

**EXHIBIT A
METES AND BOUNDS
DESCRIPTION**

METES AND BOUNDS

Being 1.132 acres of land, more or less, out of the J.M. Veramendi League No. 1, Hays County, Texas, same being out of the J.C. Galbreath, et ux, 18.54 acres described in Warranty Deed with Vendor's Lien described in Volume 391, Page 801, Official Public Records of Hays County, Texas, and being that same property described in Special Warranty Deed recorded in Document No. 20021833, Official Public Records of Hays County, Texas, said 1.132 acres being more particularly described by metes and bounds as follows:

BEGINNING at a wood fence found for the South corner of this 1.132 acres, same being an angle corner of the remainder of said Galbreath 18.54 acres and the **POINT OF BEGINNING**;

THENCE along the line common to this 1.132 acres and the remainder of said Galbreath 18.54 acres, North 45 degrees 37 minutes 58 seconds West (called North 44 degrees 08 minutes 26 seconds West), a distance of 371.67 feet (called 371.33 feet) to a point for the West corner of this 1.132 acres, same being the North corner of the remainder of said Galbreath 18.54 acres, and on the northeast Right-of-Way line of Hunter Road (called F.M. Highway No. 2439), same also being a point on a curve to the right;

THENCE along said curve to the right having a radius 1839.86, at an arc length pass a 1/2 inch iron rod found, and continuing for a total arc length of 129.69 feet, a chord length of 129.66 feet, a chord bearing of North 41 degrees 19 minutes 37 seconds West, and a delta angle of 04 degrees 02 minutes 19 seconds to a 1/2 inch iron rod capped WALS set for the North corner of this 1.132 acres, same being on the northeast boundary line of said Galbreath 18.54 acres, and the West corner of Lot 1-A of the Resubdivision Plat Establishing Lot 1-A and 1-B, of Vision Park subdivision, according to the map or plat thereof recorded in Volume 13, Page 299, Plat Records of Hays County, Texas;

THENCE along the line common to this 1.132 acres and said Lot 1-A, South 46 degrees 08 minutes 07 seconds East, a distance of 245.69 feet to a 1/2 inch iron rod found (monument of record dignity) for an angle corner of this 1.132 acres, same being the common corner of said Lot 1-A and Lot 1-B of said subdivision;

THENCE along the line common to this 1.132 acres and said Lot 1-B, South 46 degrees 09 minutes 19 seconds East (called South 46 degrees 08 minutes 07 seconds East), a distance of 133.03 feet to a point for the East corner of this 1.132 acres, same being an angle corner of the remainder of said Galbreath 18.54 acres;

THENCE along the line common to this 1.132 acres and said remainder of said Galbreath 18.54 acres, South 44 degrees 26 minutes 04 seconds West, a distance of 132.84 feet to the **POINT OF BEGINNING**, and containing 1.132 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
September 16, 2020



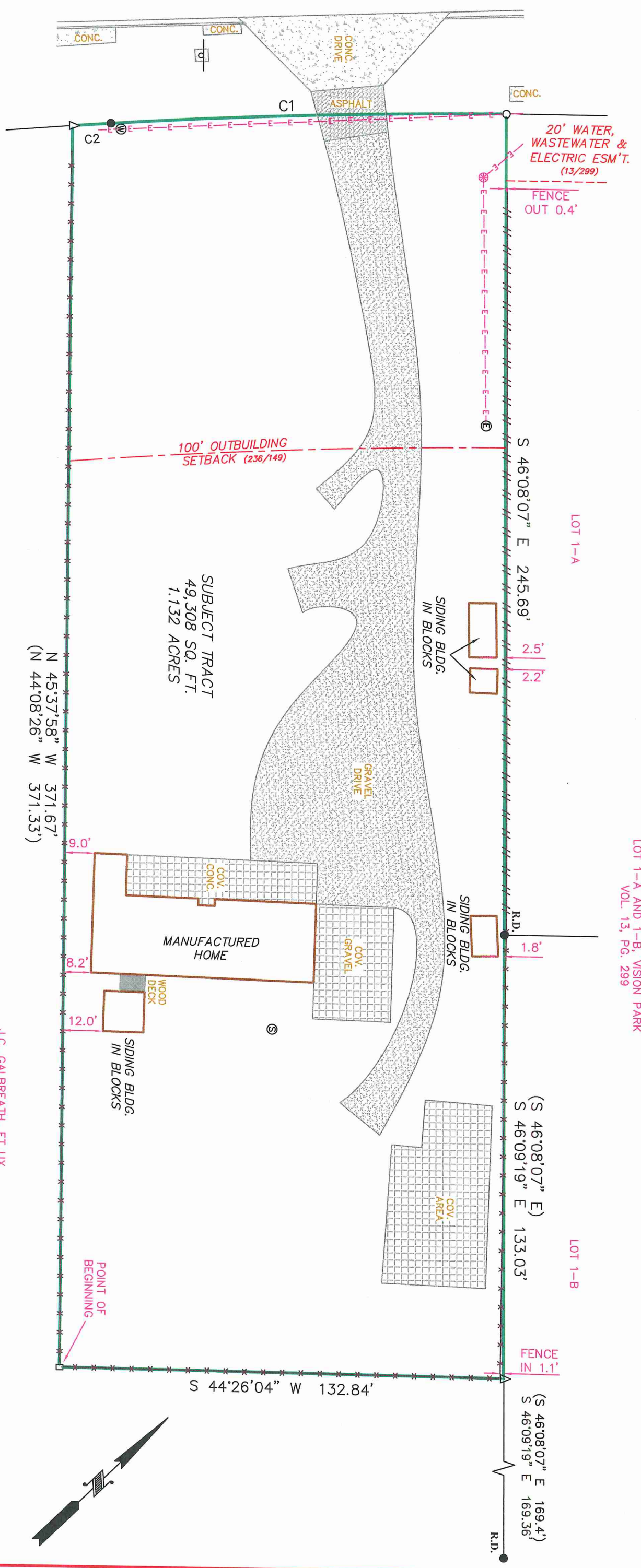
EXHIBIT B
SURVEY

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. THE PROPERTY MADE THE SUBJECT OF THIS SURVEY APPEARS TO BE INCLUDED IN A FEMA Flood Insurance Rate Map (FIRM), IDENTIFIED AS COMMUNITY NO. **COMM. #** PANEL # WHICH IS DATED **REV. DATE**. BY SCROLLING FROM THAT FIRM, IT APPEARS THAT ALL OR A PORTION OF THE PROPERTY MAY BE IN FLOOD ZONE(S) **X**. BECAUSE THIS IS A BOUNDARY SURVEY, THE SURVEY DID NOT TAKE ANY ACTIONS TO DETERMINE THE FLOOD ZONE STATUS OF THE SURVEYED PROPERTY OTHER THAN TO INTERPRET THE INFORMATION SET OUT ON FEMA'S FIRM, AS DESCRIBED ABOVE. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES WHICH MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT <https://msc.fema.gov/portal>.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1839.86'	129.69'	129.66'	N 41°19'37" E	4°02'19"
C2	1839.86'	11.39'	11.39'	N 39°29'06" E	0°21'17"

RESUBDIVISION PLAT ESTABLISHING
LOT 1-A AND 1-B, VISION PARK
VOL. 13, PG. 299

HUNTER ROAD (F.M. HIGHWAY NO. 2439 PER DEED)



SCALE: 1" = 30'
THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE:
Bearings shown hereon are based on actual GPS
Observations, Texas State Plane Coordinates, South
Central Zone, Grid.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO A 10' TELEPHONE
EASEMENT RECORDED IN VOLUME 844, PAGE 359,
OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

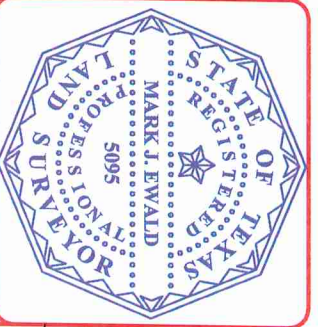
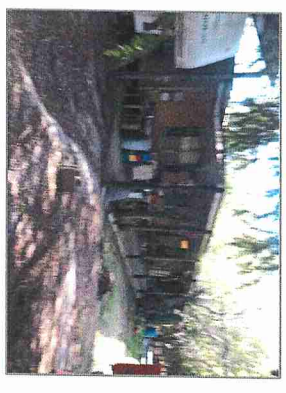
FIRM REGISTRATION NO.
10111700

LEGEND

- ▲ = CALCULATED POINT
- = FND. 1/2" IRON ROD
- = RECORD INFORMATION
- = SET 1/2" IRON ROD CAPPED WALL
- = RECORD DIGNITY MONUMENT
- = OVERHEAD ELECTRIC
- ⊕ = METER POLE
- ⊖ = WATER METER
- = WIRE FENCE
- = WOOD FENCE
- = FENCE POST AT CORNER
- ⊙ = SEPTIC AREA
- ⊙ = SIGN

Property Address: **2807 HUNTER ROAD (F.M. HIGHWAY NO. 2439 PER DEED)**
Property Description:
Being 1.132 acres of land, more or less, out of the J.M. Vennemund League No. 1, Hays
County, Texas, same being out of the J.C. Galbreath, et ux, 18.54 acres described in Warranty
Deed with Vendor's Lien described in Volume 391, Page 801, Official Public Records of Hays
County, Texas, and being that same property described in Special Warranty Deed recorded in
Document No. 20021833, Official Public Records of Hays County, Texas, said 1.132 acres
being more particularly described by metes and bounds attached hereto.

Owner:
T.B.D.



I, MARK J. EWALD, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual survey made on the ground under my
supervision, and there are no discrepancies,
conflicts, shortages in area or overlapping
lines, or any encroachment or overlapping of
improvements, to the best of my knowledge
and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 029380SMT JOB NO. 100753 DRAWN BY: JB TITLE COMPANY: SAN MARCOS TITLE DATE: 09/16/2020

LAND SURVEYORS, LLC.
P.O. BOX 1845 BOERNE, TEXAS 78006
PHONE (210) 572-9500 FAX (210) 572-9999

