

ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION



Updated: March, 2023

ZC-24-03 2807 Hunter Rd

CONTACT INFORMATION

Applicant's Name	Loretta Sanders	Property Owner	Loretta Sanders Carol Rybarshi
Company		Company	
Applicant's Mailing Address	444 Longscope Loop San Marcos Tx 78666	Owner's Mailing Address	444 Longscope Loop San Marcos Tx 78666
Applicant's Phone #	512-738-6115	Owner's Phone #	512-738-6115
Applicant's Email	lgsonders2222@gmail.com	Owner's Email	lgsonders2222@gmail.com

PROPERTY INFORMATION

Subject Property Address(es): 2807 Hunter Rd SM 7x
Legal Description: Tract 116, MH Serial # C5499A Title # Unk Label # Tex 0064240
Total Acreage: 1.129 Tax ID #: R 11795
Preferred Scenario Designation: _____ Existing Zoning: MF18
Existing Land Use(s): _____

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-5
Proposed Land Uses / Reason for Change: Selling

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee* \$1,000 plus \$150 per acre Technology Fee \$15

MAXIMUM COST \$5,015

*Existing Neighborhood Regulating Plan Included.

Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

APPLY ONLINE - WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Loretta Sanders (owner name) on behalf of

(company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
2807 Hunter Rd SM Tx (address).

I hereby authorize _____ (agent name) on behalf of

(agent company) to file this application for

(application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Loretta Sanders Date: 2/10/24

Printed Name, Title: owner

Signature of Agent: _____ Date: _____


Printed Name, Title: _____

Form Updated October, 2019

PROPERTY OWNER AUTHORIZATION

I, Loretta Sanders (owner name) on behalf of
Carol Rybarski (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
2807 Hunter Road San Marcos, TX 78666 (address).

I hereby authorize Loretta Sanders (agent name) on behalf of
Carol Rybarski (agent company) to file this application for
Zoning Change (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 4/23/24
Printed Name, Title: Carol Rybarski / Co Owner

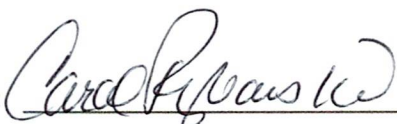
Signature of Agent: _____ Date: 4/23/24
Printed Name, Title: Loretta Sanders

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: 

Date: 4/23/24

Print Name: Carol Rybarski

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

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- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
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I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: Loretta Sanders

Date: 2/10/24

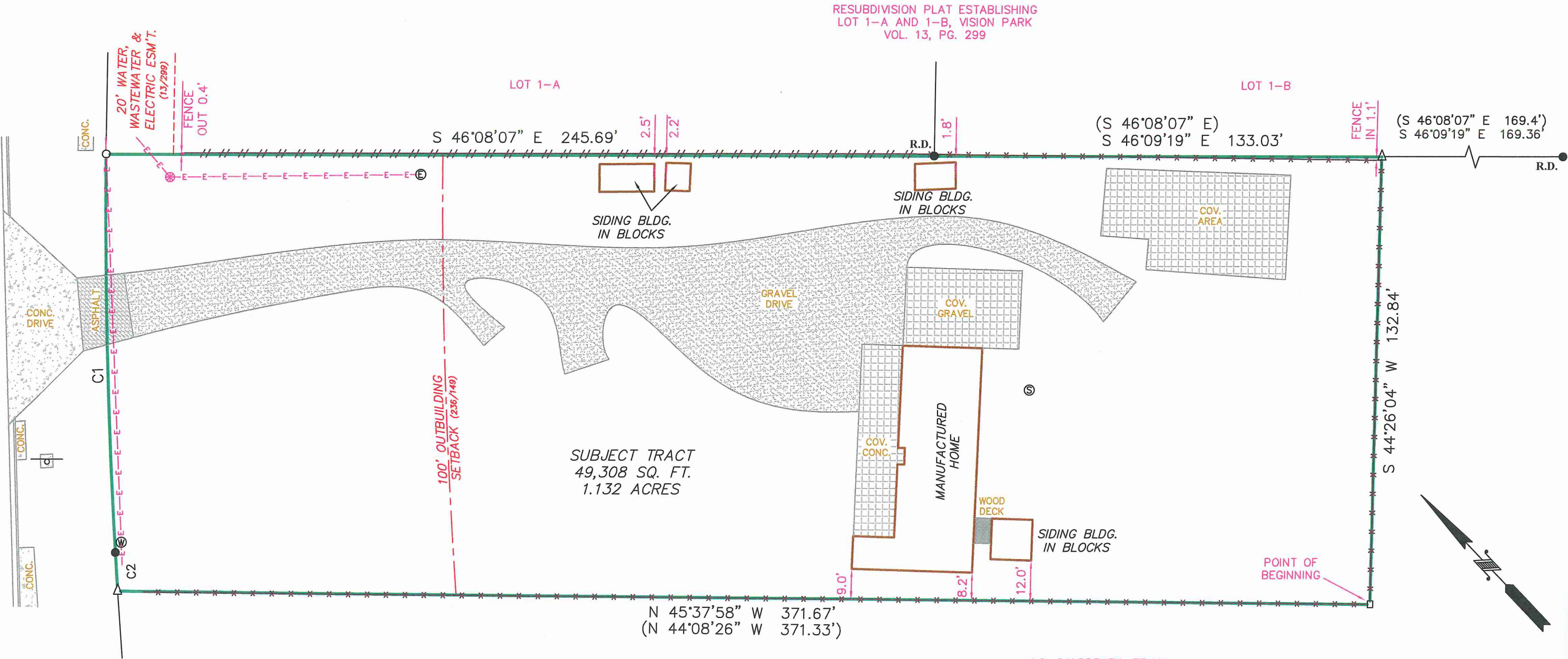
Print Name: Loretta Sanders

Form Updated March, 2023

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 No. PANEL # which is Dated REV. DATE. By scaling 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 THE FLOOD 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"

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



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

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS,
AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME
236, PAGE 149, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

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

J.C. GALBREATH, ET UX
THE REMAINDER OF 18.54 ACRES
VOL. 391, PG. 801

SCALE: 1"=30'

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FIRM REGISTRATION NO.
10111700

Westar Alamo

LAND SURVEYORS, LLC.

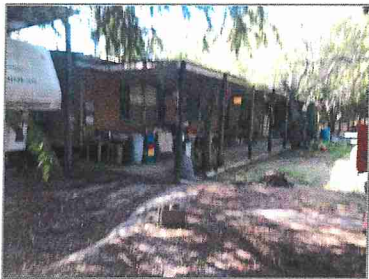
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- △ = CALCULATED POINT
 - = FND. 1/2" IRON ROD
 - = RECORD INFORMATION
 - = SET 1/2" IRON ROD CAPPED WALLS
 - R.D. = RECORD DIGNITY MONUMENT
 - E— = OVERHEAD ELECTRIC
 - P— = POWER POLE
 - M— = METER POLE
 - ⊙ = WATER METER
 - X— = WIRE FENCE
 - W— = 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. 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 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 boundary 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

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;

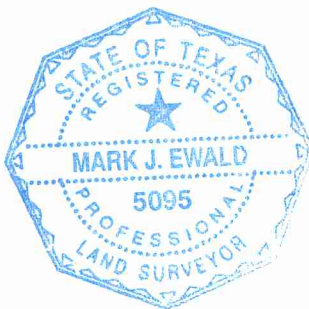
THENCE along the line common to this 1.132 acres and said Lot 1-B, South 46 degrees 09 minutes 19 seconds East (called South 46 degrees 08 minutes 07 seconds East), a distance of 133.03 feet to a point for the East corner of this 1.132 acres, same being an angle corner of the remainder of said Galbreath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

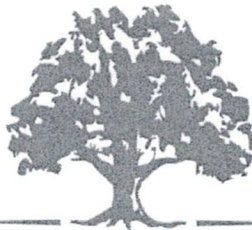


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
September 16, 2020



WIMBERLEY OFFICE

150 RR 3237 (Physical Address)
PO Box 727 (Mailing Address)
Wimberley, TX 78676
T. (512) 847-9277
F. (512) 847-5131



STEVENS & MALONE, PLLC

ATTORNEYS AT LAW

www.stevensmalonelaw.com

CANYON LAKE OFFICE

1451 FM 2673 (Physical Address)
PO Box 1744 (Mailing Address)
Canyon Lake, TX 78133
T. (830) 964-4442
F. (830) 964-4426

June 8, 2020

Carol Rybarski
P. O. Box 1223
Wimberley, Texas 78676

Re: Special Warranty Deed McDonald to Saunders and Rybarski

Dear Ms. Rybarski:

Enclosed please find the Special Warranty Deed from Caroline McDonald to Loretta Sanders and yourself.

We re-recorded this Deed last week to include the Exhibits A through C which were left off of the original recorded Deed.

If you have any questions, please do not hesitate to contact us. Thank you.

Stevens & Malone, PLLC

By: 
Susan Sealy, Assistant to Joe Malone

THIS DOCUMENT IS BE RECORDED TO INCLUDE

2008-80028381 DEED Page: 9
Filed and Recorded: 06/04/2020 10:30:38 AM

EXHIBITS A - C



70 2008 80028381

Hays County
Linda C. Fritsche
County Clerk
San Marcos, Texas 78666

Instrument Number: 2008-80028381

As

Recorded On: September 25, 2008

OPR RECORDINGS

Parties: MCDONALD CAROLINE

Billable Pages: 2

To SAUNDERS LORETTA

Number of Pages: 3

Comment:

(Parties listed above are for Clerks reference only)

** Examined and Charged as Follows: **

OPR RECORDINGS	20.00
Total Recording:	20.00

***** DO NOT REMOVE. THIS PAGE IT 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: 2008-80028381
Receipt Number: 203769
Recorded Date/Time: September 25, 2008 11:31:08A
Book-Vol/Pg: BK-OPR VL-3487 PG-566
User / Station: C Sanchez - Cashiering #4

Record and Return To:

MIKE RYBARSKI
TO CUSTOMER
SAN MARCOS TX 78666



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Linda C. Fritsche
Linda C. Fritsche, County Clerk

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.

SPECIAL WARRANTY DEED

Date: September 15, 2008

Grantor: CAROLINE McDONALD, a single person

Grantor's Mailing Address (including county):

2807 Hunter Road
San Marcos, TX 78666
Hays County

Legal Life Estate: Grantor herein reserves for herself, and it is expressly agreed that she should have, for herself and her assigns, the full possession, benefit and use of the hereinafter described property, as well as the rents, revenues and profits thereof, for and during her natural life.

Grantee: An undivided one-half (1/2) interest to LORETTA SAUNDERS and an undivided one-half (1/2) interest to CAROL RYBARKSKI

Grantee's Mailing Address (including county):

Loretta Saunders
444 Longcope Loop
San Marcos, TX 78666
Hays County

Carol Rybarski
P.O. Box 1223
Wimberley, TX 78676
Hays County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

Property (including any improvements):

TRACT ONE: BEING 0.10 acres of land, more or less, out of the J. M VERAMENDI LEAGUE NO. 1, Hays County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

TRACT TWO: BEING 1.153 acres of land, more or less, out of the J.M. VERAMENDI LEAGUE NO. 1, Hays County, Texas and being more particularly described by metes and bounds in two (2) tracts in Exhibit "B" attached hereto.

SAVE AND EXCEPT, HOWEVER, a 0.121 acre tract of land, more or less, out of the J. M. VERAMENDI LEAGUE NO. 1, Hays County, Texas, and being more particularly described by metes and bounds in Exhibit "C" attached hereto.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all restrictions, covenants, reservations, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

EXECUTED this 15th day of September 2008.

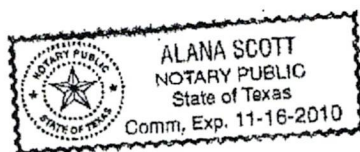
Caroline McDonald
CAROLINE McDONALD

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF HAYS

This instrument as acknowledged before me on this 15th day of September 2008, by CAROLINE McDONALD.



Alana Scott
Notary Public, State of Texas

EXHIBIT A

DESCRIPTION OF 0.10 ACRES, MORE OR LESS, OF LAND AREA IN THE J.M. VERAMENDI LEAGUE NO. 1, ABSTRACT NO. 17, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 18.54 ACRES IN A DEED FROM HEROLD ABEL ET UX TO J.C. GALBREATH ET UX DATED APRIL 15, 1983 AND RECORDED VOLUME 391, PAGE 801 OF THE HAYS COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/4" iron rod with an aluminum cap found in the southwest line of F.M. Highway No. 2439 (also known as Hunter Road) for the common east corner of that tract described as 0.265 acres in a deed from J.C. Galbreath et ux to the State of Texas dated April 18, 2001 and recorded in Volume 1823, Page 60 of the Hays County Official Public Records, the south corner of that tract described as 0.121 acres in a deed from William A. McDonald et ux to the State of Texas dated October 26, 2000 and recorded in Volume 1748, Page 221 of the Hays County Official Public Records, being a common point in the northeast line of the Galbreath 18.54 acre tract and a point in the southwest line of that tract described as 1.126 acres in a deed from Herold Abel et ux to William A. McDonald et ux dated March 31, 1970 and recorded in Volume 236, Page 149 of the Hays County Deed Records, from which a 1/4" iron rod with a plastic cap stamped "Byrn Survey" found in the fence line of Old State Highway No. 2 for the common north corner of the Galbreath 18.54 acre tract, the west corner of the McDonald 1.126 acre tract, the south corner of that tract described as 0.027 acres in a deed from Herold Abel et ux to William A. McDonald et ux dated March 31, 1970 and recorded in Volume 236, Page 149 bears N 44° 17' 00" W 29.33 feet;

THENCE leaving the PLACE OF BEGINNING and the southeast line of F.M. Highway No. 2439 as shown on that plat numbered 24869-01-c dated May 12, 2000 and revised December 28, 2001 for William McDonald by Byrn & Associates, Inc. of San Marcos, Texas, with the common southwest line of the McDonald 1.126 acre tract and the northeast line of the Galbreath 18.54 acre tract, S 44° 17' 00" E (this being the Bearing BASS for this description) 371.07 feet to a 5" creosote fence post for the common south corner of the McDonald 1.126 acre tract and an interior corner in the northwest line of the Galbreath 18.54 acre tract, from which a 6" creosote fence post found for the east corner of the McDonald 1.126 acre tract and an easterly north corner of the Galbreath 18.54 acre tract bears N 45° 39' 52" E 118.79 feet;

THENCE leaving the McDonald 1.126 acre tract and crossing the remaining portion of the Galbreath tract, the following two courses:

1. S 49° 23' 13" W 12.30 feet to a 6" creosote fence corner post for the south corner of this description, and
2. N 44° 08' 26" W 371.33 feet to a 1/4" iron rod with a plastic cap stamped "Byrn Survey" set in the southeast line of the State of Texas 0.265 acre tract and the southeast line of F.M.

Page 1 of 2

Recorder's Note:
ORIGINAL DOCUMENT ILLEGIBLE

Exhibit "A-1"

Highway No. 2439, from which a brass monument found in the southeast line of the State of Texas 0.265 acre tract bears along a left-breaking curve having the following characteristics: central angle = $03^{\circ} 01' 32''$, radius = 1839.56 feet, arc length = 97.15 feet and a chord which bears $S 39^{\circ} 13' 40'' W$ 97.14 feet;

THENCE with the northwest line of the Galbreath remaining portion, the southeast line of the State of Texas 0.265 acre tract and the southeast line of F.M. Highway No. 2439, along a right-breaking curve having the following characteristics: central angle = $00^{\circ} 21' 17''$, radius = 1839.86 feet, arc length = 11.39 feet and a chord which bears $N 40^{\circ} 55' 04'' E$ 11.39 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 0.10 acres, more or less, of land area as prepared from public records and a survey made on the ground in May, 2000 and on December 28, 2001 by Syra & Associates, Inc. of San Marcos, Texas.

KS
Kyle Smith, R.P.L.S. #5307

Return Recorded Document To
Fidelity National Title Ins. Co.
2401 Hunter Road
San Marcos, TX 78666

Recorder's Note:
ORIGINAL DOCUMENT ILLEGIBLE

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jan 07, 2002 at 11:53A

Document Number: 02000627

Amount 15.00

Lee Carlisle
County Clerk
By
Lynn Curry, Deputy
Hays County

CLIENT: McDonald, W.
DATE: December 28, 2001
SURVEY: Veramendi, JM 1, A-17
COUNTY: Hays, Texas
JOB NO.: 24869-01-2
END0.10

EXHIBIT B

TRACT NO ONE

BEGINNING AT AN IRON PIPE FOUND MARKING THE NORTH CORNER OF THAT 20 ACRE TRACT OF LAND HERETOFORE DESCRIBED IN AND CONVEYED BY A DEED NOW OF RECORD IN VOL. 128, PG 255, HAYS COUNTY DEED RECORDS, WHEREIN CHAR FEHLIS WAS GRANTOR AND HAROLD ABEL WAS GRANTEE;

THENCE WITH FENCE ALONG THE NORTHEAST LINE OF SAID 20 ACRE TRACT S. 44 DEGREE 19' E. 420.8 FEET TO A CORNER POST MARKING THE EAST CORNER OF THE TRACT HEREBY CONVEYED;

THENCE S. 45 DEGREE 37' W. 119.2 FEET TO A CORNER POST MARKING THE SOUTH CORNER OF THE TRACT HEREBY CONVEYED;

THENCE N. 44 DEGREE 17' W. 402.4 FEET TO A FENCE ON THE COMMON LINE OF SAID 20 ACRE TRACT AND THE RIGHT OF WAY LINE OF OLD STATE HIGHWAY NO. 2;

THENCE WITH SAID FENCE N. 36 DEGREE 53' E. 120.4 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.126 ACRES OF LAND.

TRACT NO TWO:

BEGINNING AT AN IRON PIPE MARKING THE NORTH CORNER OF THE ABOVE DESCRIBE TRACT NO. ONE;

THENCE WITH FENCE ALONG THE COMMON LINE OF SAID 20 ACRE TRACT AND THE RIGHT OF WAY LINE OF OLD STATE HIGHWAY NO. 2 S. 36 DEGREE 53' W. 120.4 FEET TO THE WEST CORNER OF SAID TRACT NO. ONE;

THENCE N. 41 DEGREE 11' E. 121.1 FEET TO AN IRON PIPE SET FOR THE WEST CORNER OF THE TRACT HEREBY CONVEYED, SAID PIPE BEING SITUATED N. 35 DEGREE 44' E. 103.6 FEET FROM A CONCRETE RIGHT OF WAY MARKER IN THE SOUTHEAST RIGHT OF WAY LINE OF F. M. ROAD NO. 2470;

THENCE WITH SAID RIGHT OF WAY LINE ALONG A CIRCULAR CURVE, THE MIDDLE ORDINATE OF WHICH IS 0.9 FEET AND THE LONG CHORD OF WHICH BEARS N. 38 DEGREE 57' E. 119.8 FEET TO A FENCE CORNER MARKING THE NORTH CORNER OF THE TRACT HEREBY CONVEYED;

THENCE S. 44 DEGREE 19' E. 7.9 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.027 ACRE OF LAND AND BEING THAT IDENTICAL PROPERTY SURVEYED ON THE GROUND IN JANUARY, 1970 BY H.S. BETTERS WORTH, REGISTERED PUBLIC SURVEYOR NO. 1103, OF SEGUIN, GUADALUPE COUNTY, TEXAS.

William A. McDonald
WILLIAM A. McDONALD

Caroline O. McDonald
CAROLINE O. McDONALD AKA CAROLINE
MCDONALD

Recorders Note: ORIGINAL DOCUMENT ILLEGIBLE

EXHIBIT C

County:	Hays
Parcel No:	8
Highway:	FM 2439
Limits:	From San Marcos City Limits to Centerpoint
C.S.J.	2293-01-017
Account No.	8014-2-9

Fieldnote Description for Parcel 8

FIELDNOTE DESCRIPTION OF A 0.121 ACRE TRACT OF LAND IN THE J. M. VERAMENDI LEAGUE NO. 1, HAYS COUNTY, TEXAS, AND BEING A PART OF THAT 1.153 ACRE TRACT CONVEYED TO WILLIAM A. McDONALD AND CAROLINE D. McDONALD, BY DEED RECORDED IN VOLUME 236, PAGE 149 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 0.121 ACRE TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY C.S.C.I. FOR THIS PARCEL, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found on a curve to the right for the southwest corner of the said 1.153 acre tract, being the northwest corner of that 18.54 acre tract conveyed to J. C. Galbreath and Harolyn Galbreath, by deed recorded in Volume 391, Page 801 of the said Deed Records, and a point on the existing easterly right-of-way line of State Highway FM 2439;

- 1) THENCE, leaving the common line between the said 1.153 acre tract and the said 18.54 acre tract, with the common line between the said 1.153 acre tract and the existing easterly right-of-way line of State Highway FM 2439, along the said curve to the right having a radius of 1870.37 feet and a central angle of 03°38'25" (chord bears N38°03'52"E, 118.81 feet), for an arc distance of 118.83 feet to a calculated point for the northwest corner of the aforesaid 1.153 acre tract, being the southwest corner of that 38.8548 acre tract, described as Tract Two, conveyed to M. Scott Krause and F. Jackson Krause, by deed recorded in Volume 967, Page 123 of the said Deed Records, from which a 1/2" iron pipe found bears N45°55'42"W, 1.96 feet;
- 2) THENCE, S45°55'42"E, leaving the existing easterly right-of-way line of said State Highway FM 2439, with the common line between the said 1.153 acre tract and the 38.8548 acre tract, a distance of 48.26 feet to a 1/2" iron rod with aluminum cap set on a curve to the left, on the proposed easterly right-of-way line of State Highway FM 2439, and being 70.00 feet left of highway centerline station 166+48.59, from which a fence corner post found for the northeast corner of the said 1.153 acre tract, bears S45°55'42"E, 378.85 feet;
- 3) THENCE, leaving the common line between the said 1.153 acre tract and the 38.8548 acre tract and crossing the said 1.153 acre tract, with the proposed easterly right-of-way line of State Highway FM 2439, along the said curve to the left having a radius of 1839.86 feet and a central angle of 03°41'05" (chord bears S41°29'41"W, 118.30 feet) for an arc distance of 118.32 feet to a 1/2" iron rod with aluminum cap set in the aforesaid

common line between the 1.153 acre tract and the 18.54 acre tract, and being 70.00 feet left of highway centerline station 167+71.42, from which a calculated point for the southwest corner of the said 1.153 acre tract, bears S45°53'42"E, 372.41 feet;

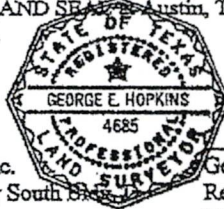
- 4) THENCE, N45°53'42"W, leaving the proposed easterly right-of-way line of State Highway FM 2439, with the common line between the said 1.153 acre tract and the said 18.54 acre tract, a distance of 41.14 feet to the POINT OF BEGINNING and containing 0.121 acres of land area, more or less;

All bearings based on the Texas State Plane Coordinate System, Central Zone.

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

That I, George E. Hopkins, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge 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 Austin, Travis County, Texas this the 12 day of OCTOBER, 1998.



Capital Surveying Company, Inc.
1101 Capital of Texas Highway South
Austin, Texas 78746

George E. Hopkins
George E. Hopkins
Registered Professional Land Surveyor
No. 4685 - State of Texas

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

20021833 DEED

06/04/2020 10:30:38 AM Total Fees: \$54.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

