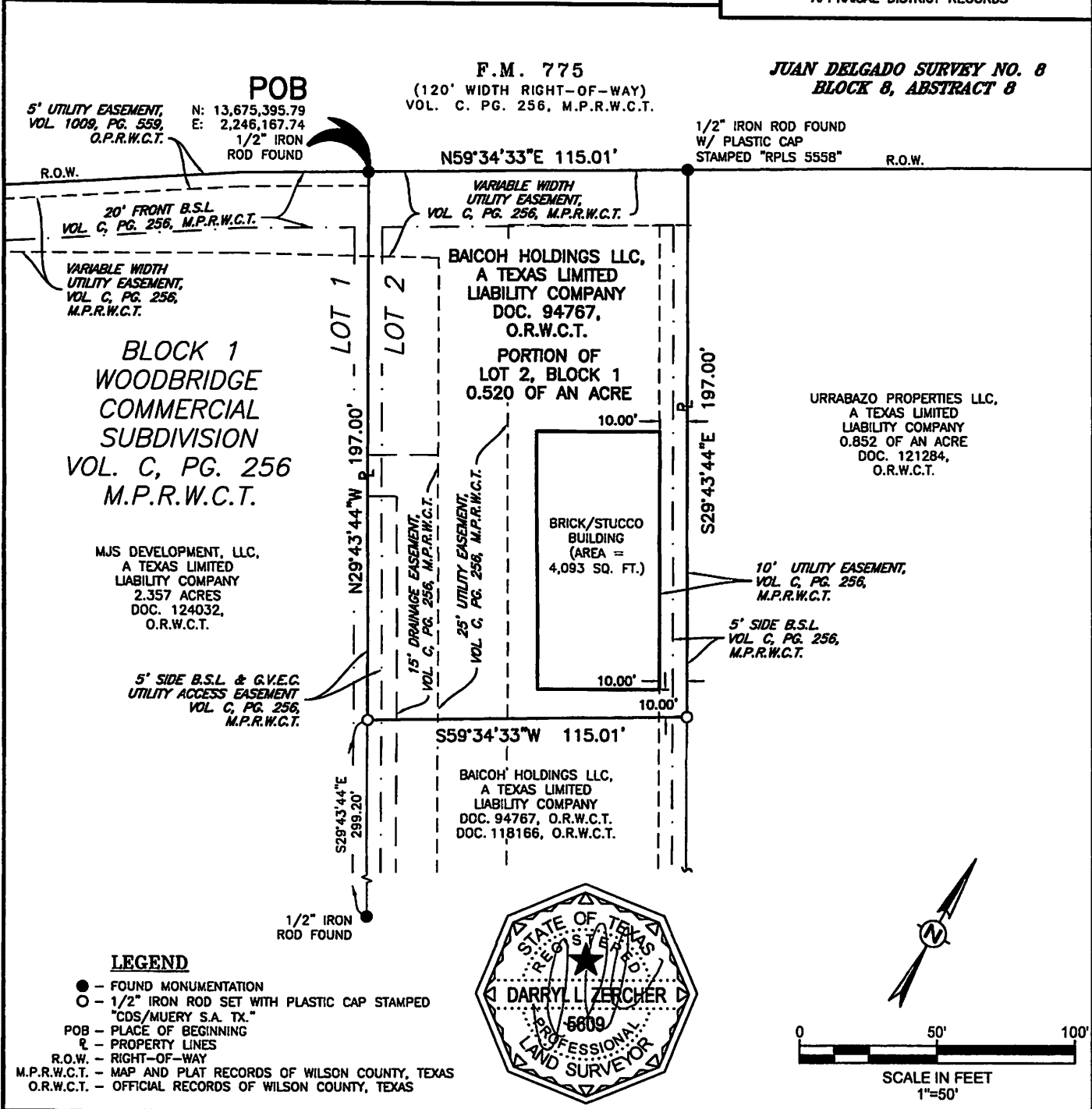
SITUATED IN THE JUAN DELGADO SURVEY NO. 8,
BLOCK 8, ABSTRACT 8, WILSON COUNTY, TEXAS

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



<p>CDS muery ENGINEERS SURVEYORS 100 NE Loop 410, Ste. 300 San Antonio, Texas 78216 (210) 581-1111 T&E No. F-1733 TBPLS No. 100495-00</p>	<p>DRAWN BY: T.J.</p>	<p>DATE: NOVEMBER 28, 2023</p>	<p>504 BLUEBONNET RD. BLOCK 1, LOT 2, TRACT A</p>
	<p>DRAWING NAME: WOODBRIDGE COMMERCIAL PARCELS_TRACT A(2).DWG</p>		



**BAICOH HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY
WOODBIDGE COMMERCIAL PARCELS – “TRACT B”
WILSON COUNTY, TEXAS
0.672 OF AN ACRE TRACT**

EXHIBIT “A”

BEING a 0.672 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 2, 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 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 also being all 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, same also being described by a drawing (Woodbridge Commercial Parcels_Tract B(2).dwg dated November 28, 2023) attached to and made part hereof and more particularly described as follows:

BEGINNING at a 1/2” iron rod found with plastic cap stamped “CDS/MUERY S.A. TX.” lying 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 southernmost southeast corner of the aforementioned Lot 2, Block 1, the southwest corner of Lot 20, Block 1, of the aforementioned Woodbridge Commercial Subdivision, and the southernmost southeast corner of the herein described 0.672 of an acre tract, said point having grid coordinates of N: 13,674,971.25 E: 2,246,424.79.

THENCE along the north right-of-way line of the aforementioned Woodbridge Court and the south line of the aforementioned Lot 2, Block 1, S59°58’33”W a distance of 12.69 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” for the southwest corner of said Lot 2, Block 1, the southeast corner of Lot 1, Block 1, of the aforementioned Woodbridge Commercial Subdivision, same also being that 2.357 acre tract of land described in a deed to MJS Development, LLC, a Texas limited liability company, dated July 27, 2023 and recorded in document number 124032, Official Records of Wilson County, Texas, and the southwest corner of the herein described 0.672 of an acre tract, from which a 1/2” iron rod found bears S29°43’44”E a distance of 12.51 feet;

THENCE leaving the north right-of-way line of the aforementioned Woodbridge Court, along the west line of the aforementioned Lot 2, Block 1 and the east line of the aforementioned Lot 1, Block 1, of the Woodbridge Commercial Subdivision, N29°43’44”W a distance of 299.20 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” for the northwest corner of the herein described 0.672 of an acre tract, from which a 1/2” iron rod found for the northwest corner of said Lot 2, Block 1, and the northeast corner of said Lot 1, Block 1, bears N29°43’44”W a distance of 197.00 feet;

THENCE leaving the east line of the aforementioned Lot 1, Block 1, the west line of the aforementioned Lot 2, Block 1, N59°34’33”E a distance of 115.01 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” lying in the east line of said Lot 2, Block 1, of the Woodbridge Commercial Subdivision, the west line of a called 0.852 of an acre tract of land described in a deed to Urrabazo Properties LLC, a Texas limited liability company, and recorded in document number 121284, Official Records of Wilson County, Texas, for the northeast corner of the herein described 0.672 of an acre tract;

THENCE along the east line of the aforementioned Lot 2, Block 1, of the Woodbridge Commercial Subdivision, the west line of the aforementioned 0.852 of an acre tract, S29°43’44”E a distance of 199.08 feet to a 1/2” iron rod found with plastic cap stamped “CDS/MUERY S.A. TX.” lying in the northwest line of Lot 19, Block 1, of said Woodbridge Commercial Subdivision, for the southeast corner of said Lot 2, Block 1, the southwest corner of said 0.852 of an acre tract, and the southeast corner of the herein described 0.672 of an acre tract, from which a 1/2” iron rod found with a plastic cap stamped “RPLS 5558” for the southeast corner of said 0.852 of an acre tract bears N15°30’49”E a distance of 152.70 feet;

**BAICOH HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY
WOODBRIDGE COMMERCIAL PARCELS – “TRACT B”
WILSON COUNTY, TEXAS
0.672 OF AN ACRE TRACT**

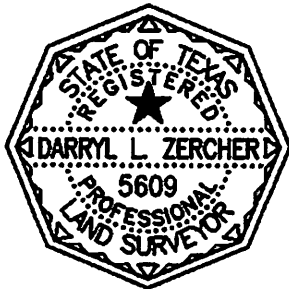
THENCE along the southeast line of the aforementioned Lot 2, Block 1, and the northwest line of the aforementioned Lots 19 and 20, Block 1, of the Woodbridge Commercial Subdivision, S15°30'49"W a distance of 144.09 feet to the **PLACE OF BEGINNING** and containing 0.672 of an acre of land.

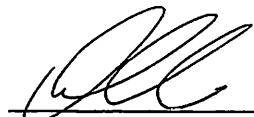
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone.

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 28 day of NOVEMBER 2023 A.D.





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

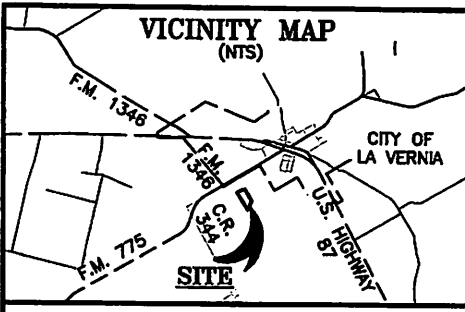


EXHIBIT "A"

BAICOH HOLDINGS LLC,
A TEXAS LIMITED LIABILITY COMPANY
CONTAINING 0.672 OF AN ACRE

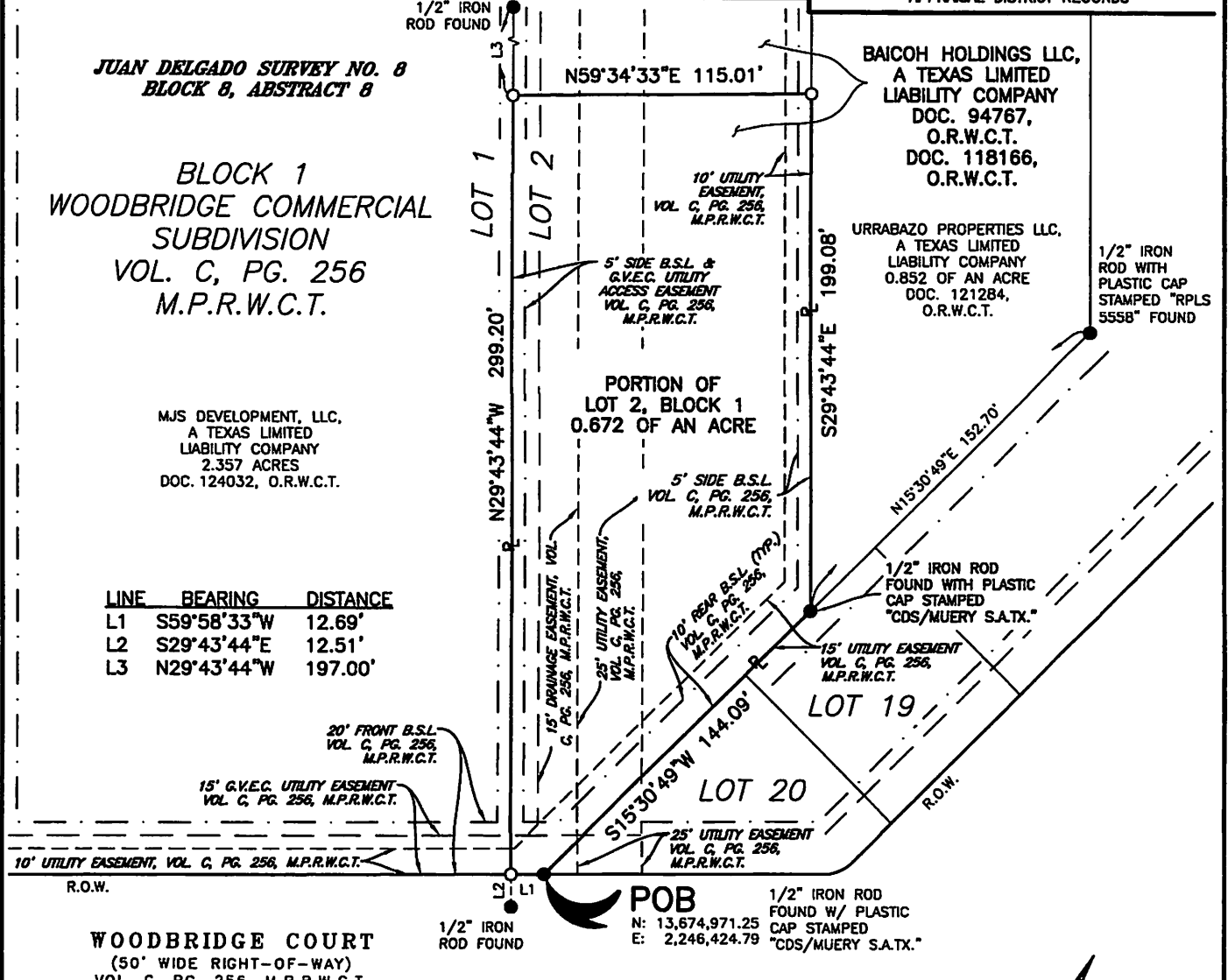
SITUATED IN THE JUAN DELGADO SURVEY NO. 8,
BLOCK 8, ABSTRACT 8, WILSON COUNTY, TEXAS

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

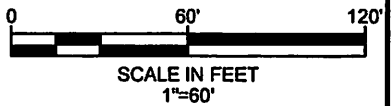
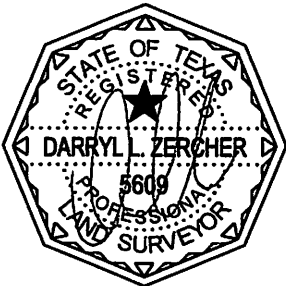


LINE	BEARING	DISTANCE
L1	S59°58'33"W	12.69'
L2	S29°43'44"E	12.51'
L3	N29°43'44"W	197.00'

WOODBRIDGE COURT
(50' WIDE RIGHT-OF-WAY)
VOL. C, PG. 256, M.P.R.W.C.T.

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



<p>CDS muery ENGINEERS SURVEYORS</p> <p>100 NE Loop 410, Ste. 3001 San Antonio, Texas 78216 (210) 581-1111 TBPE No. F-1733 TBPLS No. 100495-00</p>	DRAWN BY: T.J.	DATE: NOVEMBER 28, 2023	504 BLUEBONNET RD. BLOCK 1, LOT 2, TRACT B
	DRAWING NAME: WOODBRIDGE COMMERCIAL PARCELS_TRACT B(2).DWG		

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: June 12, 2020

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 a note of even date executed by Grantee and payable to the order of FIRST UNITED BANK AND TRUST CO. in the principal amount of \$202,500.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FIRST UNITED BANK AND TRUST CO. and by a first-lien deed of trust of even date from Grantee to Greg Massey, Trustee.

Property (including any improvements):

Being a 1.002 acre tract, more or less, 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 Burrier and husband, Richard Burrier to the BRCH Group, Inc., recorded in Volume 1961, Page 357, Official Public Records of Wilson County, Texas; said 1.002 acre tract 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.

Restrictions:

Grantor and Grantee covenant and agree that the Property conveyed herein, along with the parent tract of 2.048 acres from which the Property is carved ("Parent Tract", being the 2.86 acre described in Volume 1961, Page 357, Official Records, Wilson County, Texas, LESS, SAVE AND EXCEPT the .775 acre tract described in Volume 2035, Page 568, Official Records, Wilson County, Texas), will be used solely for commercial business purposes consistent with its current professional office building

use. Further the Property and the Parent Tract will not be leased, rented, occupied, or allowed to be leased, rented or occupied for any of the following: (a) for any unlawful purpose or in any way which would constitute a legal nuisance to an adjoining owner or occupant; (b) as a night club, bar or tavern; (c) massage parlor; (d) funeral parlor; (e) bingo parlor; (f) any use which emits a strong, unusual, offensive or obnoxious odor, fumes, dust or vapors, or any loud sounds which can be heard outside of any buildings on the 2.048 acre Parent Tract; (g) any "second hand" store or liquidation outlet; (h) any mobile home park, trailer court, labor camp, junk yard, recycling facility or stock yard; (i) any dumping, disposing, incineration or reduction of garbage (exclusive of garbage compactors located near the rear of any building); (j) any automobile, truck, trailer or recreational vehicles sales lot or body shop repair operation; or (k) any establishment selling or exhibiting paraphernalia for use with illicit drugs, CBC, or vaping materials, and establishment selling or exhibit materials or devices which are adjudicated to be pornographic by a court of competent jurisdiction, any adult bookstore, adult video store, or adult movie theater. The restrictions herein shall run with and bind the Property described herein, and the Parent Tract and shall be and remain in effect perpetually to the extent permitted by law.

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.
4. Overhead electric line across subject land as depicted on survey plat dated March 27, 2020, prepared by Berger Land Surveying, Jeffrey B. Berger, R.P.L.S. No. 5558, Job No. BLS20010.

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 UNITED BANK AND TRUST CO., 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 UNITED BANK AND TRUST CO. and are transferred to FIRST UNITED BANK AND TRUST CO. without recourse against Grantor.

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

BRCH Group, Inc., a Texas corporation

By: *Salvador Urrabazo, Jr.*
Salvador Urrabazo, Jr., President

By: *Daniel Martinez*
Daniel Martinez, Secretary

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF WILSON §

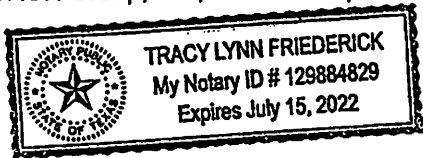
This instrument was acknowledged before me on June 12, 2020, by Salvador Urrabazo, Jr., President of BRCH Group, Inc., a Texas corporation, on behalf of said corporation.



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 June 12, 2020, 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 1.002 ACRE TRACT

Being 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 (known as Tract 3) 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; said 1.002 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 on the southeast line of F. M. Highway No. 775 (aka Bluebonnet Road) at a north 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 west corner of said remaining portion of a 2.17 acre and the herein described tract;

THENCE North 60° 11' 47" East 115.00 feet (Basis of Bearings) with said southeast line of F. M. Highway No. 775 (aka Bluebonnet Road) to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the north corner of the herein described tract;

THENCE over and across said remaining portion of a 2.17 acre tract, South 29° 04' 28" East 380.46 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the east corner of the herein described tract, and South 60° 55' 32" West 115.00 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set on a northeast line of said remaining portion of a 141 acre tract, for the south corner of the herein described tract;

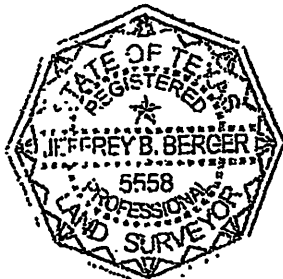
THENCE North 29° 04' 28" West 379.00 feet generally along a wire fence with the common of said remaining portion of a 2.17 acre tract and said remaining portion of a 141 acre tract to the POINT OF BEGINNING and containing 1.002 acres.

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 1.002 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

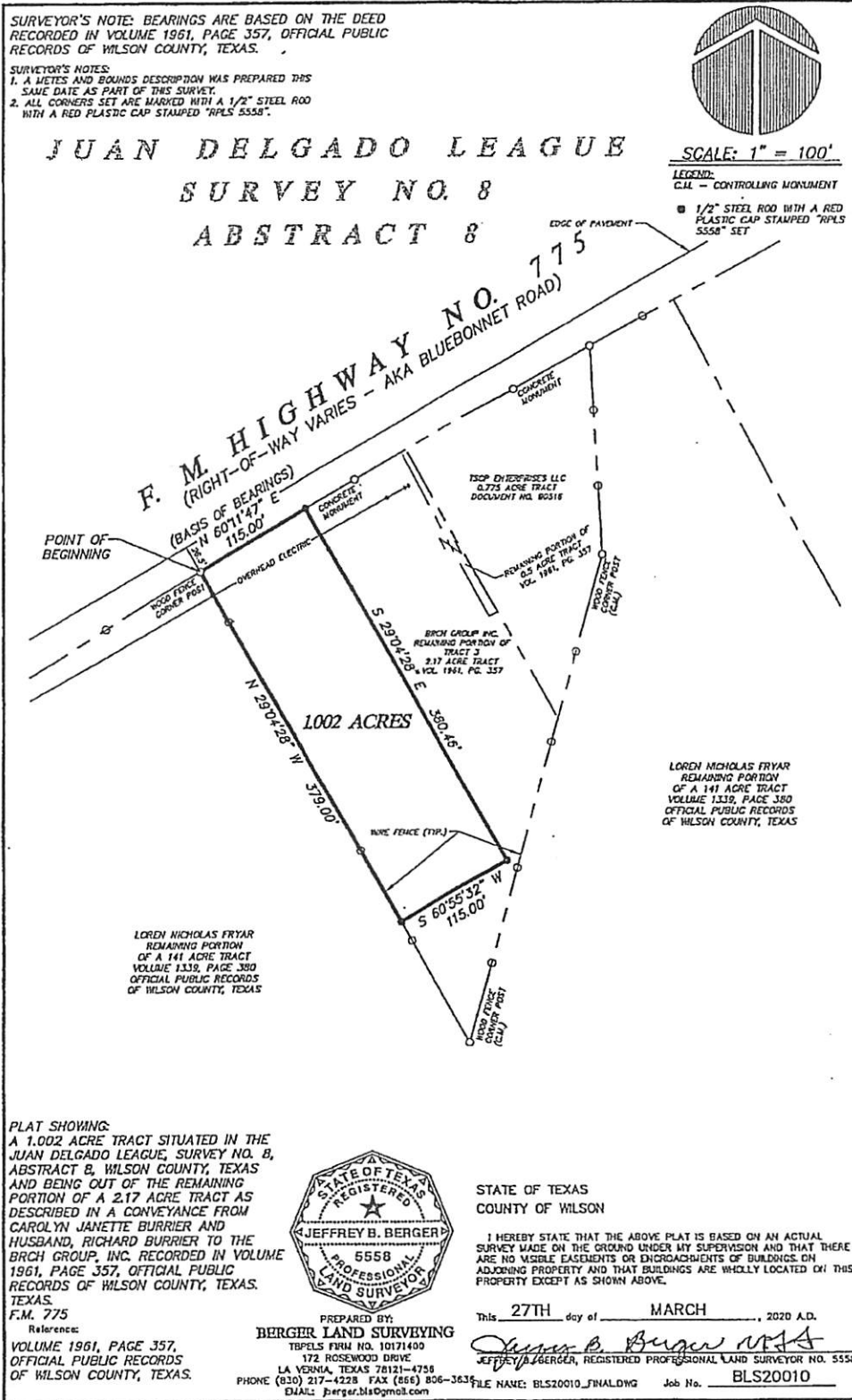


EXHIBIT "B"

Wilson County
Eva S. Martinez
Wilson County Clerk



VG-2378-2020-94767

Instrument Number: 94767

Real Property Recordings

Recorded On: June 16, 2020 08:39 AM

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: 94767
Receipt Number: 20200616000001
Recorded Date/Time: June 16, 2020 08:39 AM
User: Georgina L
Station: cclerk01

Record and Return To:

BAICOH HOLDINGS LLC
157 DIAMON VIEW DRIVE

LA VERNIA TX 78121
F-TE



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
Wilson County, TX

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 Janette 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.

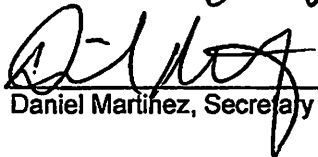
2. Variance Approval dated May 14, 2020 from the City of La Vernia to BRCH Group, Inc., recorded in the Official Records of Wilson County, Texas, under Document No. 94380.
3. Right-of-Way Easement dated June 28, 2017, from BRCH Group, Inc. to Guadalupe Valley Electric Cooperative, Inc., recorded in Volume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

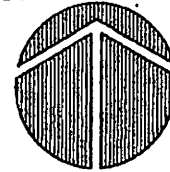


Jeffrey B. Berger, R.P.L.S.
 Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

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

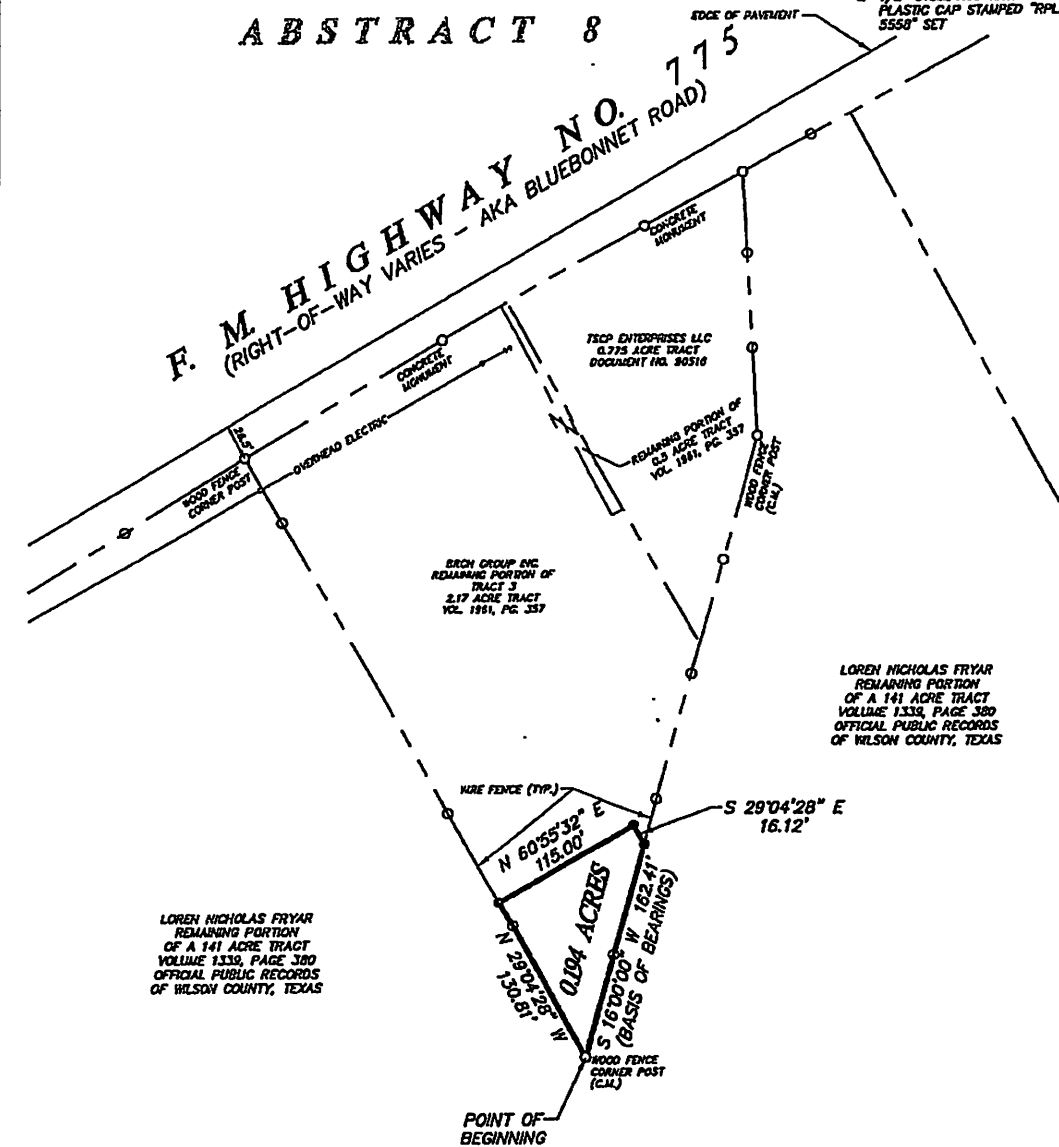
SURVEYOR'S NOTES:
 1. A METES AND BOUNDS DESCRIPTION WAS PREPARED THIS SAME DATE AS PART OF THIS SURVEY.
 2. ALL CORNERS SET ARE MARKED WITH A 1/2" STEEL ROD WITH A RED PLASTIC CAP STAMPED "RPLS 5558".



**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



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 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
 TBPELS FIRM NO. 10171400
 172 ROSEWOOD DRIVE
 LA VERNA, TEXAS 75121-4755
 PHONE (830) 217-4228 FAX (856) 806-3639
 EMAIL: berger.blsl@gmail.com

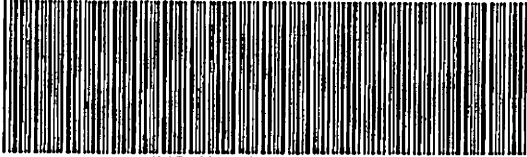
STATE OF TEXAS
 COUNTY OF WILSON

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 VISIBLE EASEMENTS 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, R.P.S.
 JEFFREY B. BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558

FILE NAME: BLS20010_FINAL.DWG Job No. BLS20010



VG-4905-2022-118166

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 E



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