SCANNED

CERTIFICATE OF ANNEXATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

WOODBRIDGE FARMS
(Unit 3)

WHEREAS, by Declaration of Covenants, Conditions and Restrictions for Woodridge Farms recorded in Document # 90206 of the Real Property Records of Wilson County, Texas, reference to which record is here made for all purposes (the "Declaration"), MJS Development, LLC, a Texas limited liability company ("Declarant"), subjected certain real property described in the Declaration to certain covenants, conditions and restrictions; and

WHEREAS, Declarant, established a Master Plan for the community as set forth in Exhibit "H" to the Declaration; and

WHEREAS, Declarant now desires to designate and annex certain portions of such additional property described in Exhibit "H" of the Declaration;

NOW, THEREFORE, Declarant hereby declares that the following described platted property is hereby annexed, effective immediately, and shall be held, sold and conveyed subject to all easements, restrictions, covenants, terms and conditions which are set forth in the Declaration and Guidelines and any amendments thereto, to-wit:

(a) Each of the following platted lots is hereby annexed as an additional "Lot" as that term is defined in the Declaration:

Lots 48 through 77, Block 1, Lots 1 through 13, Block 9, Lots 1 through 13, Block 10, Lots 1 through 14, Block 11, Lots 1 through 14, Block 12 in Woodbridge Farms, Unit 3, Wilson County, Texas according to plat thereof recorded in Volume 12, Pages 108-109, of the Map and Plat Records of Wilson County, Texas.

(b) The following property is hereby annexed as additional "Common Area" as that term is defined in the Declaration:

All streets depicted in Woodbridge Farms, Unit 3, Wilson County, Texas according to plat thereof recorded in Volume 12, Pages 108-109, of the Map and Plat Records of Wilson County, Texas.

EXECUTED effective as of the 30 day of September 2021.

DECLARANT:

MJS Development, LLC

By: Jeanine Schoenert
Jeanine Schoenert, Manager

STATE OF TEXAS §
§
COUNTY OF WILSON §

This instrument was acknowledged before me on the 30 day of ~~August~~ September, 2021, by Jeanine Schoenert, Manager MJS Development, LLC.

LAUREN OATMAN
Notary ID #129813479
My Commission Expires
May 9, 2022

Lauren Oatman
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

JOHNSON, CHRISTOPHER, JAVORE
& COCHRAN, INC.
5802 N.W. Expressway
San Antonio, Texas 78201-2851

VG-4875-2021-112342

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 112342

Real Property Recordings

Recorded On: September 30, 2021 02:10 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:	112342
Receipt Number:	20210930000026
Recorded Date/Time:	September 30, 2021 02:10 PM
User:	Krystle H
Station:	cclerk05

Record and Return To:

JOHNSON, CHRISTOPHER, JAVORE
5802 NW EXPRESSWAY
SAN ANTONIO TX 78201

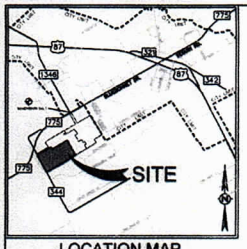
STATE OF TEXAS
Wilson County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez
Wilson County Clerk
Floresville, TX

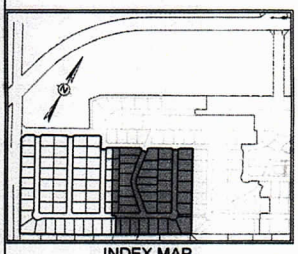
C-231 volume 12 page 109

FINAL PLAT ESTABLISHING
WOODBRIDGE FARMS - UNIT 3

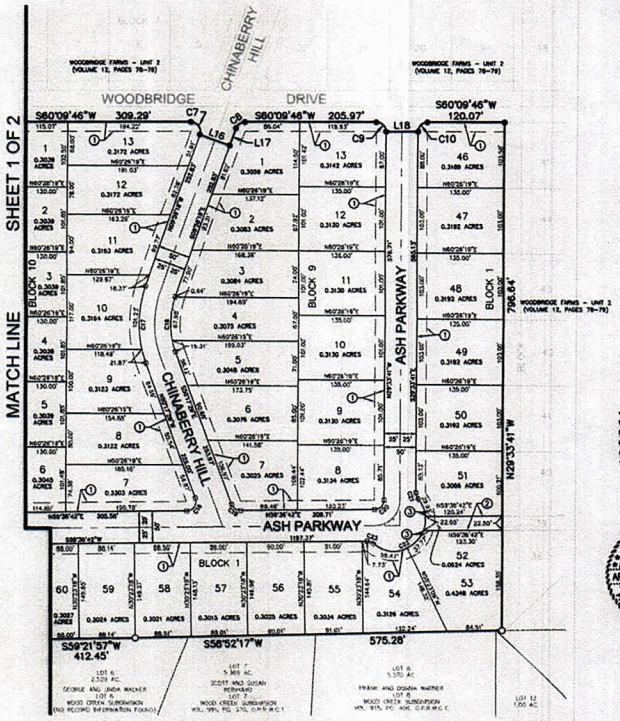
BEING 31.947 ACRES AND BEING PART OF A CALLED 90.306 ACRE TRACT IN THE JUAN DELGADO SURVEY, ABSTRACT NO. 8, WILSON COUNTY, TEXAS, CONVEYED TO MJS DEVELOPMENT, LLC IN VOLUME 2116, PAGE 187, OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE



INDEX MAP
1"=600'



0 50' 100' 150' 200'
SCALE: 1"=100'

LEGEND

- ○ FOUND 1/2" IRON ROD (AS NOTED)
- ● 1/2" IRON ROD WITH ORANGE CAP STAMPED "TTL INC PROPERTY CORNER"
- ⊗ FOUND TXDOT TYPE I MONUMENT
- □ TEMPORARY NAIL SET AT LOCATION FOR CONSTRUCTION

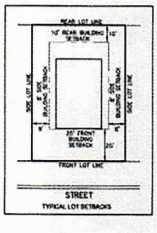
KEYED NOTES

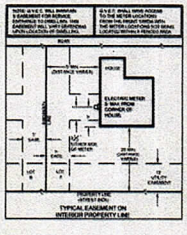
1. 15' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
2. DRAINAGE & UTILITY R.O.W.
3. VARIABLE-WIDTH DRAINAGE EASEMENT

BEARINGS NOTE:
BEARINGS SHOWN HEREON ARE IN THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204). DISTANCES ARE IN SURFACE VALUES WITH A COMBINED SCALE FACTOR OF 1.00016. U.S. SURVEY FEET.

CAMACHO-HERNANDEZ & ASSOCIATES, LLC
Engineering - Planning - Transportation - Related Services
415 Embassy Oaks, Suite 205
San Antonio, Texas 78216
Phone: (210) 341-5200 Fax: (210) 341-6300
TBPE Firm No. F-6478

TTL, INC.
17215 Jones Maltsberger Rd. #101 | San Antonio, Texas 78247
TBPE Registration: F-12662
TBPG Registration: 50406
TBPLS Registration: 10194612





LINE TABLE

LINE	LENGTH	BEARING
L12	48.53'	N31°18'04"E
L13	78.53'	N58°41'56"W
L14	50.00'	N58°41'56"W
L15	50.00'	N58°41'56"W
L16	118.53'	S58°41'56"E
L17	50.00'	N60°09'46"E
L18	50.00'	N60°09'46"E
L19	50.00'	N29°53'41"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	31.42'	20.00'	20.00'	90°00'00"	28.28'	N74°09'46"E
C2	31.42'	20.00'	20.00'	90°00'00"	28.28'	N15°50'14"W
C3	31.42'	20.00'	20.00'	90°00'00"	28.28'	N74°09'46"E
C4	31.42'	20.00'	20.00'	90°00'00"	28.28'	N15°50'14"W
C5	31.42'	20.00'	20.00'	90°00'00"	28.28'	N74°09'46"E
C6	31.42'	20.00'	20.00'	90°00'00"	28.28'	N15°50'14"W
C7	31.42'	20.00'	20.00'	90°00'00"	28.28'	N74°09'46"E
C8	31.42'	20.00'	20.00'	90°00'00"	28.28'	N15°50'14"W
C9	31.42'	20.00'	20.00'	90°00'00"	28.28'	N74°09'46"E
C10	31.42'	20.00'	20.00'	90°00'00"	28.28'	N15°50'14"W
C11	31.42'	20.00'	20.00'	90°00'00"	28.28'	N74°09'46"E
C12	31.42'	20.00'	20.00'	90°00'00"	28.28'	N15°50'14"W
C13	31.42'	20.00'	20.00'	90°00'00"	28.28'	N74°09'46"E
C14	31.42'	20.00'	20.00'	90°00'00"	28.28'	N15°50'14"W
C15	31.42'	20.00'	20.00'	90°00'00"	28.28'	N74°09'46"E
C16	31.42'	20.00'	20.00'	90°00'00"	28.28'	N15°50'14"W
C17	31.42'	20.00'	20.00'	90°00'00"	28.28'	N74°09'46"E
C18	31.42'	20.00'	20.00'	90°00'00"	28.28'	N15°50'14"W
C19	31.42'	20.00'	20.00'	90°00'00"	28.28'	N74°09'46"E
C20	31.42'	20.00'	20.00'	90°00'00"	28.28'	N15°50'14"W
C21	31.42'	20.00'	20.00'	90°00'00"	28.28'	N74°09'46"E
C22	31.42'	20.00'	20.00'	90°00'00"	28.28'	N15°50'14"W
C23	31.42'	20.00'	20.00'	90°00'00"	28.28'	N74°09'46"E
C24	31.42'	20.00'	20.00'	90°00'00"	28.28'	N15°50'14"W
C25	148.58'	50.00'	586.44'	170°20'00"	99.64'	S74°50'14"E
C26	15.60'	10.00'	9.91'	89°23'59"	14.19'	N44°50'14"W

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF WILSON

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS WOODBRIDGE FARMS, UNIT 3, TO THE CITY OF LA VERNIA, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN, EXCEPT FOR THOSE AREAS INCLUDED AS PRIVATE OR CREATED BY SEPARATE INSTRUMENT, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Jamie Schoessler
OWNER

STATE OF TEXAS
COUNTY OF WILSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jennifer Schoessler, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13 DAY OF September A.D., 20 21.

LAUREN OATMAN
Notary ID #129813479
My Commission Expires
May 9, 2022

Lauren Oatman
NOTARY PUBLIC
WILSON COUNTY, TEXAS

ENGINEER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF LA VERNIA SUBDIVISION ORDINANCE.

STATE OF TEXAS
ARTURO CAMACHO JR.
91711
LICENSED
PROFESSIONAL ENGINEER

Arturo Camacho
LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: TTL, INC.

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

APPROVED THIS 15 DAY OF SEPT., 2021 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNIA, TEXAS.

CHAIRMAN

STATE OF TEXAS
COUNTY OF WILSON

I, EVA S. MARTINEZ, COUNTY CLERK OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION NAME: Woodbridge Farms, Unit 3
WITH PLAT FILED: September 21, 2021
AND FINAL PLAT RECORDS VOLUME 12 PAGE(S) 108-109
C 230-231

EVA S. MARTINEZ, COUNTY CLERK

BY: Gayle Richey
DEPUTY
GAYLE RICHEY

#111985

PREPARED: 9/10/21 SHEET 2 OF 2