



ZWA

Zamora, L.L.C.

**State-wide Professional Land Surveying
Offices in Buda and El Paso Texas**

EXHIBIT “ ___ ”

(Parcel #9-C)

LEGAL DESCRIPTION

DESCRIPTION OF 0.111 OF AN ACRE (4,827 SQ. FT.) OF LAND, SITUATED IN THE J. VERAMENDI SURVEY NUMBER 17 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AND BEING OUT OF A CERTAIN 3.640 ACRE TRACT OF LAND CONVEYED TO THE CITY OF SAN MARCOS, OF RECORD IN DOCUMENT NUMBER 21011969, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS; SAID 0.111 OF AN ACRE (4,827 SQ. FT.) OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the south right-of-way line of River Road, a variable width right-of-way, at the north corner of said 3.640 acre tract, being also the west corner of Lot 1B, Replat of Lot 1 Tabor Addition, a subdivision of record in Book 10, Page 121, Plat Records, Hays County, Texas having grid coordinates of (N=13,868,661.53, E=2,312,319.30) and being the north corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 45°49'37" E, along the north line of said 3.640 acre tract, being also the south line of said Lot 1B, for a distance of **80.52** feet to a 1/2-inch iron rod with “ZWA” cap set, on the north line of said 3.6378 acre tract, being also the south line of said Lot 1B, and being the east corner of the herein described tract;

THENCE, over and across said 3.640 acre tract the following two courses and distances:

1. **S 44°10'08" W**, for a distance of **60.00** feet to a 1/2-inch iron rod with “ZWA” cap set, and being the south corner of the herein described tract;
2. **N 45°49'36" W**, for a distance of **80.38** feet to a 1/2-inch iron rod with “ZWA” cap set on the south right-of-way line of said River Road, being also the west line of said 3.640 acre tract, and being the west corner of the herein described tract;

THENCE, N 44°02'15" E, along the west line of said 3.640 acre tract and being the south line of said River Road, for a distance of **60.00** feet to the **POINT OF BEGINNING** and containing 0.111 of an acre (4,827 sq. ft.) of land.

BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

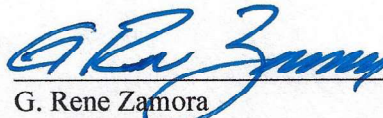
THE STATE OF TEXAS §
§
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief 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 Buda, Hays County, Texas this the 19th day of May, 2021,
A.D.

Zamora, L.L.C.
1425 South Loop 4
Buda, Texas 78610
512-295-6201
Tx. Firm No. 10062700



G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



REFERENCES

HCAD PID No. R12015
Vesting Deed Vol. 3468, Pg. 50

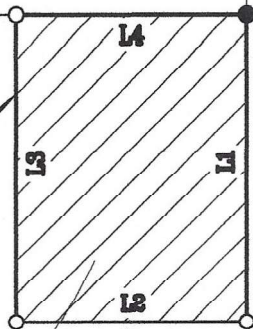
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

RIVER ROAD (R.O.W. VARIES)

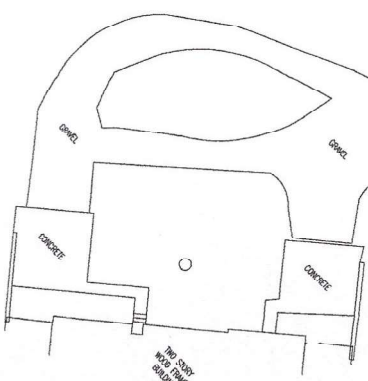
Line Table		
LINE	DIRECTION	LENGTH
L1	S45° 49' 37"E	80.52'
L2	S44° 10' 08"W	60.00'
L3	N45° 49' 36"W	80.38'
L4	N44° 02' 15"E	60.00'

CITY OF SAN MARCOS 0.365 ACRES VOLUME 1158, PAGE 735 O.P.R.H.C.TX. S44°02'15"W 458.79' (S44°10'09"W 459.74')	CITY OF SAN MARCOS 0.19 ACRES VOLUME 1158, PAGE 738 O.P.R.H.C.TX.
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PARCEL #9C
0.111 ACRES
(4,827 S.F.)



P.O.B.
 N=13,868,661.53
 E=2,312,319.30
 (GRID)

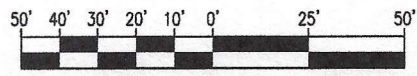
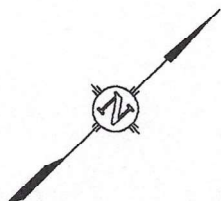


CITY OF SAN MARCOS
 3.640 ACRES
 DOC. NO. 21011696
 O.P.R.H.C.Tx.
 PROPERTY ID: R12015

LOT 1B
 REPLAT OF LOT 1
 TABOR ADDITION
 BOOK 10, PAGE 121
 P.R.H.C.Tx.
 G&H RENTAL PROPERTIES LLC
 VOLUME 5124, PAGE 511
 O.P.R.H.C.Tx.
 PROPERTY ID: R101038

J. VERAMENDI SURVEY
 ABSTRACT NUMBER 17

WESLEY NICHOLS
 10.818 ACRES
 VOLUME 1178, PAGE 745
 O.P.R.H.C.Tx.
 PROPERTY ID: R12072



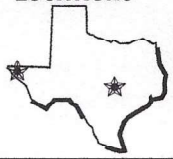
GRAPHIC SCALE

1"=50'

MAY, 2021
 HAYS COUNTY, TEXAS

ALPHA 80 ASSOCIATES LLC
 57.059 ACRES
 VOLUME 5370, PAGE 256
 O.P.R.H.C.Tx.
 PROPERTY ID: R12116 & R12117

LOCATIONS



ZWA
Zamora, L.L.C.
Professional Land Surveyors
 Texas Firm No. 10062700
 1425 South Loop 4 • Buda, Texas 78610
 Tel: (512) 295-6201 • Fax (512) 295-6091

PROJECT: BLANCO RIVERINE DRAINAGE RIGHT-OF-WAY
JOB NUMBER: 1024-09-ESMT
DATE: MAY, 2021
SCALE: 1" = 50'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 1024-09-ESMT R12015 9C.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.111 ACRE TRACT OF LAND SITUATED IN THE J. VERAMENDI SURVEY, ABSTRACT NUMBER 17, HAYS COUNTY, TEXAS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/ZWA CAP
- △ CALCULATED POINT
- ⊞ CONCRETE MONUMENT FOUND
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
- () RECORD INFORMATION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

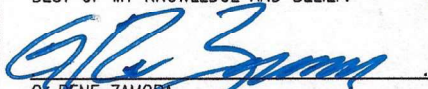
NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

META DATA:

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


 G. RENE ZAMORA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5682



LOCATIONS



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