

**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;

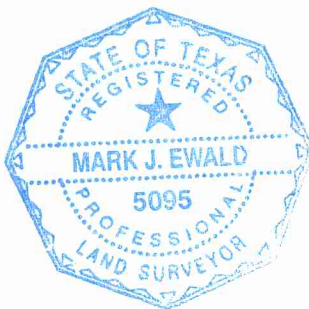
**THENCE** along the line common to this 1.132 acres and said Lot 1-B, South 46 degrees 09 minutes 19 seconds East (called South 46 degrees 08 minutes 07 seconds East), a distance of 133.03 feet to a point for the East corner of this 1.132 acres, same being an angle corner of the remainder of said Galbreath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

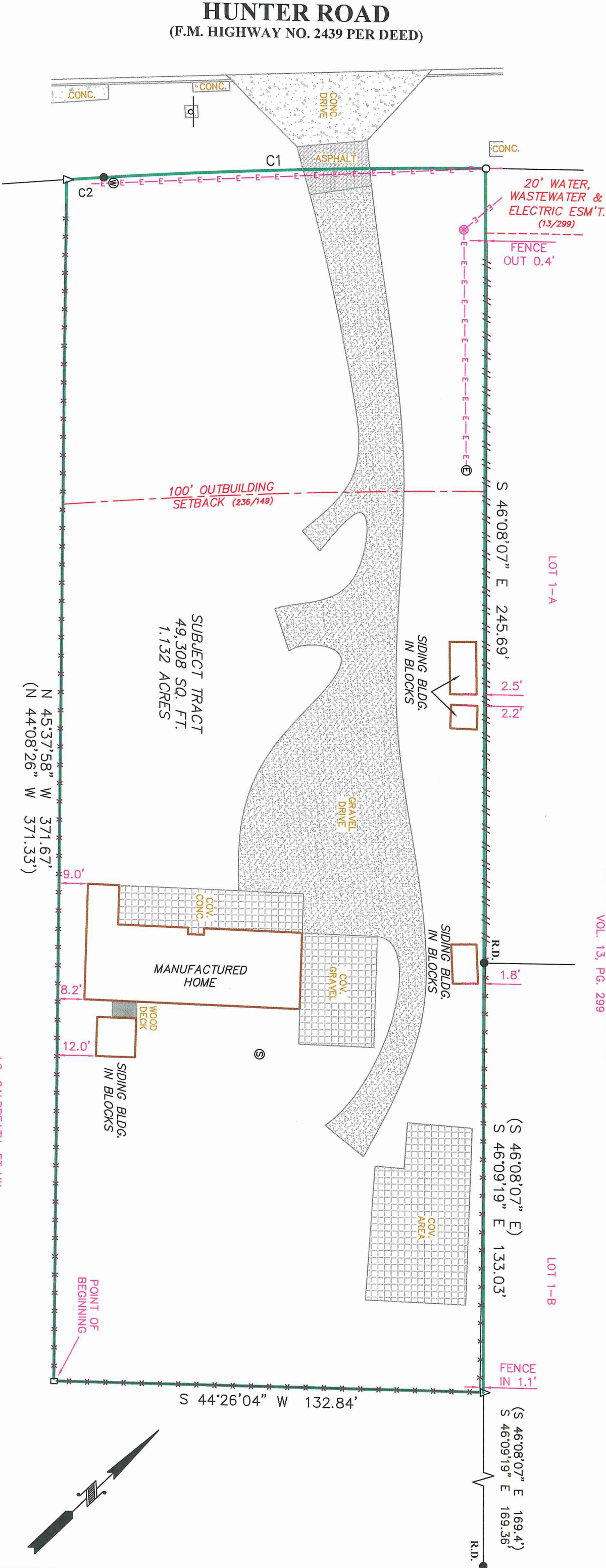
**EXHIBIT B**  
**SURVEY**



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 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"

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



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.

FIRM REGISTRATION NO.  
10111700

**Westar**  
**Alamo**

LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 572-9500 FAX (210) 572-9999

LEGEND

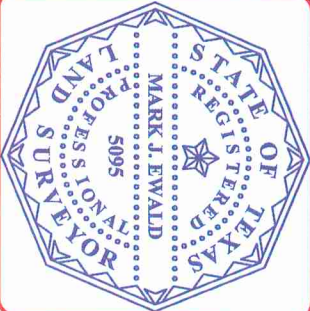
- △ = CALCULATED POINT
- = FUD, 1/2" IRON ROD
- = RECORD INFORMATION
- = SET 1/2" IRON ROD CAPPED WALL
- = RECORD DIGNITY MONUMENT
- = OVERHEAD ELECTRIC
- ⊕ = POWER POLE
- ⊖ = METER POLE
- ⊗ = WATER METER
- ⊘ = WIRE FENCE
- ⊙ = WOOD FENCE
- ⊚ = FENCE POST AT CORNER
- ⊛ = SEPTIC AREA
- ⊜ = SIGN

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

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.**



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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, MARK J. EWALD, Registered Professional  
Land Surveyor, State of Texas, do hereby  
certify that the above plot 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*

G.F. NO. 1029360SMT

JOB NO. 100753

DRAWN BY: JB

TITLE COMPANY: SAN MARCOS TITLE

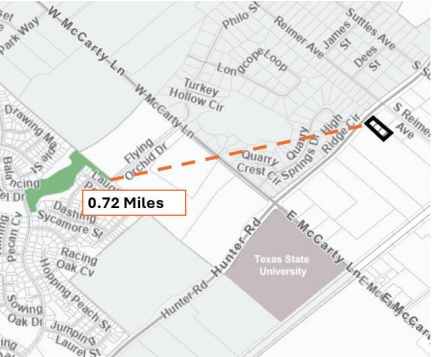
DATE: 09/16/2020

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



PROPERTY: 2807 HUNTER ROAD  
EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND

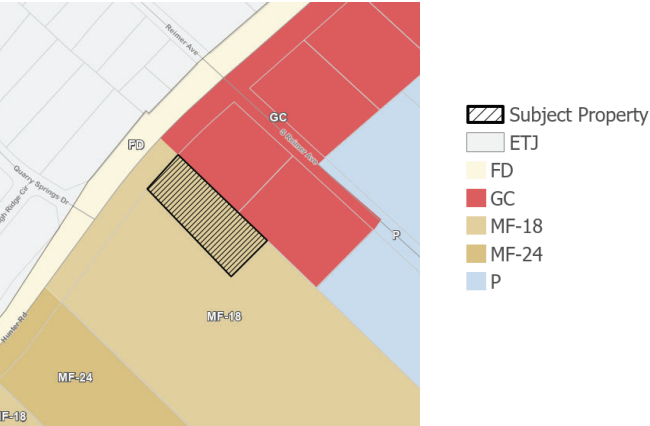


EXISTING STREETSCAPES



EXISTING STREETS AND STREETSCAPES	
	HUNTER ROAD
Street Type	Boulevard Existing ROW: 120'

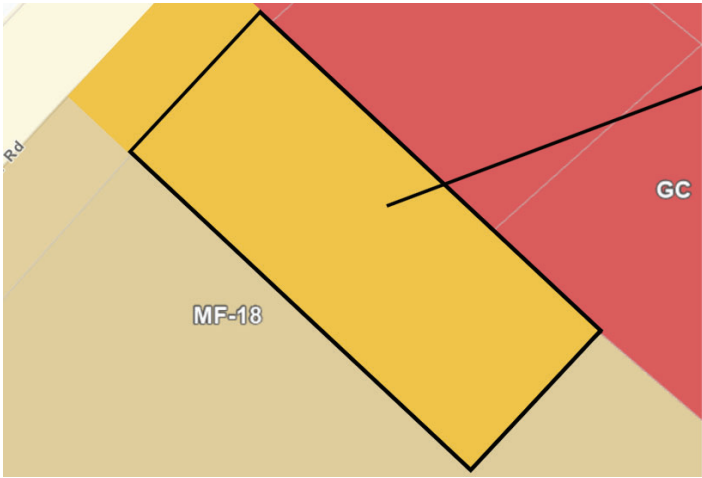
EXISTING ZONING



PROPERTY: 2807 HUNTER ROAD  
EXISTING NEIGHBORHOOD REGULATING PLAN  
ORDINANCE #: 2024-52

PROPOSED ZONING REGULATIONS	
Lots	1
Zoning District	Neighborhood - Commercial (N-CM)
Building Type	Mixed Use Shopfront Neighborhood Shopfront Civic Building Live/Work Townhouse Small Multifamily
Max. Residential Units	Up to 8 apartment units
Required Streetscape	Mixed Use 
Street Type	Mixed Use or Conventional
Transitional Protective Yard	See Section 7.2.2.4 of Land Development Code
Residential Infill Compatibility	See Section 4.4.2.6 of Land Development Code
Parking location	Surface Parking: Second or Third Layer
Parkland	Development Fee & Fee in Lieu

PROPOSED ZONING



Proposed building setbacks shall comply with Section 4.4.2.5 of the Land Development Code