

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: _____, 2021

Grantor: G&H Rental Properties, LLC, P.O. Box 201, Martindale, Texas 78655-0201

Grantee: The City of San Marcos, Texas, a home rule municipality, 630 East Hopkins Street, San Marcos, Hays County, Texas 78666

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): As described in Exhibit "A," attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property.

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 way belonging, TO HAVE AND TO HOLD it to Grantee and Grantee's heirs, successors or assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns against every person whomever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

Taxes are prorated through the date hereof. Grantee assumes no liability for any taxes and assessments due and unpaid through the date of this deed by Grantor and Grantor agrees to indemnify, defend and hold harmless Grantee against and from any assessments, claims, demands, lawsuits or other losses incurred by Grantee arising from any such unpaid taxes and assessments.

When the context requires, singular nouns and pronouns include the plural.

[SIGNATURE ON NEXT PAGE]

EXECUTED to be effective as of the date first written above.

GRANTOR:

By: _____
Robert Gordon Hall III, Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on _____, 2021 by Robert Gordon Hall III, Manager of G&H Rental Properties, LLC, in such capacity, on behalf of said entity.

Notary Public, State of Texas

EXHIBIT A
[INSERT TWO LEGAL DESCRIPTIONS]



ZWA

Zamora, L.L.C.

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

EXHIBIT "A"

**G&H Rental Properties, LLC
to
City of San Marcos
(Parcel #7)**

LEGAL DESCRIPTION

DESCRIPTION OF 0.050 OF AN ACRE (2,188 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 LOT 1A, REPLAT OF LOT 1, TABOR ADDITION, A SUBDIVISION OF RECORD IN BOOK 10, PAGE 121, OF THE PLAT RECORDS, HAYS COUNTY, TEXAS, SAID LOT 1A BEING DESCRIBED IN A GENERAL WARRANTY DEED TO G&H RENTAL PROPERTIES, LLC, OF RECORD IN VOLUME 5124, PAGE 511, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 0.050 OF AN ACRE (2,188 SQ. FT.) OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point on the south right-of-way line of River Road, a variable width right-of-way, at the north corner of said Lot 1A, being also the west corner of Lot 2, Tabor Addition, a subdivision of record in Book 9, Page 343, Plat Records Hays County, Texas;

THENCE, S 45°42'17" E, along the north line of said Lot 1A, being also the south line of said Lot 2, a distance of 146.58 feet to a 1/2-inch iron rod with cap stamped "ZWA" set, on said north line of said Lot 1A, being also said south line of said Lot 2, having grid coordinates of (N=13,868,671.36, E=2,312,482.70), and being the north corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 45°42'17" E, continuing with said north line of said Lot 1A, and said south line of said Lot 2, for a distance of 36.16 feet to a 1/2-inch iron rod with cap stamped "ZWA" set, at the east corner of said Lot 1A, being also the south corner of said Lot 2, being also on the west line of that certain 10.818 acre tract of land conveyed to Wesley Nichols, of record in Volume 11748, Page 745, Official Public Records, Hays County, Texas, and being the east corner of the herein described tract;

THENCE, S 44°12'19" W, with the east line of said Lot 1A, being also the west line of said 10.818 acre tract, for a distance of 60.39 feet to a 1/2-inch iron rod with cap stamped "ZWA" set, at the south corner of said Lot 1A, being also the east corner of Lot 1B, of said Replat of Lot 1 Tabor Addition, being also on the said west line of said 10.818 acre tract, and being the south corner of the herein described tract;

THENCE, N 45°42'17" W, with the south line of said Lot 1A, being also the north line of said Lot 1B, for a distance of 36.30 feet to a 1/2-inch iron rod with cap stamped "ZWA" set, on the south line of said Lot 1A, being also the north line of said Lot 1B, and being the west corner of the herein described tract;

THENCE, N 44°20'25" E, crossing said Lot 1A, for a distance of 60.39 feet to the **POINT OF BEGINNING** and containing 0.050 of an acre (2,188 sq.ft.) of land.

BEARING BASIS

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

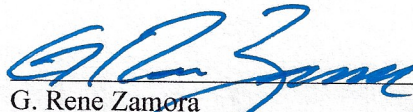
THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

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 0 day of August, 2020, 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. R101039
Vesting Deed Vol. 5124, Pg. 511

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

Line Table		
LINE	DIRECTION	LENGTH
L1	S45° 42' 17"E	36.16'
L2	N45° 42' 17"W	36.30'
L3	N44° 20' 25"E	60.39'

- 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

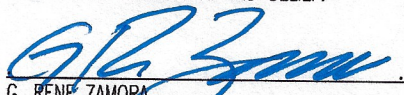
NOTE:

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.

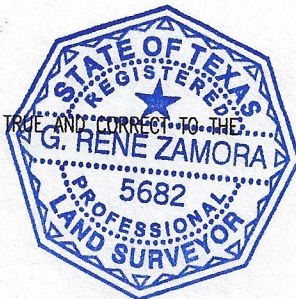
META DATA:

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. 5862



LOCATIONS



ZWA

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

PROJECT: 0.050 ACRE TRACT DRAINAGE RIGHT-OF-WAY
JOB NUMBER: 1024-09
DATE: AUGUST, 2020
SCALE: 1" = 50'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 1024-09-ESMT R101030.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.050 ACRE TRACT OF LAND SITUATED IN THE J. VERAMENDI SURVEY, ABSTRACT NUMBER 17, HAYS COUNTY, TEXAS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LOT 1A
REPLAT OF LOT 1
TABOR ADDITION
BOOK 10, PAGE 121
P.R.H.C.Tx.

RIVER ROAD
(R.O.W. VARIES)

G&H RENTAL PROPERTIES LLC
VOLUME 5124, PAGE 511
O.P.R.H.C.Tx.
PROPERTY ID: R101039

CITY OF SAN MARCOS
0.365 ACRES
VOLUME 1158, PAGE 735
O.P.R.H.C.Tx.

CITY OF SAN MARCOS
0.19 ACRES
VOLUME 1158, PAGE 738
O.P.R.H.C.Tx.

CITY OF SAN MARCOS
0.340 ACRES
VOLUME 849, PAGE 664
O.P.R.H.C.Tx.

S44°11'40"W 121.15'
(S44°10'08"W 120.94')

N44°11'40"E 120.94'
(N44°10'08"E 120.94')

10' P.U.E.
20'x20'
JOINT USE
ACCESS EASEMENT
BOOK 10, PAGE 121
P.R.H.C.Tx.
7.5' P.U.E.

P.O.C.
N=13,868,748.39
E=2,312,403.75
(GRID)

LOT 2
TABOR ADDITION
BOOK 9, PAGE 343
P.R.H.C.Tx.

CRAIG A. COFFEE
VOLUME 4401, PAGE 676
O.P.R.H.C.Tx.
PROPERTY ID: R101040

LOT 3
RIVER VIEW ACRES
SECTION ONE
BOOK 6, PAGE 208
P.R.H.C.Tx.

BLANCO RIVER L.P.
VOLUME 2604, PAGE 461
O.P.R.H.C.Tx.
PROPERTY ID: R60766

JOHN BUGGE
3.6378 ACRES
VOLUME 3468, PAGE 50
O.P.R.H.C.Tx.
PROPERTY ID: R12015

PARCEL #7
0.050 ACRES
(2,188 S.F.)

P.O.B.
N=13,868,671.36
E=2,312,482.70
(GRID)

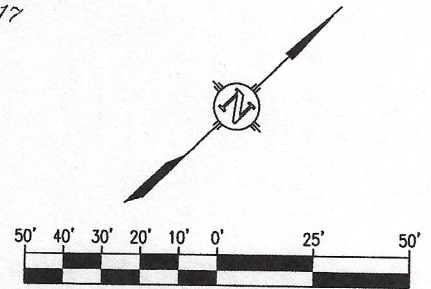
LOT 1B
REPLAT OF LOT 1
TABOR ADDITION
BOOK 10, PAGE 121
P.R.H.C.Tx.

G&H RENTAL PROPERTIES LLC
VOLUME 5124, PAGE 511
O.P.R.H.C.Tx.
PROPERTY ID: R101038

S44°12'19"W 60.39'
(S44°08'23"W 60.39')

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'

JULY, 2020
HAYS COUNTY, TEXAS

LOCATIONS



ZWA

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

PROJECT:	0.050 ACRE TRACT DRAINAGE RIGHT-OF-WAY
JOB NUMBER:	1024-09
DATE:	AUGUST, 2020
SCALE:	1"= 50'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	1024-09-ESMT R101039.dwg
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

EXHIBIT TO ACCOMPANY LEGAL
DESCRIPTION OF 0.050 ACRE
TRACT OF LAND SITUATED IN THE
J. VERAMENDI SURVEY, ABSTRACT
NUMBER 17, HAYS COUNTY, TEXAS.



ZWA

Zamora, L.L.C.

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

EXHIBIT "A"

**G&H Rental Properties, LLC
to
City of San Marcos
(Parcel #8)**

LEGAL DESCRIPTION

DESCRIPTION OF 0.060 OF AN ACRE (2,623 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 LOT 1B, REPLAT OF LOT 1, TABOR ADDITION, A SUBDIVISION OF RECORD IN BOOK 10, PAGE 121, OF THE PLAT RECORDS, HAYS COUNTY, TEXAS, SAID LOT 1B BEING DESCRIBED IN A GENERAL WARRANTY DEED TO G&H RENTAL PROPERTIES, LLC, OF RECORD IN VOLUME 5124, PAGE 511, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 0.060 OF AN ACRE (2,623 SQ. FT.) OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING 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 west corner of said Lot 1B, being also the north corner of a certain 3.6378 acre tract of land conveyed to John Bugge, of record in Volume 3468, Page 50, Official Public Records Hays County, Texas;

THENCE, S 45°49'37" E, along the north line of said 3.6378 acres tract, being also the south line of said Lot 1B, a distance of 102.99 feet to a 1/2-inch iron rod with cap stamped "ZWA" set, on said north line of said 3.6378 acre tract, also being said south line of said Lot 1B, having grid coordinates of (N=13,868,589.76, E=2,312,393.17) and being the west corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, N 44°20'25" E, departing said north line of said 3.6378 acre tract, crossing said Lot 1B, for a distance of **60.54** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, on the north line of said Lot 1B, being also the south line of Lot 1A, of said Replat of Lot 1, Tabor Addition, and being the north corner of the herein described tract;

THENCE, S 45°42'17" E, with the north line of said Lot 1B, and the south line of said Lot 1A, for a distance of **43.30** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, at the east corner of said Lot 1B, being also the south corner of said Lot 1A, and being the east corner of the herein described tract;

THENCE, S 44°12'19" W, with the east line of said Lot 1B, being also the west line of a certain 10.818 acre tract of land conveyed to Wesley Nichols, of record in Volume 11748, Page 745, Official Public Records, Hays County, Texas, for a distance of **60.45** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, at the south corner of said Lot 1B, being also the west corner of said 10.818 acre tract, being also on the north line of said 3.6378 acre tract, and being the south corner of the herein described tract;

THENCE, N 45°49'36" W, along the common line of said 3.6378 acre tract and said Lot 1B, for a distance of **43.44** feet to the **POINT OF BEGINNING** and containing 0.060 of an acre (2,623 sq.ft.) of land.

BEARING BASIS

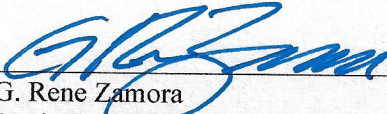
THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF HAYS §

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 10 day of August, 2020, 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. R101038
Vesting Deed Vol. 5124, Pg. 511

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Line Table		
LINE	DIRECTION	LENGTH
L1	N44° 20' 25"E	60.54'
L2	S45° 42' 17"E	43.30'
L3	N45° 49' 36"W	43.44'

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. 5862



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: 0.060 ACRE TRACT DRAINAGE RIGHT-OF-WAY	
JOB NUMBER: 1024-09	
DATE: AUGUST, 2020	
SCALE: 1" = 50'	
SURVEYOR: ZAMORA	
TECHNICIAN: DWC	
DRAWING: 1024-09-ESMT R101038.dwg	
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.060 ACRE TRACT OF LAND SITUATED IN THE J. VERAMENDI SURVEY, ABSTRACT NUMBER 17, HAYS COUNTY, TEXAS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

RIVER ROAD
(R.O.W. VARIES)

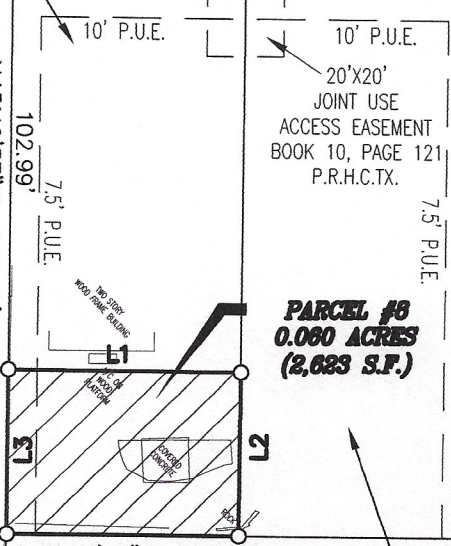
CITY OF SAN MARCOS
0.365 ACRES
VOLUME 1158, PAGE 735
O.P.R.H.C.Tx.

CITY OF SAN MARCOS
0.19 ACRES
VOLUME 1158, PAGE 738
O.P.R.H.C.Tx.
S44°11'40"W 121.15'
(S44°10'08"W 120.94')

CITY OF SAN MARCOS
0.340 ACRES
VOLUME 849, PAGE 664
O.P.R.H.C.Tx.

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

P.O.B.
N=13,868,589.76
E=2,312,393.17
(GRID)



PARCEL #8
0.060 ACRES
(2,683 S.F.)

LOT 2
TABOR ADDITION
BOOK 9, PAGE 343
P.R.H.C.Tx.

CRAIG A. COFFEE
VOLUME 4401, PAGE 676
O.P.R.H.C.Tx.
PROPERTY ID: R101040

LOT 3
RIVER VIEW ACRES
SECTION ONE
BOOK 6, PAGE 208
P.R.H.C.Tx.

BLANCO RIVER L.P.
VOLUME 2604, PAGE 461
O.P.R.H.C.Tx.
PROPERTY ID: R60766

JOHN BUGGE
3.6378 ACRES
VOLUME 3468, PAGE 50
O.P.R.H.C.Tx.
PROPERTY ID: R12015

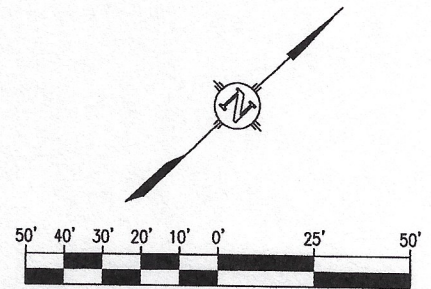
S44°12'19"W 60.45'
(S44°08'23"W 60.39')

LOT 1A
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: R101039

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'

JULY, 2020
HAYS COUNTY, TEXAS

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:	0.060 ACRE TRACT DRAINAGE RIGHT-OF-WAY
JOB NUMBER:	1024-09
DATE:	AUGUST, 2020
SCALE:	1" = 50'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	1024-09-ESMT R101038.dwg
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.060 ACRE TRACT OF LAND SITUATED IN THE J. VERAMENDI SURVEY, ABSTRACT NUMBER 17, HAYS COUNTY, TEXAS.