



ZWA

Zamora, L.L.C.

**State-wide Professional Land Surveying
Offices in Buda and El Paso Texas**

EXHIBIT " ___ "

**Armando C. Garza
to
City of San Marcos
(Parcel #11-A)**

LEGAL DESCRIPTION

DESCRIPTION OF 4.532 OF ACRES (197,395 SQ. FT.) OF LAND, SITUATED IN THE J. VERAMENDI SURVEY ABSTRACT NUMBER 17 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AND BEING OUT OF A CERTAIN 4.596 ACRE TRACT OF LAND CONVEYED TO ARMANDO C. GARZA, OF RECORD IN VOLUME 1053, PAGE 96, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS; SAID 4.532 OF ACRES (197,395 SQ. FT.) OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found on the south right-of-way line of River Road, a variable width right-of-way, at the west corner of said 4.557 acre tract, being also the north corner of a certain remainder of 57.982 acre tract of land conveyed to Ralph Crouch of record in Volume 1018, Page 75, Deed Records, Hays County, Texas;

THENCE, S 45°26'06" E, along the north line of said Crouch tract, being also the south line of said 4.557 acre tract, for a distance of 297.53 feet to a 1/2-inch iron rod found at the east corner of said Crouch tract, being also the north corner of a certain 44.32 acre tract of land conveyed to A.E. Cummings, Inc. of record in Document Number 19045751, Official Public Records, Hays County, Texas;

THENCE, S 45°38'50" E, along the north line of said Cummings tract, being also the south line of said 4.557 acre tract, at a distance of 129.98 feet passing a 25" Hackberry tree found for the south corner of said 4.557 acre tract, being also the west corner of said 4.596 acre tract, for a total distance of 161.07 feet to a 1/2-inch iron rod with cap stamped "ZWA" set, on the south line of said 4.596 acre tract being also on the north line of said 44.32 acre tract, having grid coordinates of (N=13,867,609.55, E=2,311,945.88) and being the west corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, N 43°45'53" E, departing said south line of said 4.596 acre tract, and being said north line of said 44.32 acre tract, crossing said 4.596 acre tract, for a distance of **202.28** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, on the west line of said 4.596 acre tract, being also the east line of said 4.557 acre tract, for an angle point on the west line of the herein described tract;

THENCE, N 52°31'03" E, continuing with said east line of said 4.557 acre tract, being also said west line of said 4.596 acre tract, at 73.01 feet passing an 1/2-inch iron rod found on said east line of said 4.557 acre tract, being also the west line of said 4.596 acre tract, for a total distance of **139.14** feet to a calculated point in the river, at the east corner of said 4.557 acre tract, being also the north corner of said 4.596 acre tract, being also on the south line of that certain 57.059 acre tract of land conveyed to Alpha 80 Associates LLC, of record in Volume 5370, Page 256, Deed Records, Hays County, Texas, and being the north corner of the herein described tract;

THENCE, departing said south line of said 57.09 acre tract, being also said north line of said 4.596 acre tract, along the north line of said 4.596 acre tract, the following four (4) courses and distances;

- 1) S 37°53'15" E, for a distance of 98.60 feet to a calculated point in the river, for an angle point on the north line of the herein described tract;
- 2) S 07°38'15" E for a distance of 147.29 feet to a calculated point in the river, for an angle point on the north line of the herein described tract;
- 3) S 55°38'15" E, for a distance of 166.54 feet to a calculated point in the river, for an angle point on the north line of the herein described tract;
- 4) S 34°15'14" E, for a distance of 365.64 feet to 1/2-inch iron rod found at the east corner of said 4.596 acre tract, and being an angle point on the south line of said 57.059 acre tract, and being the east corner of the herein described tract;

THENCE, S 32°18'24" W, with the east line of said 4.596 acre tract, and being the west line of said 57.09 acre tract, for a distance of 196.99 feet to 1/2-inch iron rod with cap stamped "ZWA" set at the south corner of said 4.596 acre tract, being also the southwest corner of said 57.059 acre tract, being on the north line of said 44.32 acre tract, and being the south corner of the herein described tract;

THENCE, N 45°38'50" W, with the south line of said 4.596 acre tract, being also said north line of said 44.32 acre tract, for a distance of 794.99 feet to the **POINT OF BEGINNING** and containing 4.532 acres (197,395 sq. ft.) of land.

BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

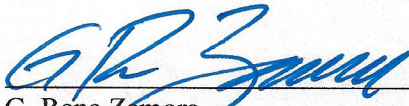
THE STATE OF TEXAS §
 §
 COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Buda, Hays County, Texas this the 18th day of August, 2020, A.D.

Zamora, L.L.C.
 1425 South Loop 4
 Buda, Texas 78610
 512-295-6201
 Tx. Firm No. 10062700


 G. Rene Zamora
 Registered Professional Land Surveyor
 No. 5682 – State of Texas



REFERENCES

HCAD PID No. R12087
 Vesting Deed Vol. 1053, Pg. 96

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ⊞ CONCRETE MONUMENT FOUND
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
- () RECORD INFORMATION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

META DATA:

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
THE VERTICAL DATUM UTILIZED IS NAVD88, GEOID MODEL 2012A.

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


G. RENE ZAMORA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5862



LOCATIONS



ZWA

Zamora, L.L.C.
Professional Land Surveyors

Texas Firm No. 10062700
1425 South Loop 4 • Buda, Texas 78610
Tel: (512) 295-6201 • Fax (512) 295-6091

PROJECT: 4.532 ACRE REMAINDER TRACT
JOB NUMBER: 1024-09
DATE: AUGUST, 2020
SCALE: 1" = 100'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 1024-09-ESMT R12087 REMAINDER.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL
DESCRIPTION OF 4.532 ACRE
TRACT OF LAND SITUATED IN THE
J. VERAMENDI SURVEY, ABSTRACT
NUMBER 17, HAYS COUNTY, TEXAS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

RIVER ROAD
(R.O.W. VARIES)

CITY OF SAN MARCOS
(1.359 ACRES)
VOLUME 917, PAGE 649
D.R.H.C.Tx.

CITY OF SAN MARCOS
TRACT B
VOLUME 997, PAGE 741
D.R.H.C.Tx.

P.O.C.
N=13,867,930.94
E=2,311,618.72
(GRID)

LCRA TRANSMISSION
SERVICES CORPORATION
(0.26 ACRES)
DOCUMENT NUMBER 17015673
O.P.R.H.C.Tx.

RALPH CROUCH
(REMAINDER)
57.982 ACRES
VOLUME 1018, PAGE 75
D.R.H.C.Tx.
PROPERTY ID: R12053 &
R12054

30' WIDE ROAD EASEMENT
VOLUME 64 PAGE 93
D.R.H.C.Tx.

JOE C. GARZA
(4.557 ACRES)
VOLUME 1170, PAGE 358
D.R.H.C.Tx.
PROPERTY ID: R12086

J. VERAMENDI SURVEY
ABSTRACT NUMBER 17

TEXAS PUBLIC UTILITIES
COMPANY
VOLUME 90, PAGE 360
D.R.H.C.Tx.

25"
HACKBERRY

A. E. CUMMINGS, INC.
(44.32 ACRES)
DOCUMENT NUMBER 19045751
O.P.R.H.C.Tx.

P.O.B.
N=13,867,609.55
E=2,311,945.88
(GRID)

1278.09' 826.09'
1278.15' 824.78'
S45°38'50"E 145°38'44"E
(S45°39'00"W 145°38'50"W)

N43°45'53"E 202.28'

ARMANDO C. GARZA
(4.596 ACRES)
VOLUME 1053, PAGE 96
D.R.H.C.Tx.
PROPERTY ID: R12087

PARCEL #11-A
4.532 ACRES
(197.395 S.F.)

N52°31'03"E 139.14'
N52°32'05"E 343.48'

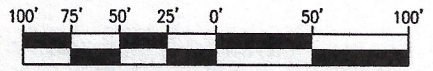
S37°53'15"E 98.60'
(S37°52'16"E 98.40')

ALPHA 80 ASSOCIATES LLC
(57.059 ACRES)
VOLUME 5370, PAGE 256
D.R.H.C.Tx.
PROPERTY ID: R12116 &
R12117

S07°38'15"E 147.29'
(S07°37'16"E 147.00')

S55°38'15"E 166.54'
(S55°37'16"E 166.21')

MATCH LINE



GRAPHIC SCALE

1"=100'

AUGUST, 2020

HAYS COUNTY, TEXAS

SHEET 4 OF 5

LOCATIONS

ZWA

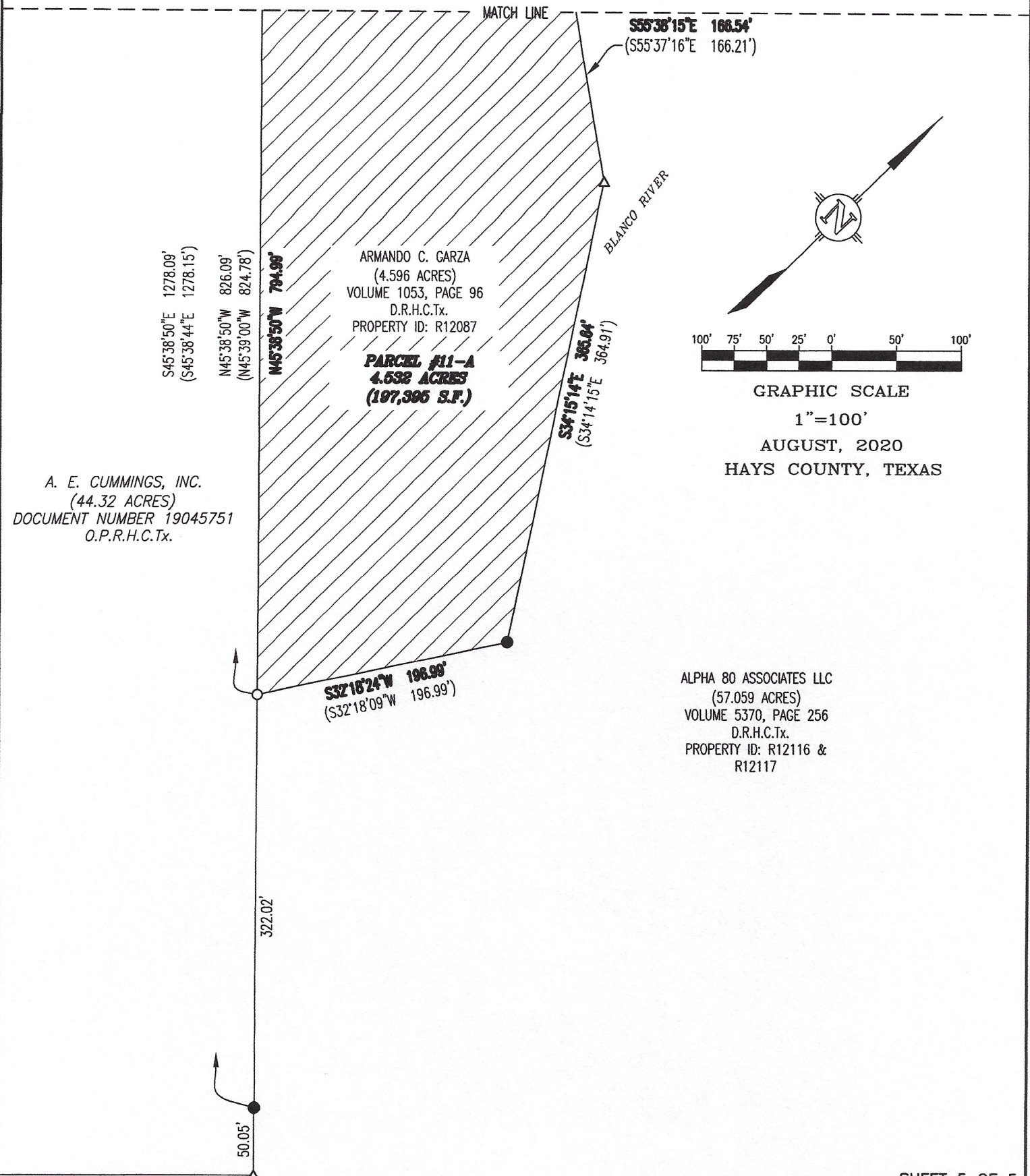
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Professional Land Surveyors

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PROJECT: 4.532 ACRE
REMAINDER TRACT
JOB NUMBER: 1024-09
DATE: AUGUST, 2020
SCALE: 1" = 100'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 1024-09-ESMT R12087 REMAINDER SH1.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

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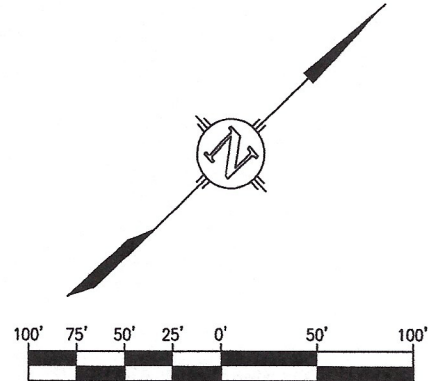
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



A. E. CUMMINGS, INC.
 (44.32 ACRES)
 DOCUMENT NUMBER 19045751
 O.P.R.H.C.Tx.

ARMANDO C. GARZA
 (4.596 ACRES)
 VOLUME 1053, PAGE 96
 D.R.H.C.Tx.
 PROPERTY ID: R12087

PARCEL #11-A
4.532 ACRES
(197,395 S.F.)



GRAPHIC SCALE
 1"=100'
 AUGUST, 2020
 HAYS COUNTY, TEXAS

ALPHA 80 ASSOCIATES LLC
 (57.059 ACRES)
 VOLUME 5370, PAGE 256
 D.R.H.C.Tx.
 PROPERTY ID: R12116 &
 R12117

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JOB NUMBER:	1024-09
DATE:	AUGUST, 2020
SCALE:	1" = 100'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	1024-09-ESMT R12087 REMAINDER SH2.dwg
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

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