



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 [xx] Replat [] Amended [] Minor

1. PROPOSED SUBDIVISION NAME: Subdivision Replat of C&C Crossing Subdivision Lots 3 & 4 UNIT NO. _____

LOCATION DESCRIPTION/NEAREST INTERSECTION: _____

ACREAGE: 2.26 acres NO OF LOTS: EXISTING 2 PROPOSED 2

REASON FOR PLATTING/REPLATTING _____

2. OWNER/APPLICANT*: Brenton J. Weaver

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

ADDRESS: 286 Kimball St. La Vernia, Texas 78121

Telephone: 210-286-2252 Fax: _____ Mobile: _____ Email: _____

3. LICENSED ENGINEER/SURVEYOR: Rakowitz Engineering and Surveying

MAILING ADDRESS: 515 W. Oaklawn, Pleasanton, TX 78064 Ste. A

TELEPHONE: 830-281-4060 Fax: n/a Mobile: n/a Email: gkoehl@rak-eng.com

LIST ANY VARIANCE REQUESTED: none

REASON FOR REQUEST (List any hardships): n/a

4. PRESENT USE OF THE PROPERTY residential and commercial CURRENT ZONING: _____

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

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

REQUIRED ITEMS FOR SUBMITTAL PACKAGE

- [] Completed application, including signature of owner/applicant and signed waiver.
[xx] Copy of deed showing current ownership.
[xx] 7 copies of the plat, collated and folded so that the subdivision name is visible. Staple plats with 2 or more pages.
[NA] 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.
[xx] Current deed restrictions for Vacating Plats, Replats, and Townhouse and Zero Lot Line Subdivisions. SEE PLAT NOTE 10
[xx] Survey showing any existing structures on the subject property.
[NA] 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] Signature of Owner/Applicant

Brenton J. Weaver Printed Name of Owner/Applicant

9-26-23 Date

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

APPLICATION FEES

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 \$80.14	\$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.
Plat Amendment	\$100
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: _____ Received By: _____

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: _____

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.

Gift Deed

Date: August 10, 2022

Grantor: Jay Hearne and wife, Connie Hearne

Grantor's Mailing Address:

282 Kimball
La Vernia, Texas 78121

Grantee: Brenton J. Weaver and wife, Karen R. Weaver

Grantee's Mailing Address:

286 Kimball
La Vernia, Texas 78121

Consideration:

The love and affection we have and bear for our grandson and his wife, the Grantee herein.

Property (including any improvements):

Lot 3, C&C Crossing Subdivision, as per plat recorded in Volume 10, Page 92, Plat Records, Wilson County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

All presently recorded and validly existing instruments that affect the Property.

Grantor 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.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

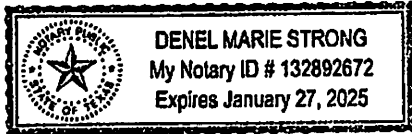
Jay Hearne
Jay Hearne

Connie Hearne
Connie Hearne

ACKNOWLEDGMENTS

STATE OF TEXAS)
COUNTY OF WILSON)

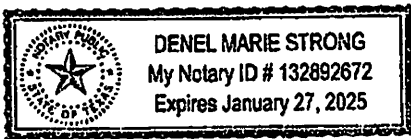
This instrument was acknowledged before me on August 10th, 2022,
by Jay Hearne.



Denel Marie Strong
Notary Public, State of Texas
My commission expires: 1/27/25

STATE OF TEXAS)
COUNTY OF WILSON)

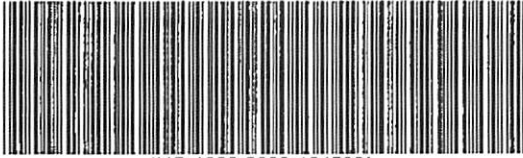
This instrument was acknowledged before me on August 10th, 2022,
by Connie Hearne.



Denel Marie Strong
Notary Public, State of Texas
My commission expires: 1/27/25

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

AFTER RECORDING RETURN TO:
Brenton Weaver and Karen Weaver
286 Kimball
La Vernia, Texas 78121



VG-1922-2022-124569

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 124569

Real Property Recordings

Recorded On: August 12, 2022 02:09 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 124569
Receipt Number: 20220812000034
Recorded Date/Time: August 12, 2022 02:09 PM
User: Georgina L
Station: cclerk01

Record and Return To:

BRENTON WEAVER AND KAREN WEAVER
286 KIMBALL
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

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.

Gift Deed

Date: June 14, 2021

Grantor: Jay Hearne and wife, Connie Hearne

Grantor's Mailing Address:

132 Jessica Street
La Vernia, Texas 78121

Grantee: Brenton Weaver and wife, Karen Weaver

Grantee's Mailing Address:

P. O. Box 1168
Adkins, Texas 78101

Consideration: The love and affection we have and bear for our grandson and his wife, the Grantees herein.

Property (including any improvements):

Lot 4, C&C Crossing Subdivision, as per plat recorded in Volume 10, Page 92, Plat Records, Wilson County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

All presently recorded and valid existing instruments that affect the Property.

Grantor 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.

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

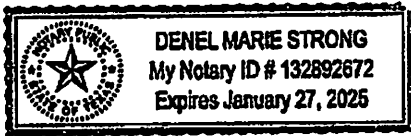
This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Jay Hearne
Connie Hearne

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF WILSON §

This instrument was acknowledged before me on June 15th, 2021, by Jay Hearne.



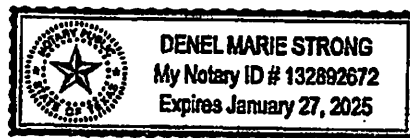
Denel Marie Strong
Notary Public, State of Texas
My commission expires: 12/7/25

STATE OF TEXAS §
COUNTY OF WILSON §

This instrument was acknowledged before me on June 15th, 2021, by Connie Hearne.

Denel Marie Strong
Notary Public, State of Texas
My commission expires: 12/7/2025

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



AFTER RECORDING RETURN TO:
Brenton and Karen Weaver
286 Kimball Street
La Vernia, Texas 78121

Wilson County
Eva S. Martinez
Wilson County Clerk



Instrument Number: 108279

Real Property Recordings

Recorded On: June 18, 2021 02:16 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 108279
Receipt Number: 20210618000023
Recorded Date/Time: June 18, 2021 02:16 PM
User: Georgina L
Station: cclerk01

Record and Return To:

BRENTON AND KAREN WEAVER
286 KIMBALL STREET

LA VERNIA TX 78121

F- DE



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