

Date Received 04-07-25
Permit/Receipt No. _____
Fee Paid _____

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



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

Name LA VERNIA ONE LLC
Mailing Address 1739 EAGLE MEADOW - SAN ANTONIO - 78248
Telephone _____ Fax _____ Mobile 210-316-6031 Email _____

Property Address/Location 13867 U.S. HWY 87 LA VERNIA, TX Property ID No. _____

Legal Description
Name of Subdivision SILVERADO HILLS COMMERCIAL PARK - LOT 2

Lot(s) 7A-2 Block(s) _____ Acreage _____

Existing Use of Property VACANT LAND

Proposed Use of Property (attach additional or supporting information if necessary) 61,700 SQ FT
RETAIL BUILDING WITH TWO DRIVE-THRU

Current Zoning COMMERCIAL

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

REQUEST FOR TWO DRIVE-THRU - SEE ATTACHED SITE PLAN

Attachments:

- ☒ Accurate metes and bounds description of the subject property (or other suitable legal description)
- ☒ Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.
- ☒ Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

The undersigned hereby requests rezoning of the above described property as indicated:

Pot [Signature]
Signature of Owner(s)/Agent

4-7-25
Date

For Office Use Only	
Date of Publication _____	CC: May 8th
Date of 200 Ft Notices _____	PZ: May 6th ↘
Ordinance No. _____	Date of P&Z Public Hearing _____
	Date of Council Public Hearing _____
	Approved _____ Denied _____

CLOSING AFFIDAVIT - SALE

Title Company: Title Express, Inc.
GF File No.: W-2024-12-0684
Borrower(s): La Vernia One, LLC, a Texas limited liability company
Seller(s): Silverado Hills, Ltd., a Texas limited partnership
Lender: NA
Property: 13867 US HWY 87 W, Ste 2, La Vernia, TX 78121

By completing, initialing and signing this document, each Seller and Buyer acknowledges and understands the disclosures being made by Title Company. Seller and/or Buyer affirm the representations made by them to the Title Company as indicated. Each such disclosure or representation may benefit the Title Company and/or its underwriter. Singular reference to Seller and/or Buyer includes multiple individuals/entities identified above.

Seller Disclosures and Statements

1. **USE OF PROPERTY:** Seller has not entered into any oral or written lease (including but not limited to surface or mineral leases), given permission to use, occupy or enter, or otherwise granted any possessory or use rights of any nature with respect to the Property which are presently existing; and there are no parties physically occupying, in possession of, or claiming any right to use any of the Property, except the following:

Seller to complete or write "None"; DO NOT LEAVE THIS LINE BLANK

2. **TAXES PAID:** Seller certifies that all standby fees, taxes or assessments by any governmental agency for prior years have been paid in full or will pay in escrow. If standby fees, taxes or assessments by any governmental agency for the year in which closing occurs are due and payable at time of closing, then Seller will pay said standby fees, taxes, or assessments at or before closing, subject to any agreement of Buyer to pay Buyer's pro rata share thereof. Seller further agrees to reimburse Title Company for any and all unpaid taxes or assessments being due and/or unpaid as determined by the Appraisal District(s), other governmental entities and/or tax authorities. Seller agrees to hold harmless Title Company from any claim or loss related to Seller's failure to pay any such amounts.

3. **TAX EXEMPTIONS:** Seller confirms they qualified for the following existing property tax exemptions for the subject property in this transaction (check all that apply):

- ____ 1) Homestead
____ 2) Over-65
____ 3) Disabled Veteran
____ 4) Agricultural
____ 5) Other: _____
____ 6) None

In the event any of the above exemptions are subsequently disallowed or removed, resulting in additional taxes, penalties, and/or interest being due for the current and/or any prior years, then Seller agrees to pay such additional taxes, penalties, and/or interest and to hold harmless Title Company from any claim or loss that may arise due to exemptions being subsequently removed or disallowed.

Seller Initial: _____

4. **NON-RESIDENT ALIEN:** Seller IS ☐ IS NOT ☐ a U.S. Citizen or Resident Alien for purposes of United States IRS Reporting. If Seller is a non-resident alien, Seller may be subject to federal withholding pursuant to FIRPTA.

Seller Initial: _____

Buyer Acknowledgments and Acceptances

5. **WAIVER OF INSPECTION:** Buyer understand and acknowledges that, as previously disclosed in the Commitment; the Owner Title Policy to be issued will contain an exception as to "Rights of Parties in Possession". "Rights of Parties in Possession" shall mean one or more persons who are themselves actually physically occupying the Property or a portion thereof, under a claim of right address to the record owner of the Property. Buyer may refuse this exception. If Buyer refuses, Title Company may inspect the property and may charge for the inspection. In addition, Title Company may make additional exceptions for matters revealed by the inspection. By initialing this paragraph, Buyer waives inspection of the Property and accepts the Owner Title Policy with "Rights of Parties in Possession" exception.

Buyer Initial: _____

6. **ESCROW RESERVES FOR TAXES TO LENDER:** Buyer understands and acknowledges that the escrow reserve account (if any) being created by the Lender at closing is based on calculations provided by the lender. In the event the escrow reserve account established by the Lender is insufficient at the end of the year, Buyer acknowledges the Lender may require additional monies to make up the shortage and/or the Lender may adjust the escrow reserve account payment to collect any shortage. Buyer agrees to hold harmless Title Company from any claim or loss that may arise due to Lender established escrow reserve accounts.
7. **RECEIPT OF TITLE COMMITMENT:** Buyer has received and reviewed a copy of the Title Commitment issued in connection with this transaction. Buyer understands and acknowledges that the Commitment is not an opinion or report of title. It is a contract to issue a policy subject to the Commitment's terms and requirements. Buyer understands and acknowledges that the Owner Title Policy will contain the exceptions set forth in Schedule B of the Title Commitment, and any additional exceptions to title resulting from the documents involved in this transaction.
8. **FLOOD ZONE:** Buyer understands and acknowledges that Title Company has not attempted to determine if the Property lies in a special flood hazard area, and Title Company has not made any representation concerning proximity of the Property in relation to any flood-plain or flood hazard area. Buyer is advised that information concerning special flood hazard areas may be available from county or municipal offices, a qualified surveyor or land-engineering company, or a private flood-plain consultant.
9. **TAX RENDITION AND EXEMPTIONS:** Buyer understands and acknowledges that he/she is required by law to "render" the Property for taxation by notifying the Appraisal District(s) of the change in the Property's ownership and of Buyer's proper address for tax billing. Buyer is advised that taxes may have been assessed on the basis of various exemptions obtained by Seller. The taxing authorities may send a supplemental tax bill assessing the current year's taxes without the exemption. BUYER ACKNOWLEDGES SOLE RESPONSIBILITY FOR THE PAYMENT OF AND THE TITLE COMPANY SHALL HAVE NO LIABILITY OR OBLIGATION WITH RESPECT TO ANY SUPPLEMENTAL TAX BILL.

Buyer acknowledges responsibility to satisfy requirements of the Appraisal District(s) for exemptions to which Buyer may be entitled within the period of time allowed. Buyer agrees to hold harmless Title Company from any claim or loss that may arise due to tax renditions or exemptions.

Buyer Initial: _____

10. **DISCLOSURE TO BUYER REGARDING INVOLUNTARY LIENS:** Buyer understands and acknowledges that Title Company has NOT performed a search of the real property records with reference to possible federal or state tax liens, abstracts of judgments, or other involuntary liens which may have been filed against the Buyer. Buyer understands that such involuntary liens may affect title or title requirements in the future.

11. SURVEY MATTERS (Select Option 1 or 2):

- ☐ **Option 1-UNSURVEYED PROPERTY:** Buyer understands that a current survey of the Property has not been done in connection with this transaction and that the Owner's Title Policy to be issued to Buyer will not provide title insurance coverage against encroachment of improvements, boundary conflicts, or other matters that would be found by a current survey.
- ☒ **Option 2-ACCEPTANCE OF SURVEY:** Buyer has received and reviewed a copy of the survey of the Property furnished for use in this transaction and acknowledges the matters of conflict, encroachment(s) and/or discrepancies disclosed by the survey.

Buyer Initial: _____

12. AFFIDAVIT AS TO DEBTS AND LIENS

- (a) I am over the age of 18 years.
- (b) My marital status ~~HAS~~ ☐ ~~HAS NOT~~ ☐ changed (CHECK THE APPROPRIATE RESPONSE) since the date I acquired the above property.
- (c) I HAVE ALSO BEEN KNOWN BY THE FOLLOWING NAMES IN ADDITION TO THE NAME LISTED ABOVE:

- (d) I state under oath that all bills for labor performed and material furnished for improvements (if any) made by or for me have been paid, and that at present I do not owe any person or firm for such improvements; and there are no liens including federal or state tax liens, of any kind; and no proceedings have been commenced in any federal court or state court to which I am a party, except:

\$na _____ to _____

\$ _____ to _____

\$ _____ to _____

- (e) To my knowledge there are no loans or unpaid debts for any personal property or fixtures which are located on the subject property and that no such items have been purchased on a time payment contract; and that there are no security interests on such property secured by financing statements, security agreements or otherwise, except:

\$na _____ to _____

\$ _____ to _____

\$ _____ to _____

- (f) The amount due any lienholder was furnished by the lienholder and is good only through an anticipated disbursement date. Should there be any discrepancies TITLE EXPRESS, INC. is hereby authorized to disburse any additional funds required by lienholder and adjust the net amount due to me by a like amount. I am aware that the lienholder has furnished a statement showing amounts due to payoff existing lien(s). in the event the lienholder makes a demand for a greater amount than shown on the payoff statement and closing statement, I agree to reimburse TITLE EXPRESS, INC. for any funds advanced in order to cure any discrepancies or demand.
- (g) To my knowledge, Owner's possession of the property has been peaceable and undisturbed and title to said property has never been disputed or questioned, nor do I have any knowledge of adverse claims against any portion of the property.
- (h) I have not signed any contract of sale, deeds, deeds of trust, mortgages or quitclaims affecting the property, except documents pertaining to the guaranty file listed above.
- (i) I have no knowledge of any paving or mowing liens outstanding against the property.

Homeowners Association and Property Tax Matters

13. PROPERTY ☒ IS ☐ IS NOT SUBJECT TO MEMBERSHIP IN HOMEOWNER'S ASSOCIATION(S) and/or MANAGEMENT COMPANY(IES):

Buyer should contact the Association(s) [or its managing agent(s)] to ascertain the exact amount of future dues or assessments and their other obligations thereunder Buyer agrees to hold harmless Title Company from any claim or loss related to the Homeowner's Association(s) and/or Management Company(s) assessments.

Seller certifies that all homeowner association dues and assessments have been paid in full.

Seller further agrees to reimburse Title Company for any and all unpaid homeowner association dues and assessments, penalties, interest, attorney fees and court costs due to homeowner association fees and assessments being due and/or unpaid as determined by the Homeowner Association(s) [or its managing agent(s)] as of date of closing. Seller agrees to hold harmless Title Company from any claim or loss related to Seller's failure to pay such amounts.

Seller knows of no claim or allegation by any homeowner association, governmental authority or other party alleging or claiming that a violation of the CCRs, exists, other than:

NA

Seller write "None" if none; DO NOT LEAVE THIS LINE BLANK

x IS NOT SUBJECT TO AN AGRICULTURAL PROPERTY TAX EXEMPTION: Seller and Buyer understand and acknowledge that if the exemption is removed, taxing authorities may roll back taxes. The Title Company assumes no responsibility for any roll back taxes and Seller and Buyer understand and agree that any rollback taxes due will be the responsibility of Seller and Buyer. Seller and Buyer agree and hold harmless Title Company from any claim or loss that may arise due to this exemption being removed, including any supplemental tax bill.

15. PROPERTY ☐ IS ☒ IS NOT SUBJECT TO AN OVER 65 EXEMPTION: Seller and Buyer understand and acknowledge that the taxing authorities may remove the exemption as of the date of sale and assess the taxes for the remainder of the year without the exemption. The taxing authorities may send a supplemental tax bill assessing the remainder of the current year's taxes without the exemption.

Buyer acknowledges sole responsibility for the payment of any supplemental tax bill due to the Seller's over 65 exemption being removed for the remainder of the year. The Title Company shall have no liability or obligation with respect to any supplemental tax bill.

Seller and Buyer agree to hold harmless Title Company from any claim or loss due to this exemption being removed, including any supplemental tax bill.

16. PROPERTY ☐ IS ☒ IS NOT SUBJECT TO SPLIT OUT - TAXES: Seller and Buyer understand and acknowledge that the subject property has been assessed as part of a larger tract and that they are responsible for establishing any "split out" tax accounts with the taxing authorities. Seller and Buyer agree to hold harmless Title Company from any claim or loss related to the "split out" of taxes, including any supplemental tax bill.

Buyer and Seller Acknowledgments/Acceptance

17. RIGHT TO CONSULT AN ATTORNEY: Seller and Buyer acknowledge they have the right to consult an attorney. Seller and Buyer understand and acknowledge that the Title Commitment and Owner Title Policy are not abstracts of title, title reports or representations of title. The Owner Title Policy is a contract of indemnity.

18. PRORATIONS: Property taxes, homeowner association dues and any other prorations have been prorated between Seller and Buyer. Seller and Buyer consent to the prorations as shown on the Settlement Statement. Seller and Buyer each agree that they may adjust any matters of reimbursement and prorations between

themselves and that Title Company shall have no further liability or obligation with respect to these prorations. Seller and Buyer agree to hold harmless Title Company from any claim or loss that may arise due to any proration adjustments.

19. **ACCEPTANCE OF REPAIRS:** If Seller and Buyer have previously agreed upon certain repairs to the Property prior to closing, both parties affirm that all agreed upon repairs have been completed and paid in full. Seller and Buyer agree to hold harmless Title Company from any claim or loss related to repairs.
20. **CLOSING DISCLAIMER:** Seller and Buyer/Borrower each understand and acknowledge that the above referenced transaction has not yet "closed". At this time, any change in possession of the Property takes place AT BUYER'S AND SELLER'S OWN RISK. THIS TRANSACTION HAS NOT "CLOSED" UNTIL:
- (a) ALL TITLE REQUIREMENTS ARE COMPLETED TO THE SATISFACTION OF THE TITLE COMPANY;
 - (b) ALL NECESSARY DOCUMENTS ARE PROPERLY EXECUTED, REVIEWED AND ACCEPTED BY THE PARTIES TO THIS TRANSACTION INCLUDING THE LENDER, IF ANY, AND BY TITLE COMPANY;
 - (c) ALL FUNDS ARE COLLECTED AND DELIVERED TO AND ACCEPTED BY THE PARTIES TO WHOM THEY ARE DUE AND ALL NECESSARY DOCUMENTS ARE FILED OF RECORD IN THE APPROPRIATE PUBLIC RECORDS.
21. **ERRORS AND OMISSIONS COMPLIANCE AGREEMENT:** Seller and Buyer each understand and acknowledge that Title Company is relying on information provided by third parties. Seller and Buyer agree to adjust for any errors and/or omissions relating to such third-party information. This includes but is not limited to any adjustments for loan payoffs, creditor payoffs, property tax payments, water bill prorations, insurance premiums, repair bills or any undisclosed monies to be collected. Seller and Buyer agree to provide Title Company with any additional funds for which they are responsible within five business days. Seller and Buyer agree that if Title Company discovers clerical or typographical errors in any of the closing documentation, correction will be necessary. Seller and Buyer agree to timely re-execute or initial any correction documents.

Seller and/or Buyer understand and acknowledge:

- 1. The Title Company is issuing title insurance policies and/or closing the transaction in reliance on their respective representations made in this affidavit.
- 2. Title Company would not issue one or more of the Policies or close the transaction and that such statements and agreements have been made as a material inducement for the issuance of the Policies and the closing of the transaction. Seller and/or Buyer shall be responsible to Title Company for and shall indemnify and hold harmless Title Company against any loss, costs or liability that may be incurred by Title Company due to any of the statements contained herein not being true.

Further, Seller and/or Buyer are aware of the penalties of perjury under Federal Law, which includes the execution of a false affidavit, pursuant to 18 U.S.C.S., Section 1621 wherein it is provided that anyone found guilty shall not be fined more than \$2,000 or imprisoned not more than 5 years or both. Seller and/or Buyer are also aware the perjury in the execution of a false affidavit is a criminal act pursuant to Section 37.02 of the Texas Penal Code. Finally, Seller and/or Buyer are also aware that under Section 32.46 of the Texas Penal Code, a person commits an offense, if with intent to defraud or harm a person, he by deception, causes another to sign or execute any document affecting property or service of the pecuniary interest of any person, and that an offense under such Section is a felony of the third degree which is punishable by a fine of \$5,000 and confinement in the Texas Department of Corrections for a term of not more than 10 years or less than 2 years.

Silverado Hills, Ltd., a Texas limited partnership
By: Sand Hill Enterprises, Inc., a Texas corporation
Its: General Partner

La Vernia One, LLC,
a Texas limited liability company

BY: [Signature]
Pat Gardner, Manager

BY: _____
Dwight A. Koepp, President

Date: _____

Date: 4-1-25

Forwarding Address:

Forwarding Address:

P.O. Box 399 _____

1739 Eagle Meadow _____

La Vernia, TX 78121 _____

San Antonio, TX 78248 _____

Effective Date: _____

Effective Date: _____

STATE OF TEXAS §
COUNTY OF WILSON §

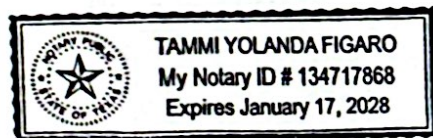
SWORN TO AND SUBSCRIBED BEFORE ME on this _____ day of April, 2025, by Dwight A. Koepp, President.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF ~~WILSON~~ Bexar §

SWORN TO AND SUBSCRIBED BEFORE ME on this 1st day of April, 2025, by Pat Gardner, Manager.

[Signature]
Notary Public, State of 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.

General Warranty Deed

Date: April 1, 2025

Grantor: Silverado Hills, Ltd., a Texas limited partnership

Grantor's Mailing Address:

P.O. Box 432
La Vernia, Texas 78121

Grantee: La Vernia One, LLC, a Texas limited liability company

Grantee's Mailing Address:

1739 Eagle Meadow
San Antonio, Texas 78248

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):

Lot 7A-2, Silverado Hills Commercial Park, as shown on the plat of record in Volume 9, Page 41, and as amended in Volume 10, Page 46, and second amended in Volume 10, Page 86, recorded in the Map and Plat Records of Wilson County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty (to the extent that same remain valid and pertinent to the Property. These exceptions do not constitute a ratification, adoption or revival of any expired or terminated interest.):

1. Easements, Right-of-Ways and all matters shown on Plat of Silverado Hills Commercial Park, as shown on the plat of record in Volume 9, Page 41, and as amended in Volume 10, Page 46 and Volume 10, Page 86, Plat Records of Wilson County, Texas.
2. The restrictions, reservations, covenants, easements and set-back provisions contained in the Restrictions for Silverado Hills Commercial Park, dated October 21, 2004, recorded in Volume 1249, Page 28, 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.

Silverado Hills, Ltd., a Texas limited partnership
By: Sand Hill Enterprises, Inc., a Texas corporation
Its: General Partner

By: *[Signature]*
Dwight A. Koeppe, President

ACKNOWLEDGMENT

STATE OF TEXAS

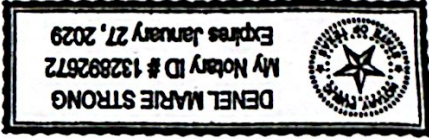
COUNTY OF WILSON

This instrument was acknowledged before me on

April 11th, 2025,

by Dwight A. Koeppe, as the President of Sand Hill Enterprises, Inc., a Texas corporation, the General Partner, of Silverado Hills, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.

[Signature]
Notary Public, State of Texas
My commission expires: 1/27/2029



PREPARED IN THE OFFICE OF:
Robert Harvey & Associates, PC
503 Bluebonnet Rd.
La Vernia, Texas 78121

SURVEYOR'S NOTE: BEARINGS ARE BASED ON THE SUBDIVISION PLAT OF SILVERADO HILLS COMMERCIAL PARK, SECOND AMENDED.

NOTE:

THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE "B" OF TITLE COMMITMENT OF NO. W-2024-12-0684 AS FURNISHED BY TITLE EXPRESS, INC.
EFFECTIVE DATE: NOVEMBER 4, 2024
PROPOSED INSURED: PAT GARDNER

ZONING: C-1 RETAIL

MAXIMUM BUILDING HEIGHT: 30'

PARKING SPACES: VARIES PER USE

SURVEYOR'S NOTE:

NO BUILDINGS OBSERVED ON THIS PROPERTY.

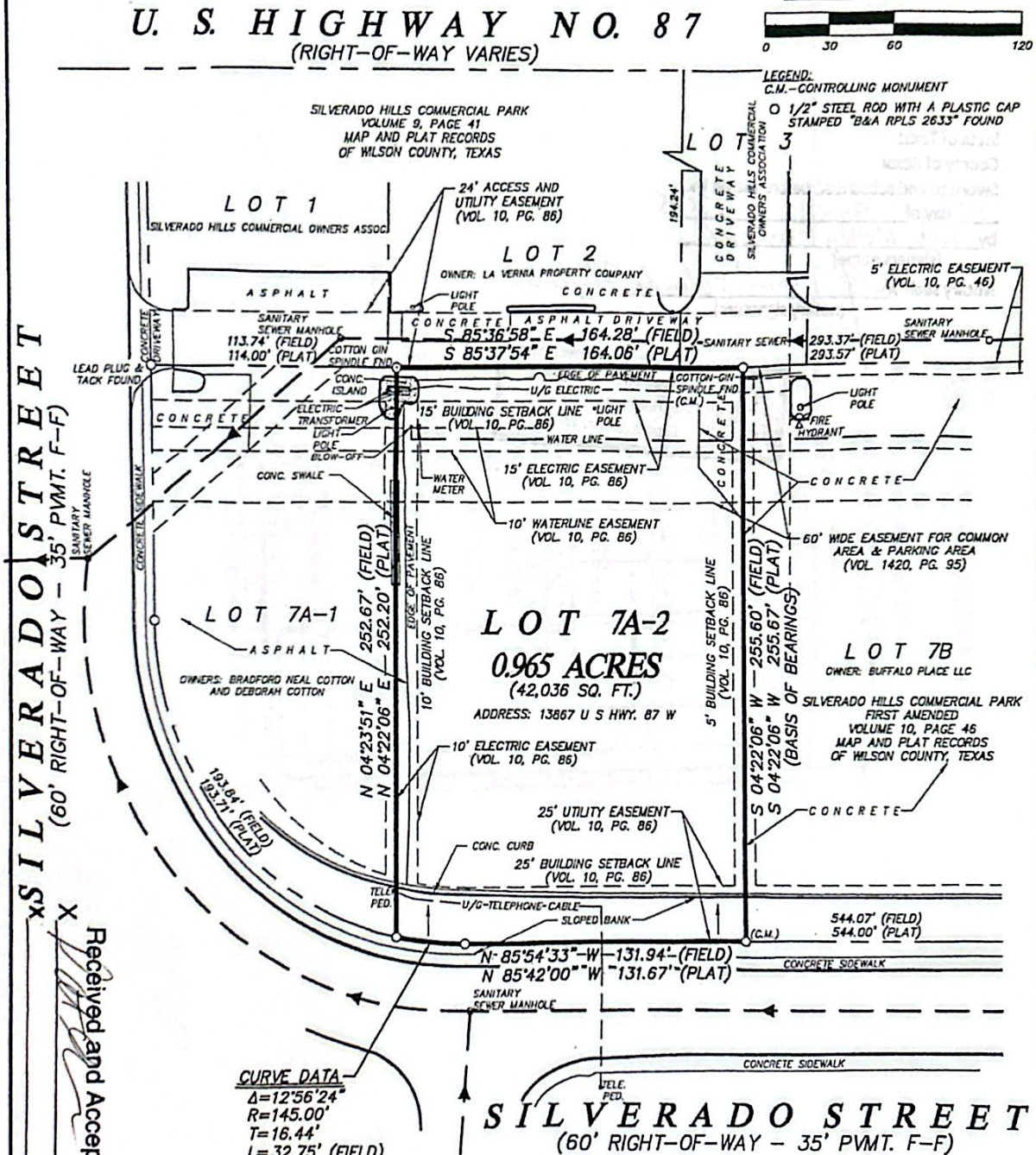
FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS INDICATED ON FEMA FLOOD INSURANCE RATE MAP NO. 48493C 0150 D DATED JULY 19, 2023.
NOTE: ZONE "X" IS NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE.

RESTRICTIVE COVENANTS:

VOLUME 1249, PAGE 28
OFFICIAL PUBLIC RECORDS
OF WILSON COUNTY, TEXAS.

SCALE: 1" = 60'



SILVERADO STREET
(60' RIGHT-OF-WAY - 35' PVMT. F-F)
Received and Accepted by:

CURVE DATA
Δ=12°56'24"
R=145.00'
T=16.44'
L=32.75' (FIELD)
L=32.66' (PLAT)
CB=N 34°23'52" W
CD=179.67'

SURVEY PREPARED FOR:

BUYER: PAT GARDNER

PLAT SHOWING:

LOT 7A-2, SILVERADO HILLS COMMERCIAL PARK, SECOND AMENDED, CITY OF LA VERNIA, WILSON COUNTY, TEXAS
13867 US HWY, 87 W

Reference:

VOLUME 10, PAGE 86,
MAP AND PLAT RECORDS
OF WILSON COUNTY, TEXAS.



PREPARED BY:
BERGER LAND SURVEYING

TBPELS FIRM NO. 10171400
172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756
PHONE (830) 217-4228
EMAIL: jberger.bls@gmail.com
WWW.BERGERLANDSURVEYING.COM

ALTA/NSPS LAND TITLE SURVEY

STATE OF TEXAS
COUNTY OF WILSON

TO PAT GARDNER AND TITLE EXPRESS, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON DECEMBER 26, 2024.

This 2ND day of JANUARY, 2025 A.D.

Jeffrey B. Berger, P.L.S.
JEFFREY B. BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558
FILE NAME: BLS24205_FINAL.DWG Job No. BLS24205



MAULDIN ARCHITECTS, PLLC
12862 FM 87, Ste. 200
LA VERNE, TEXAS 78121
PHONE: 281.333.9997
FAX: 281.333.9998
WWW.MAULDINARCHITECTS.COM

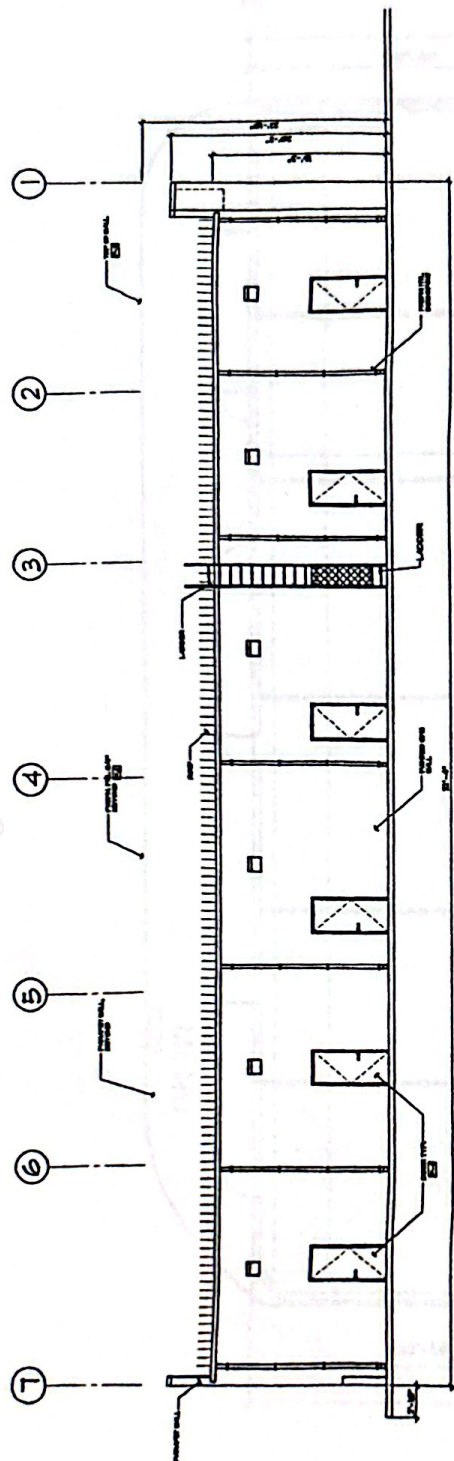
PERMANENT
CONSTRUCTION
REGULATORY
APPROVAL
MICHAEL D. MAULDIN
TOLU #16173

NEW RETAIL BUILDING
12862 FM 87, Ste. 2
La Verne, Texas 78121

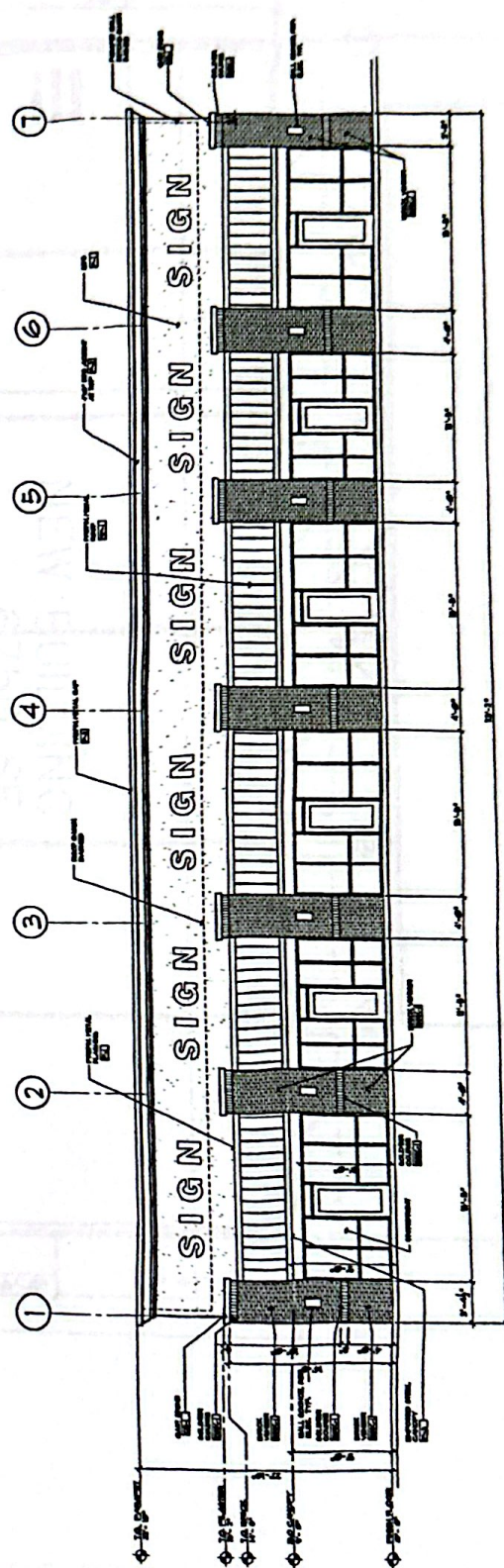
REVISIONS	DATE	DESCRIPTION

SHEET TITLE:
ELEVATIONS

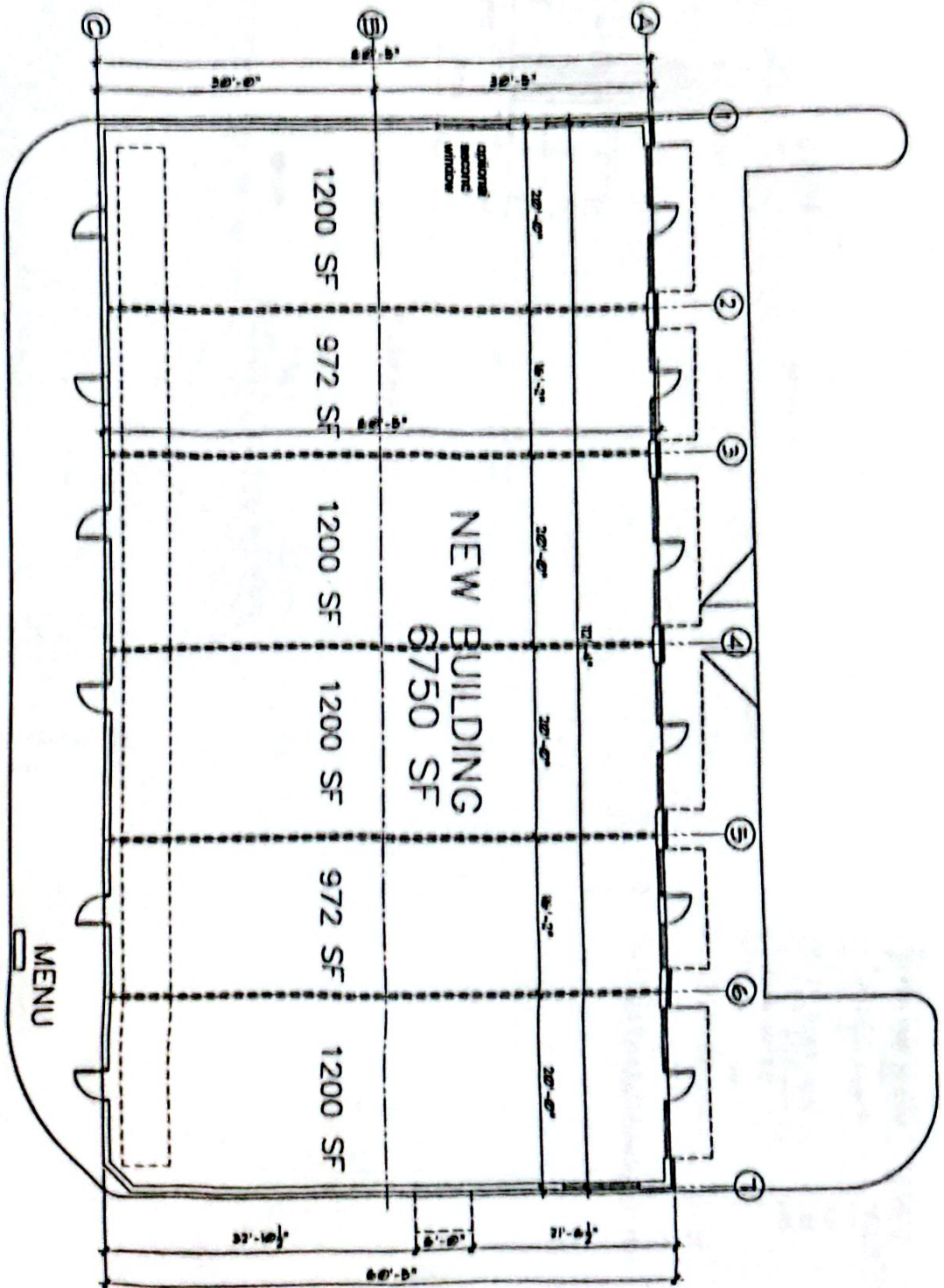
SHEET NUMBER:
A2.1



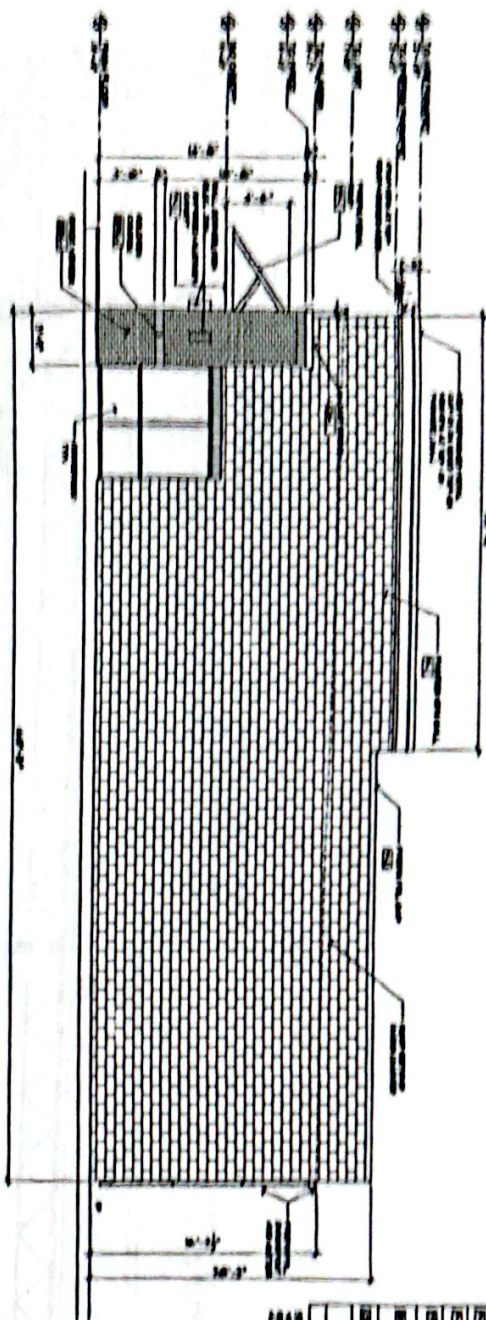
02 REAR ELEVATION



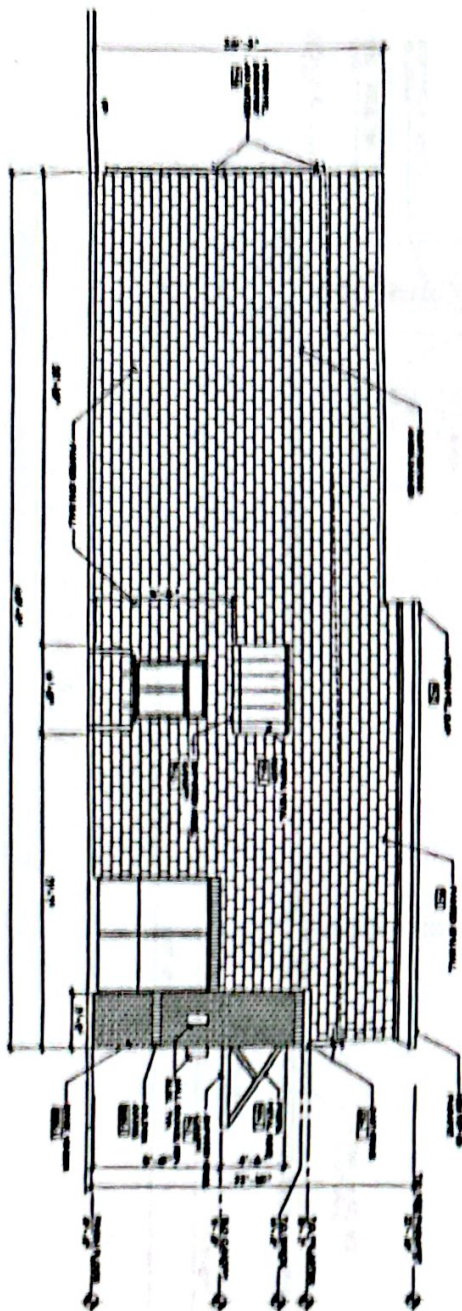
01 FRONT ELEVATION



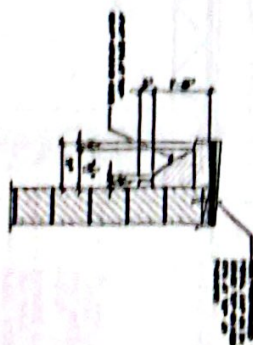
ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE FOUNDATION	1	sq. ft.
2	BRICKWORK	1	sq. ft.
3	ROOFING	1	sq. ft.
4	INTERIOR FINISH	1	sq. ft.
5	MECHANICAL	1	sq. ft.
6	ELECTRICAL	1	sq. ft.
7	PAINTING	1	sq. ft.
8	LANDSCAPING	1	sq. ft.
9	STAIRS	1	sq. ft.
10	DOORS	1	sq. ft.
11	WINDOWS	1	sq. ft.
12	CEILING	1	sq. ft.
13	FLOORING	1	sq. ft.
14	WALLS	1	sq. ft.
15	ROOF	1	sq. ft.
16	FOUNDATION	1	sq. ft.
17	BRICKWORK	1	sq. ft.
18	ROOFING	1	sq. ft.
19	INTERIOR FINISH	1	sq. ft.
20	MECHANICAL	1	sq. ft.
21	ELECTRICAL	1	sq. ft.
22	PAINTING	1	sq. ft.
23	LANDSCAPING	1	sq. ft.
24	STAIRS	1	sq. ft.
25	DOORS	1	sq. ft.
26	WINDOWS	1	sq. ft.
27	CEILING	1	sq. ft.
28	FLOORING	1	sq. ft.
29	WALLS	1	sq. ft.
30	ROOF	1	sq. ft.



10. RIGHT SIDE ELEVATION



09. LEFT SIDE ELEVATION



08. FRONT PARAPET CAP SECTION

NEW RETAIL BUILDING

DATE: 10/1/2010
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
ELEVATION

A



City of La Verne: Municipal Development

City Staff Phone Directory

Department	Name & Email	Phone
Admin Assistant	Jennifer Mair	830-779-4541
Chief of Police	Donald Keil	830-779-4541 x 1
City Mayor	Martin Poore	830-460-3389
City Administrator	Lindsey Wheeler	830-779-4541 x 5
City Secretary	Madison Farrow	830-779-4541 x 3
Code Enforcement	Alejandra Banda	830-779-4541 x 2
Director of Public Works	Josh Delazerda	830-251-9559
Executive Director of the Municipal Development District	Felicia Carvajal	830-779-4541 x 1
Finance Administrator	Jenny Begole	830-779-4541 x 4
Municipal Court Clerk	Alejandra Banda	830-779-4541 x 2

