

## PURCHASE AGREEMENT

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and the mutual covenants herein, **Andrew McEwen and Adrienne Nicole Craft aka, Adrienne McEwen**, (the "Seller," whether one or more) hereby agrees to grant, bargain, sell and convey to the **City of San Marcos, Texas** (the "City"), or its assignee, and the City agrees to purchase the portion of property, 8.971 ac.(390,787 SQFT.) located at 1320 & 1324 Old Martindale Rd., in the City of San Marcos, Hays County, Texas, as described in Exhibits "A & B, attached hereto and made a part hereof for all purposes (the "Property"), subject to the terms and conditions below:

**1. Price:** The total purchase price for the Acquisition of Property to be paid by the City shall be **\$1,350,000.00**. Payment of the purchase price shall be made upon transfer of title to the City at closing.

**2. Title Company and Title Insurance:** The City will acquire at its own option and expense a policy of title insurance issued by San Marcos Title Company ("The Title Company"). The Title Company shall act as escrow agent.

**3. Closing:** Closing shall occur at the Title Company on or before 30 days after the effective date of this agreement at the election of the City. Notwithstanding the foregoing, if examination of title, or any other source discloses any defects of said title which, in the opinion of the City, cannot be cured in a reasonable time, then the City, in its discretion, reserves the right to extend the date for closing for the period of time necessary to cure such defects or terminate this agreement.

**4. Conveyance:** Upon closing, the Seller shall convey to the City, or its assignee, by General Warranty Deed a good and marketable fee simple title to the Property and all appurtenances, free and clear of all liens, assessments and encumbrances, except as specifically agreed to by the City.

**5. Closing Expenses:** The General Warranty Deed shall be prepared by the City. All expenses for the recording of the deed and incidental closing expenses shall be paid by the City.

**6. Damage to Property:** It is further agreed and understood that the purchase price stated above is based upon the condition of the Property as of the date of this agreement, and if between said date and the date upon which title is conveyed to the City, any loss or damage occurs to the Property by any cause whatsoever, including but not limited to fire, casualty, theft, or vandalism, said loss or damage shall be at the risk of the Seller. In the event the condition of the Property should change, for any reason, prior to the date of delivery of possession to the City, the City shall have the right to terminate this agreement.

**7. Leases:** It is further agreed and understood that if the Property or any portion thereof is currently leased to any individual, family or business concern as tenant or tenants of the Seller, the Seller will terminate the lease and the closing date will be extended until the date all tenants have vacated the Property pursuant to such termination, unless the City agrees to an

assignment of such lease or waives this condition. The Seller, otherwise, agrees not to enter into any leases of the Property or any portion thereof after the date of this agreement.

**8. Taxes and Assessments:** Taxes and assessments against the Property shall be prorated through the date of closing. It is understood and agreed by the Seller that, after closing, the City may forward any tax bills attributable to the Seller's ownership of the Property directly to the Seller and the Seller shall promptly pay such bill. If the City pays such bill, it may forward an invoice to the Seller for reimbursement and the seller shall promptly pay such invoice. The City may pursue any remedies available at law or in equity to enforce the Seller's obligations under this paragraph. The Seller's obligations under this paragraph shall survive closing.

**9. Entire Agreement:** The full agreement of the Seller and the City is set forth in the text of this instrument, and no other representations or obligations other than those set forth herein will be recognized.

**10. Venue:** Venue for any dispute arising under this agreement shall be in the appropriate state court in Hays County, Texas having jurisdiction or, if in federal court, the United States District Court for the Western District of Texas, Austin Division.

**11. Binding on Successors:** This agreement shall be binding upon the Seller and the Seller's heirs, executors, administrators, successors and assigns.

**12. Subject to Approval:** The effectiveness of this agreement is subject to approval of the San Marcos City Council when the purchase price exceeds \$50,000.

EXECUTED to be effective as of the date of the last signature below.

SELLER:

\_\_\_\_\_  
Andrew McEwen                      Date:

\_\_\_\_\_  
Adrienne McEwen,                      Date:  
Aka Adrienne Nicole Craft

CITY OF SAN MARCOS, TEXAS

By: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



**ZWA**

**Zamora, L.L.C.**

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

**Adrienne McEwen and Andrew McEwen  
to  
City of San Marcos  
(Parcel #13)**

**EXHIBIT " A "**

**LEGAL DESCRIPTION**

DESCRIPTION OF 3.688 ACRES (160,667 SQ. FT.) OF LAND, SITUATED IN THE J. VERAMENDI SURVEY ABSTRACT NUMBER 17 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, BEING OUT OF A 5.344 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO ADRIANNE McEWEN AND ANDREW McEWEN, OF RECORD IN DOCUMENT NUMBER 16029897, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS; SAID 3.688 ACRES (160,667 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 Old Martindale Road, a variable width right-of-way, at the west corner of a certain 6.571 acre tract of land Tract 1, conveyed to Adrienne McEwen and Andrew McEwen, of record in said Document Number 16029897, Official Public Records, Hays County, Texas, and being the north corner of a certain tract of land referred to as Avoca Ranch Road, as confirmed in a Final Judgement made May 17, 1976, of record in Volume 1268, Page 069, Deed Records, Hays County, Texas, having grid coordinates of (N=13,865,859.85, E=2,311,407.97);

**THENCE**, S 45°49'56" E, along the south line of said 6.571 acre tract, being also the north line of said Avoca Ranch Road, for a distance of 617.84 feet to a 1/2-inch iron rod with cap stamped "ZWA" set, at the south corner of said 6.571 acre tract, being also the west corner of said 5.344 acre tract, and being the west corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, N 44°09'18" E, departing said north line of said tract of land referred to as Avoca Ranch Road, along the west line of said 5.344 acre tract, for a distance of **413.91** feet to a calculated point at the north corner of said 5.344 acre tract, being also the east corner of said 6.571 acre tract, being also the south line of a certain 2.10 acre tract of land, conveyed to CG4 Holdings LP, of record in Document Number 16002932, Official Public Records, Hays County, Texas, and being the north corner of the herein described tract;

**THENCE**, S 25°32'42" E, along the north line of said 5.344 acre tract, being also the south line of said 2.10 acre tract for a distance of **213.26** feet to a calculated point, on the north line of said 5.344 acre tract, being also the south line of said 2.10 acre tract, and being an angle point on the north line of the herein described tract;

**THENCE**, S 60°28'42" E, continuing along the north line of said 5.344 acre tract, being also the south line of a said 2.10 acre tract, for a distance of **411.17** feet to a calculated point, at the northeast corner of said 5.433 acre tract, being also the south corner of said 2.10 acre tract, being also the west line of a certain 57.00 acre tract of land conveyed to Dudley Gene Harper and Ray Stewart Harper, of record in Document Number 16039969, Official Public Records, Hays County, Texas, for the northeast corner of the herein described tract;

**THENCE, S 44°23'49" W**, along the east line of said 5.433 acre tract, being also said west line of said 57.00 acre tract, at 114.29 feet passing a iron pipe found, for a total distance of **140.84** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, for the most easterly southeast corner of the herein described tract; **THENCE**, departing the east line of said 5.433 acre tract, being also said west line of said 57.00 acre tract, over and across said 5.433 acre tract, the following three (3) courses and distances;

- 1) **N 68°28'02" W**, for a distance of **271.32** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, for an angle point on the south line of the herein described tract;
- 2) **S 79°36'34" W**, for a distance of **73.75** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, for an angle point on the south line of the herein described tract;
- 3) **S 46°29'03" W**, for a distance of **138.72** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, on the south line of said 5.433 acre tract, at the south corner of the herein described tract, from which an iron pipe found bears S 45°49'56" E, at a distance of 97.42 feet;

**THENCE, N 45°49'56" W** along the south line of said 5.344 acre tract, at 203.27 feet passing an iron pipe found, for a total distance of **298.40** feet to the **POINT OF BEGINNING** and containing 3.688 acres (160,667 sq. ft.) of land.

**BEARING BASIS**

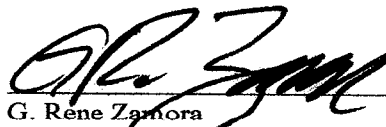
THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

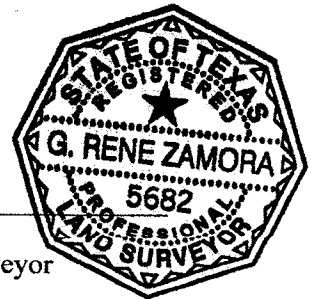
<b>THE STATE OF TEXAS</b>	§	<b>KNOW ALL MEN BY THESE PRESENTS:</b>
	§	
<b>COUNTY OF HAYS</b>	§	

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 14th day of October, 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. R12282  
 Document No. 16029897

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Line Table			
LINE	DIRECTION	LENGTH	RECORD
L1	N44° 09' 18"E	413.91'	(N44° 51' 34"E 414.00')
L2	S25° 32' 42"E	213.26'	(S24° 50' 26"E 213.26')
L3	S60° 28' 42"E	411.17'	(S59° 46' 26"E 415.67')
L4	S44° 23' 49"W	140.84'	
L5	N68° 28' 02"W	271.32'	
L6	S79° 36' 34"W	73.75'	
L7	S46° 29' 03"W	138.72'	
L8	N45° 49' 56"W	298.40'	
L9	S67° 59' 11"W	68.52'	

## LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ⊙ IRON PIPE FOUND
- 1/2" IRON ROD W/ZWA CAP SET
- ⊗ FENCE CORNER POST
- 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

Ⓐ

10' STRIP REFERRED TO IN A FINAL JUDGEMENT, RECORDED IN VOLUME 1268, PAGE 069, DEED RECORDS, HAYS COUNTY, TEXAS, JUNE DAVIS ET UX VS. J.R. RICH ET EX, HAYS COUNTY GRAVEL COMPANY DATED APRIL 27, 1977 AND APPARENTLY CONVEYED BY AN UNRECORDED DEED FROM J.H. SHERRILL (FORMER OWNER OF THE CUMMINGS TRACT) TO W.H. THOMPSON (FORMER OWNER OF THE AVOCA, LTD. TRACT)

Ⓑ

20' EASEMENT AS SET FORTH IN AN AGREEMENT BETWEEN J.T. MURPHY ET UX AND W.H. THOMPSON ET UX DATED DECEMBER 20, 1910 AND RECORDED IN VOLUME 58, PAGE 453 OF THE HAYS COUNTY DEED RECORDS.

Ⓒ

ACTION VACATING RIVER BEND ESTATES SUBDIVISION  
30' PRIVATE ROADWAY  
VOLUME 1047 PAGE 811  
O.P.R.H.C.TX.

Ⓓ

60' STRIP SHOWN ON RECORDED PLAT OF RIVER BEND ESTATES LABLED AS THOMPSON ROAD. RECORDED IN VOLUME 1, PAGE 37, PLAT RECORDS, HAYS COUNTY, L TEXAS

**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 • Bldg. Texas 78610  
Tel (512) 295-0201 • Fax (512) 295-0091

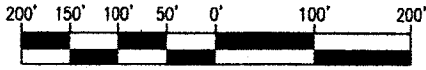
PROJECT: 3.688 ACRE  
JOB NUMBER: PARCEL 13  
DATE: SEPTEMBER, 2020  
SCALE: 1" = 200'  
SURVEYOR: ZAMORA  
TECHNICIAN: DWG  
DRAWING: 1024-08-ESMT R12282.dwg  
FIELDNOTES:  
PARTYCHIEF:  
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL  
DESCRIPTION OF 3.688 ACRE  
TRACT OF LAND SITUATED IN THE  
J. VERAMENDI SURVEY, ABSTRACT  
NUMBER 17, HAYS COUNTY, TEXAS.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TERRY P. GILMORE  
5.25 ACRES  
VOLUME 891, PAGE 608  
O.P.R.H.C.TX.

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



GRAPHIC SCALE

1" = 200'

SEPTEMBER, 2020  
HAYS COUNTY, TEXAS

CITY OF SAN MARCOS  
98.00 ACRES  
VOLUME 2021 PAGE 795  
O.P.R.H.C.TX.

30' RIGHT-OF-WAY AGREEMENT  
VOLUME 231 PAGE 473  
O.P.R.H.C.TX.

J. VERAMENDI SURVEY  
ABSTRACT NUMBER 17

CITY OF SAN MARCOS  
98.00 ACRES  
VOLUME 2021 PAGE 795  
O.P.R.H.C.TX.

AVOCA, LTD  
222.33 ACRES  
VOLUME 1486 PAGE 757  
O.P.R.H.C.TX.

DUDLEY GENE HARPER AND  
RAY STEWART HARPER  
57.00 ACRES  
DOCUMENT NUMBER 16039969  
O.P.R.H.C.TX.

P.O.C.  
N=13,865,859.85  
E=2,311,407.97  
(GRID)

P.O.B.  
N=13,865,429.33  
E=2,311,851.12  
(GRID)

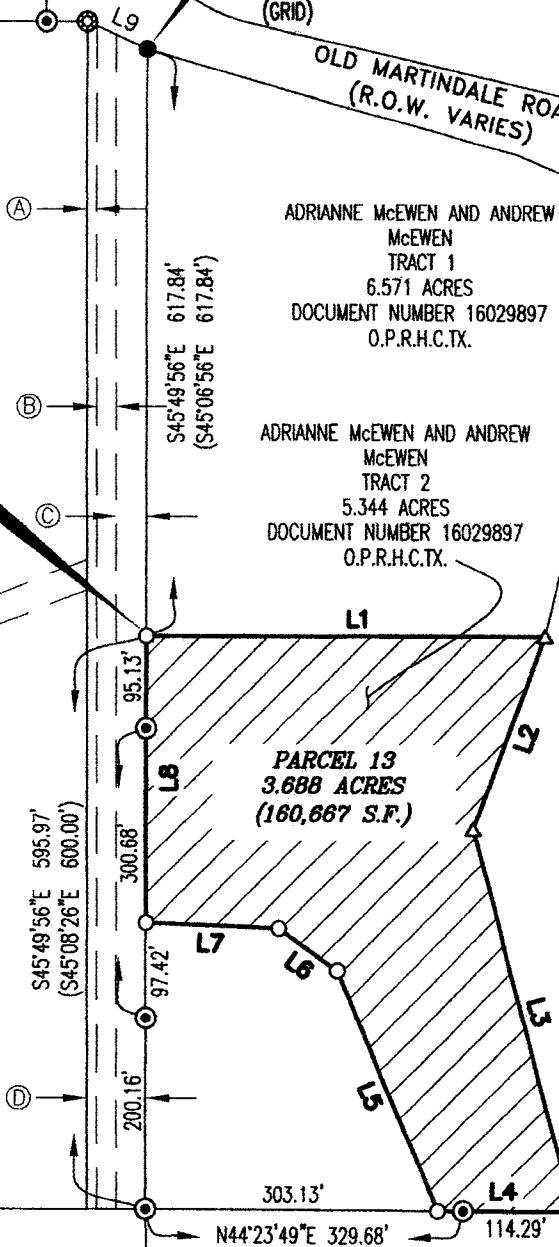
OLD MARTINDALE ROAD  
(R.O.W. VARIES)

ADRIANNE McEWEN AND ANDREW  
McEWEN  
TRACT 1  
6.571 ACRES  
DOCUMENT NUMBER 16029897  
O.P.R.H.C.TX.

ADRIANNE McEWEN AND ANDREW  
McEWEN  
TRACT 2  
5.344 ACRES  
DOCUMENT NUMBER 16029897  
O.P.R.H.C.TX.

PARCEL 13  
3.688 ACRES  
(160,667 S.F.)

CG4 HOLDINGS LP  
2.10 ACRES  
DOCUMENT NUMBER 16002932  
O.P.R.H.C.TX.



LOCATIONS



**ZWA**

Zamora, LLC  
Professional Land Surveyors  
Texas Firm No. 10062700  
1425 South Loop 4 • Buena, Texas 78010  
Tel (512) 295-6201 • Fax (512) 295-6081

PROJECT:	3.688 ACRE PARCEL 13
JOB NUMBER:	1024-09
DATE:	SEPTEMBER, 2020
SCALE:	1" = 200'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	1024-09-ESMT R12282.dwg
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

EXHIBIT TO ACCOMPANY LEGAL  
DESCRIPTION OF 3.688 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 "B"

**Adrienne McEwen and Andrew McEwen  
to  
City of San Marcos  
(Parcel #14)**

### LEGAL DESCRIPTION

DESCRIPTION OF 5.283 ACRES (230,120 SQ. FT.) OF LAND, SITUATED IN THE J. VERAMENDI SURVEY ABSTRACT NUMBER 17 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, BEING OUT OF A 6.571 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO ADRIANNE McEWEN AND ANDREW McEWEN, OF RECORD IN DOCUMENT NUMBER 16029897, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS; SAID 5.283 ACRES (230,120 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 Old Martindale Road, a variable width right-of-way, at the west corner of a said 6.571 acre tract of land, and being the north corner of a certain tract of land referred to as Avoca Ranch Road, as confirmed in a Final Judgement made May 17, 1976, of record in Volume 1268, Page 069, Deed Records, Hays County, Texas, having grid coordinates of (N=13,865,859.85, E=2,311,407.97);

**THENCE**, S 45°49'56" E, along the south line of said 6.571 acre tract, being also the north line of said tract of land referred to as Avoca Ranch Road, for a distance of 161.70 feet to a 1/2-inch iron rod with cap stamped "ZWA" set, on the south line of said 6.571 acre tract, and being on the west corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, departing said north line of said tract of land referred to as Avoca Ranch Road, over and across said 6.571 acre tract, the following three (3) courses and distances;

- 1) N 41°53'47" E, for a distance of **202.84** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, for an angle point on the west line of the herein described tract;
- 2) N 66°28'33" E, for a distance of **271.33** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, for an angle point on the west line of the herein described tract;
- 3) N 26°46'57" W, for a distance of **110.20** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, on the south line of said Old Martindale Road, for the north corner of the herein described tract;

**THENCE**, along the south line of said Old Martindale Road, being also the north line of said 6.571 acre tract, the following five (5) courses and distances;

- 1) N 67°05'59" E, for a distance of **24.22** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, for an angle point on the north line of the herein described tract;

- 2) **S 87°54'18" E**, for a distance of **51.82** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, for an angle point on the north line of the herein described tract;
- 3) **S 52°47'21" E**, for a distance of **85.67** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, on the north line of the herein described tract;
- 4) **S 49°55'44" E**, for a distance of **82.15** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, on the north line of the herein described tract;
- 5) **S 50°54'29" E**, for a distance of **137.34** feet to a calculated point, on the south line of said Old Martindale Road, being also the north corner of that certain 2.10 acre tract of land conveyed to CG4 Holdings, LP, of record in Document Number 16002932, Official Public Records, Hays County, Texas, and being the northeast corner the herein described tract;

**THENCE**, departing the south line of said Old Martindale Road, along the east line of said 6.571 acre tract, and the west line of said 2.10 acre tract, the following two (2) courses and distances;

- 1) **S 32°38'03" W**, for a distance of **143.17** feet to a calculated point, on the west line of said 6.571 acre tract, being also the west line of said 2.10 acre tract, and being an angle point on the east line of the herein described tract;
- 2) **S 31°59'12" E**, for a distance of **87.49** feet to a calculated point, on the east line of said 6.571 acre tract, being also the south line of said 2.10 acre tract, being also the north corner of that certain 5.344 acre tract (Tract 2), conveyed to Adrienne McEwen and Andrew McEwen, of record in said Document Number 16029897, and being an angle point on the east corner of the herein described tract;

**THENCE**, **S 44°09'18" W**, along the west line of said 5.344 acre tract, being also the east line of said 6.571 acre tract, for a distance of **413.87** feet to a 1/2-inch iron rod with cap stamped "ZWA" set, at the south corner of said 6.571 acre tract, being also the west corner of said 5.344 acre tract, for the south corner of the herein described tract, from which an iron pipe found bears **S 45°49'56" E**, at a distance of 95.13 feet;

**THENCE**, **N 45°49'56" W**, along said south line of said 6.571 acre tract for a distance of **456.14** feet to the **POINT OF BEGINNING** and containing 5.283 acres (230,120 sq. ft.) of land.



**BEARING BASIS**

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

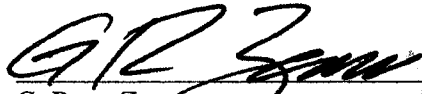
**THE STATE OF TEXAS    §  
                                  §  
COUNTY OF HAYS       §**

**KNOW ALL MEN BY THESE PRESENTS:**

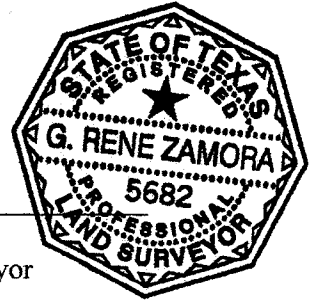
That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Buda, Hays County, Texas this the 14th day of October, 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. R12055  
Document No. 16029897

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Line Table			
LINE	DIRECTION	LENGTH	RECORD
L1	N41° 53' 47"E	202.84'	
L2	N66° 28' 33"E	271.33'	
L3	N26° 46' 57"W	110.20'	
L4	N67° 05' 59"E	24.22'	
L5	S87° 54' 18"E	51.82'	(S87° 12' 02"E 51.82')
L6	S52° 47' 21"E	85.67'	(S52° 05' 05"E 85.67')
L7	S49° 55' 44"E	82.15'	(S49° 13' 28"E 82.15')
L8	S50° 54' 29"E	137.34'	(S50° 12' 13"E 137.34')
L9	S32° 38' 03"W	143.17'	(S33° 20' 19"W 143.17')
L10	S31° 59' 12"E	87.49'	(S31° 16' 56"E 87.49')
L11	S44° 09' 18"W	413.87'	(S44° 51' 34"W 414.00')
L12	N45° 49' 56"W	456.14'	
L13	S45° 49' 56"E	161.70'	
L14	S67° 59' 11"W	68.52'	
L15	S45° 49' 56"E	617.84'	(S45° 06' 56"E 617.84')


## LEGEND

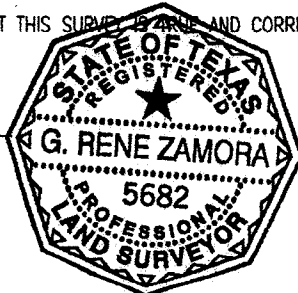
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ⊙ IRON PIPE FOUND
- 1/2" IRON ROD W/ZWA CAP SET
- ⊗ FENCE CORNER POST
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
- ( ) RECORD INFORMATION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

**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



Ⓐ  
10' STRIP REFERRED TO IN A FINAL JUDGEMENT, RECORDED IN VOLUME 1268, PAGE 69, HAYS COUNTY DEED RECORDS, JUNE DAVIS ET UX VS, J.R. RICH ET EX, HAYS COUNTY GRAVEL COMPANY DATED APRIL 27, 1977 AND APPARENTLY CONVEYED BY AN UNRECORDED DEED FROM J.H. SHERRILL (FORMER OWNER OF THE CUMMINGS TRACT) TO W.H. THOMPSON (FORMER OWNER OF THE AVOCA, LTD. TRACT)

Ⓑ  
20' EASEMENT AS SET FORTH IN AN AGREEMENT BETWEEN J.T. MURPHY ET UX AND W.H. THOMPSON ET UX DATED DECEMBER 20, 1910 AND RECORDED IN VOLUME 58, PAGE 453 OF THE HAYS COUNTY DEED RECORDS.

Ⓒ  
ACTION VACATING RIVER BEND ESTATES SUBDIVISION  
30' PRIVATE ROADWAY  
VOLUME 1047 PAGE 811  
O.P.R.H.C.T.X.

Ⓓ  
60' STRIP SHOWN ON RECORDED PLAT OF RIVER BEND ESTATES LABELED AS THOMPSON ROAD. RECORDED IN VOLUME 1, PAGE 37, PLAT RECORDS, HAYS COUNTY, TEXAS.

**LOCATIONS**



ZWA

Zamora, L.L.C.  
Professional Land Surveyors

Texas Firm No. 10062700  
1425 South Loop 4 • Suite, Texas 78610  
Tel: (512) 295-6201 • Fax (512) 295-6091

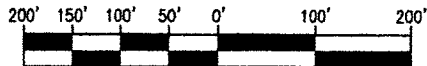
PROJECT: 5.283 ACRE
PARCEL 14
JOB NUMBER: 1024-09
DATE: SEPTEMBER, 2020
SCALE: 1" = 200'
SURVEYOR: ZAMORA
TECHNICIAN: DWG
DRAWING: 1024-09-ESMT R12025.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 5.283 ACRE TRACT OF LAND SITUATED IN THE J. VERAMENDI SURVEY, ABSTRACT NUMBER 17, HAYS COUNTY, TEXAS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TERRY P. GILMORE  
5.25 ACRES  
VOLUME 891, PAGE 608  
O.P.R.H.C.TX.

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



GRAPHIC SCALE

1"=200'

SEPTEMBER, 2020  
HAYS COUNTY, TEXAS

CITY OF SAN MARCOS  
98.00 ACRES  
VOLUME 2021 PAGE 795  
O.P.R.H.C.TX.

ADRIANNE McEWEN AND  
ANDREW McEWEN  
TRACT 1  
6.571 ACRES  
DOCUMENT NUMBER 16029897  
O.P.R.H.C.TX.

30' RIGHT-OF-WAY AGREEMENT  
VOLUME 231 PAGE 473  
O.P.R.H.C.TX.

J. VERAMENDI SURVEY  
ABSTRACT NUMBER 17

CITY OF SAN MARCOS  
98.00 ACRES  
VOLUME 2021 PAGE 795  
O.P.R.H.C.TX.

AVOCA, LTD  
222.33 ACRES  
VOLUME 1486 PAGE 757  
O.P.R.H.C.TX.

DUDLEY GENE HARPER AND  
RAY STEWART HARPER  
57.00 ACRES  
DOCUMENT NUMBER 16039969  
O.P.R.H.C.TX.

P.O.C.  
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E=2,311,407.97  
(GRID)

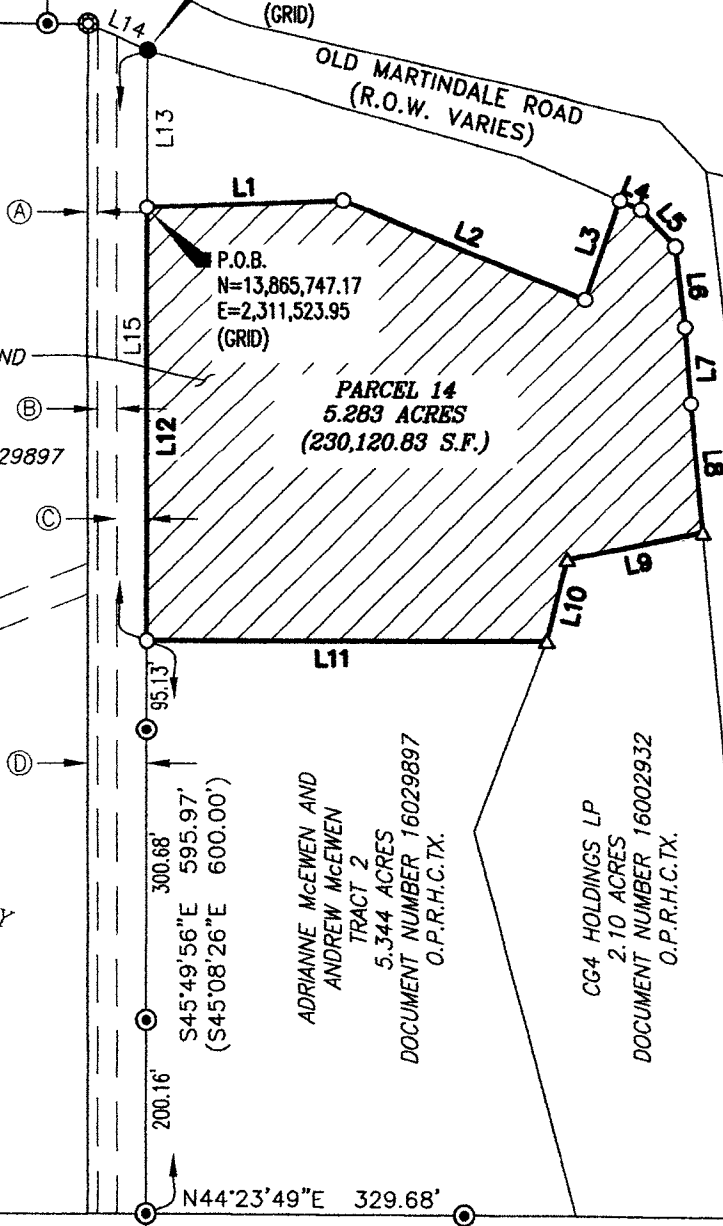
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N=13,865,747.17  
E=2,311,523.95  
(GRID)

PARCEL 14  
5.283 ACRES  
(230,120.83 S.F.)

OLD MARTINDALE ROAD  
(R.O.W. VARIES)

ADRIANNE McEWEN AND  
ANDREW McEWEN  
TRACT 2  
5.344 ACRES  
DOCUMENT NUMBER 16029897  
O.P.R.H.C.TX.

CG4 HOLDINGS LP  
2.10 ACRES  
DOCUMENT NUMBER 16002932  
O.P.R.H.C.TX.



LOCATIONS



**ZWA**

Zamora, LLC.  
Professional Land Surveyors  
Texas Firm No. 10062700  
1425 South Loop 4 • Dallas, Texas 75010  
Tel: (512) 295-6201 • Fax: (512) 295-6091

PROJECT:	5.283 ACRE PARCEL 14
JOB NUMBER:	1024-09
DATE:	SEPTEMBER, 2020
SCALE:	1" = 200'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	1024-09-ESMT R12055.dwg
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

EXHIBIT TO ACCOMPANY LEGAL  
DESCRIPTION OF 5.283 ACRE  
TRACT OF LAND SITUATED IN THE  
J. VERAMENDI SURVEY, ABSTRACT  
NUMBER 17, HAYS COUNTY, TEXAS.