



ZWA

Zamora, L.L.C.

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

EXHIBIT “ ___ ”

**Armando C. Garza
to
City of San Marcos
(Parcel #11)**

LEGAL DESCRIPTION

DESCRIPTION OF 0.072 OF AN ACRE (3,145 SQ. FT.) OF LAND, SITUATED IN THE J. VERAMENDI SURVEY ABSTRACT NUMBER 17 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AND BEING OUT OF A CERTAIN 4.596 ACRE TRACT OF LAND CONVEYED TO ARMANDO C. GARZA, OF RECORD IN VOLUME 1053, PAGE 96, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS; SAID 0.072 OF AN ACRE (3,145 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 a certain 4.557 acre tract conveyed to Joe C. Garza of record in Volume 1170, Page 358, Deed Records, Hays County, Texas, being also the north corner of a certain remainder of a 57.982 acre tract of land conveyed to Ralph Crouch of record in Volume 1018, Page 75, Deed Records, Hays County, Texas;

THENCE, S 45°26'06" E, along the north line of said Crouch tract, being also the south line of said 4.557 acre tract, for a distance of 297.53 feet to a 1/2-inch iron rod found at the east corner of said Crouch tract, being also the north corner of a certain 44.32 acre tract of land conveyed to A. E. Cummings, Inc., of record in Document Number 19045751, Official Property Records, Hays County, Texas;

THENCE, S 45°38'50" E, continuing along the south line of said 4.557 acre tract, being also the north line of said 44.32 acre tract, for a distance of 129.98 feet to a 25" hackberry tree found, at the south corner of said 4.557 acre tract, being also the west corner of said 4.596 acre tract, being also on the north line of said 44.32 acre tract, having grid coordinates of (N=13,867,631.29, E=2,311,923.64) and being the west corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, N 52°31'03" E, departing said north line of said 44.32 acre tract, being also said east line of said 4.557 acre tract, along the west line of said 4.596 acre tract, for a distance of **204.34** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, on said east line of said 4.557 acre tract, being also said west line of said 4.596 acre tract, and being the east corner of the herein described tract, from which a 1/2-inch iron rod found on said east line of said 4.557 acre tract, being also said west line of said 4.596 acre tract bears N 52°31'03" E, at a distance of 73.01 feet;

THENCE, S 43°45'53" W, departing said east line of said 4.557 acre tract, being also said west line of said 4.596 acre tract, crossing said 4.596 acre tract, for a distance of **202.28** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, on the south line of said 4.596 acre tract, being also the north line of said 44.32 acre tract, and being the south corner of the herein described tract;

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THENCE, N 45°38'49" W, with said south line of said 4.596 acre tract, being also said north line of said 44.32 acre tract, for a distance of **31.10** feet to the **POINT OF BEGINNING** and containing 0.072 of an acre (3,145 sq. ft.) of land.

BEARING BASIS

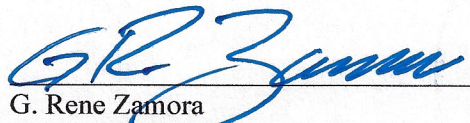
THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

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 29th day of September, 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. R12087
Vesting Deed Vol. 1170, Pg. 358

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Line Table		
LINE	DIRECTION	LENGTH
L1	N52° 31' 03"E	204.34'
L2	S43° 45' 53"W	202.28'
L3	N45° 38' 49"W	31.10'
L4	N52° 31' 03"E	73.01'

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:

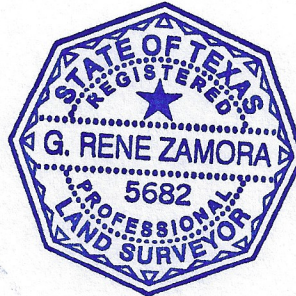
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

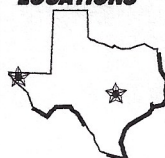
META DATA:

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
THE VERTICAL DATUM UTILIZED IS NAVD88, GEOID MODEL 2012A.

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



<p>LOCATIONS</p> 	<p style="font-size: 2em; font-weight: bold; text-align: center;">ZWA</p> <p style="font-weight: bold; text-align: center;">Zamora, L.L.C. Professional Land Surveyors</p> <p style="font-size: 0.8em;">Texas Firm No. 10062700 1425 South Loop 4 • Buda, Texas 78610 Tel: (512) 295-6201 • Fax: (512) 295-6091</p>	<p>PROJECT: 0.072 ACRE DRAINAGE RIGHT-OF-WAY</p> <p>JOB NUMBER: 1024-09</p> <p>DATE: AUGUST, 2020</p> <p>SCALE: 1" = 100'</p> <p>SURVEYOR: ZAMORA</p> <p>TECHNICIAN: DWC</p> <p>DRAWING: 1024-09-ESMT R12087.dwg</p> <p>FIELDNOTES:</p> <p>PARTYCHIEF:</p> <p>FIELDBOOKS:</p>	<p>EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.072 ACRE TRACT OF LAND SITUATED IN THE J. VERAMENDI SURVEY, ABSTRACT NUMBER 17, HAYS COUNTY, TEXAS.</p>
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

RIVER ROAD
(R.O.W. VARIES)

CITY OF SAN MARCOS
(1.359 ACRES)
VOLUME 917, PAGE 649
D.R.H.C.TX.

CITY OF SAN MARCOS
TRACT B
VOLUME 997, PAGE 741
D.R.H.C.TX.

P.O.C.
N=13,867,930.94
E=2,311,618.72
(GRID)

LCRA TRANSMISSION
SERVICES CORPORATION
(0.26 ACRES)
DOCUMENT NUMBER 17015673
O.P.R.H.C.TX.

RALPH CROUCH
(57.982 ACRES)
VOLUME 1018, PAGE 75
D.R.H.C.Tx.
PROPERTY ID: R12053 &
R12054

30' WIDE ROAD EASEMENT
VOLUME 64 PAGE 93
D.R.H.C.TX.

JOE C. GARZA
(4.557 ACRES)
VOLUME 1170, PAGE 358
D.R.H.C.Tx.
PROPERTY ID: R12086

S45°26'06"E 297.53'
(S45°39'00"E 427.50')

25"
HACKBERRY

P.O.B.
N=13,867,631.29
E=2,311,923.64
(GRID)

A. E. CUMMINGS, INC.
(44.32 ACRES)
DOCUMENT NUMBER 19045751
O.P.R.H.C.Tx.

S45°38'50"E 1278.09'
(S45°38'44"E 1278.15')

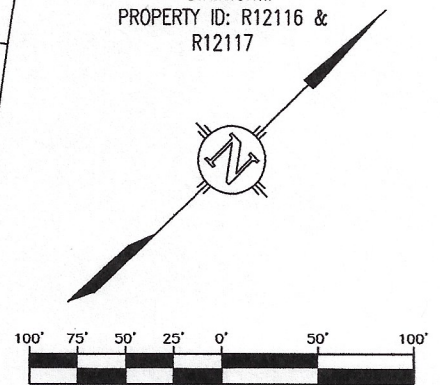
S45°38'50"E 826.09'
(S45°38'44"E 824.78')

PARCEL #11
0.072 ACRES
(3,145 S.F.)

TEXAS PUBLIC UTILITIES
COMPANY
VOLUME 90, PAGE 360
D.R.H.C.TX.

ARMANDO C. GARZA
(4.596 ACRES)
VOLUME 1053, PAGE 96
D.R.H.C.Tx.
PROPERTY ID: R12087

ALPHA 80 ASSOCIATES LLC
(57.059 ACRES)
VOLUME 5370, PAGE 256
D.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 • Buena, Texas 78610
Tel: (512) 295-6201 • Fax (512) 295-6091

PROJECT:	0.072 ACRE DRAINAGE RIGHT-OF-WAY
JOB NUMBER:	1024-09
DATE:	AUGUST, 2020
SCALE:	1" = 100'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	1024-09-ESMT R12087.dwg
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.072 ACRE TRACT OF LAND SITUATED IN THE J. VERAMENDI SURVEY, ABSTRACT NUMBER 17, HAYS COUNTY, TEXAS.