

# HAYES SURVEYING

202 SUNFLOWER DRIVE  
KYLE, TEXAS 78640

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## EXHIBIT A

### METES & BOUNDS DESCRIPTION FOR 2.0059 ACRES OF LAND

A tract of land containing 2.0059 acres out of and part of the J. M. Veramendi Survey No. 2, in Hays County, Texas, being that same tract, called 2.0 acres as conveyed by a Gift Deed in June of 1981 to David and Mary Mendez as recorded and described in Volume 360, Page 367, of the Hays County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found in the southeast right-of-way of Smith Lane for the northeast corner of the said Mendez 2.0 acre Tract, the northeast corner of the herein described tract and the northwest corner of the Wilson Tract as described in Volume 364, Page 299, of the Hays County Deed Records, from which for reference the calculated point for the intersection of the southwest right-of-way of Smith Lane with the west right-of-way of River Road (Old Highway #80) bears approximately S 45° 10' W, a distance of 343.05 feet;

THENCE S 44° 35' 00" E (bearing basis used herein), and at 149.44 feet and 0.59 feet to the right of the property line, passing a ½" iron rod found for the southwest corner of the said Wilson Tract and for the northwest corner of the Dean Tract #1 as described in Volume 254, Page 692, of the Hays County Deed Records, and at 289.736 feet and 1.14 feet to the right of the property line, passing a brass tube in concrete found disturbed for the southwest corner of the said Dean Tract #1 and for an exterior ell corner of the Remainder of the Dean Tract #2 as originally described in Volume 136, Page 161, of the Hays County Deed Records, in all a total distance of 517.26 feet to a ¾" iron pipe found at the base of a wood fence post and in the northwest line of a 15' drainage ditch as called for in the recorded plat of Greendale Addition, Unit #1, as recorded in Volume 151, Page 265, of the Hays County Deed Records, for the southeast corner of the herein described tract and the southwest corner of the said Remainder of the Dean Tract #2, from which for reference, an axle found for the southeast corner of the Remainder of the Dean Tract #2 bears N 45° 13' 52" E, a distance of 452.33 feet;

THENCE S 45° 37' 10" W, along the said drainage ditch, a distance of 169.03 feet to an iron rod with a plastic cap found for the southwest corner of this herein described tract and for the southeast corner of the Tanglewood LLC Tract as described in Doc. # 9924947, of the Official Public Records of Hays County;

THENCE N 44° 32' 52" W, and at 514.76 feet passing an iron rod with a plastic cap found for the northeast corner of the said Tanglewood LLC Tract, in all a total distance of 517.60 feet to a ¾" iron pipe found in the southeast right-of-way of Smith Lane for the northwest corner of the herein described tract;

THENCE N 45° 44' 08" E, along the Smith Lane right-of-way, a distance of 168.71 feet to the POINT OF BEGINNING, containing 2.0059 acres.

This is to certify that this description of land represents an actual survey made on the ground under my supervision in November of 2007. Only those documents with a red surveyor's signature and an accompanying red surveyor's seal shall be deemed reliable and authentic. Reference the attached sketch marked EXHIBIT B, File # SMTHLN03.

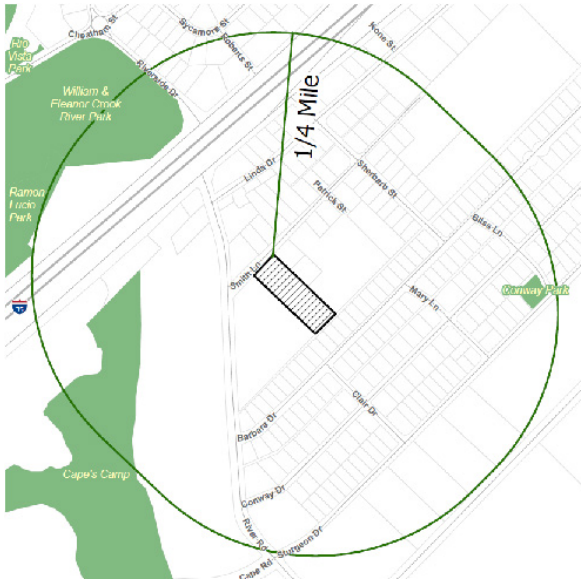
Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703





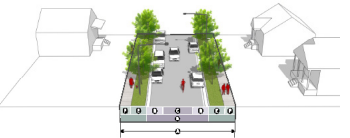
PROPERTY: 112 SMITH LANE  
EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND

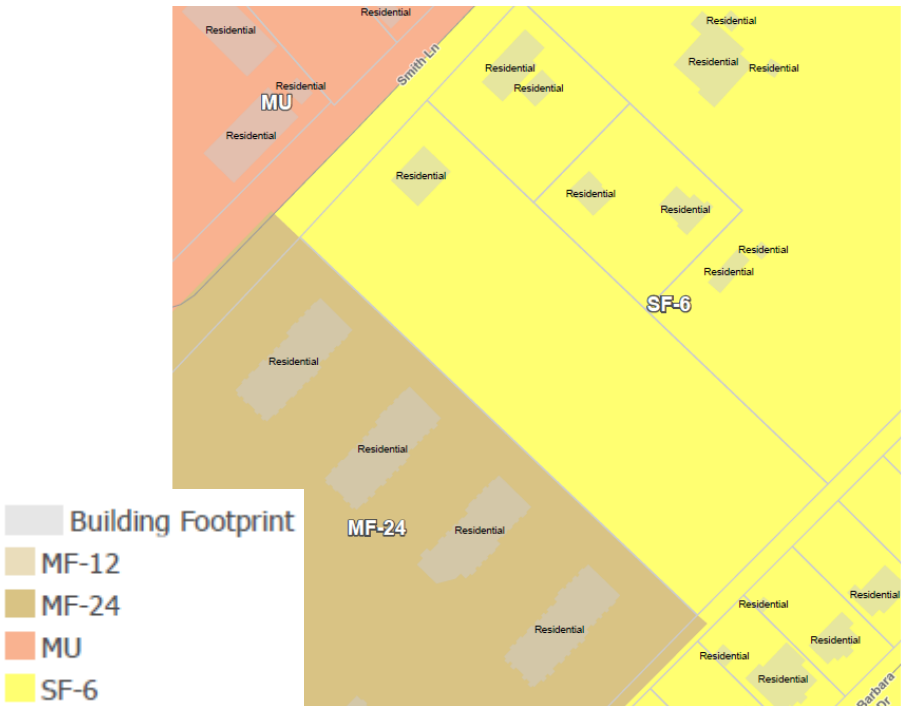


EXISTING STREETSCAPES

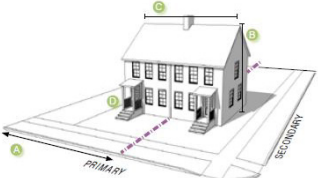


| EXISTING STREETS AND STREETSCAPES |                                                                                     |       |
|-----------------------------------|-------------------------------------------------------------------------------------|-------|
|                                   | SMITH LANE                                                                          | ALLEY |
| Street Type                       | Neighborhood Queuing<br>Existing ROW: 60'                                           | N/A   |
|                                   |  |       |

EXISTING ZONING AND BUILDING TYPES



PROPERTY: 112 SMITH LANE  
EXISTING NEIGHBORHOOD REGULATING PLAN  
ORDINANCE #: 2025-####

| PROPOSED ZONING REGULATIONS      |                                                                                                             |
|----------------------------------|-------------------------------------------------------------------------------------------------------------|
| Lots                             | Up to 13                                                                                                    |
| Zoning District                  | Neighborhood Density - 3 (ND-3)                                                                             |
| Building Type                    | Zero Lot Line House<br>  |
| Max. Units                       | 1 per lot                                                                                                   |
| Required Streetscape             | Residential<br>          |
| Street Type                      | Two-Way Residential Queuing Steet with On-Street Parking                                                    |
| Transitional Yard                | Protective<br>N/A                                                                                           |
| Residential Infill Compatibility | Any lot adjacent to Smith Lane shall be oriented toward Smith Lane.                                         |
| Parking location                 | Surface Parking: Second or Third Layer<br>Parking shall be located within an open-air surface parking area. |

