

# 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 Rybariski
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	lgsanders2222@gmail.com	Owner's Email	lgsanders2222@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/](http://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

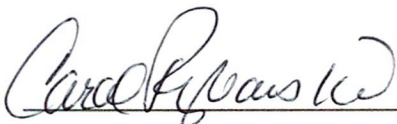
Signature of Agent: \_\_\_\_\_ Date: 4/23/24  
Printed Name, Title: Loretta Sanders

**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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Signature: Loretta Sanders

Date: 2/10/24

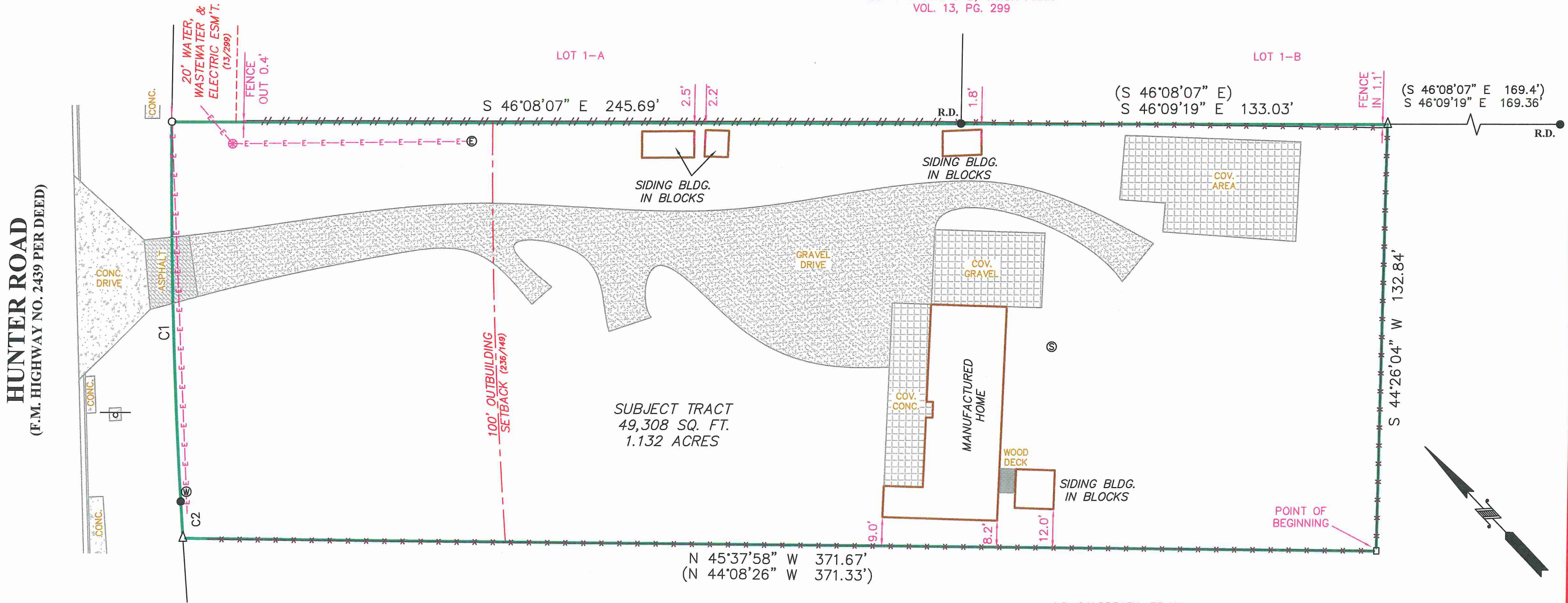
Print Name: Loretta Sanders

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"

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.

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, L.L.C.  
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
  - ⊕ = POWER POLE
  - ⊙ = 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*  
MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

**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;

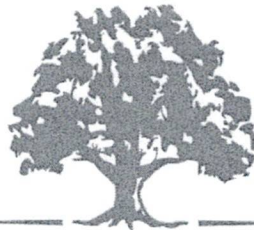
**THENCE** along the line common to this 1.132 acres and said remainder of said Galbreath 18.54 acres, South 44 degrees 26 minutes 04 seconds West, a distance of 132.84 feet to the **POINT OF BEGINNING**, and containing 1.132 acres of land, more or less.

**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](http://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 Doc# Pages: 9  
Filed and Recorded: 06/04/2020 10:30:38 AM

EXHIBITS A - C

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



7D 2008 80028381

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 15<sup>th</sup> day of September 2008.

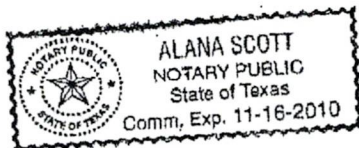
Caroline McDonald  
CAROLINE McDONALD

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS**

**COUNTY OF HAYS**

This instrument as acknowledged before me on this 15<sup>th</sup> 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 231 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 Basis for this description) 373.07 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 5" 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 Sytt & 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. 2440;

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 52' 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 SEQUIN, GUADALUPE COUNTY, TEXAS.

*William A. McDonald*  
WILLIAM A. McDONALD

*Caroline McDonald*  
CAROLINE D. McDONALD ANKA CAROLINE  
MCDONALD

Recorders Note: ORIGINAL DOCUMENT ILEGIBLE

**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.



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

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



**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

