

PURCHASE AND EXCHANGE 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, **G & H Rental Properties, LLC** (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 a 0.050 acre (2,188 square feet) area of land located at 1418/1420 River Road, and a 0.060 acre (2,623 square feet) area of land located at 1414/1416 River Road, each in the City of San Marcos, Hays County, Texas, each more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes (the "Property"), subject to the terms and conditions below:

1. Price and Exchange: As consideration for the acquisition of Property, the City shall: a) pay Seller the sum of **\$24,000.00**; and b) convey to Seller and adjacent 0.111 acre (4,827 square feet) tract of land, as described by metes and bounds in Exhibit B, attached hereto and made a part hereof for all purposes (the "Exchange Tract"). Payment of the purchase price shall and conveyance of the Exchange Tract to Seller shall be subject to and concurrent with delivery by Seller of the duly executed deed conveying the Property to the City at closing.

2. Title Company and Title Insurance: The City will acquire at its sole option and expense policies of title insurance issued by San Marcos Title Company (the "Title Company") for the real property interests conveyed to each party under this agreement. 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 to the Property or the Exchange Tract 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, the Exchange Tract in substantially the form in Exhibit C, attached hereto and made a part hereof for all purposes. The City shall convey to Seller the Exchange Tract, together with any improvements and appurtenances, by Special Warranty Deed, in substantially the form in Exhibit D, attached hereto and made a part hereof.

5. Closing Expenses: All expenses for the preparation and recording of the deeds and incidental closing expenses shall be paid by the City.

6. Damage to Property: It is further agreed and understood that payment of the purchase price by the City and conveyance of the Exchange Tract to Seller as stated above is based upon the condition of the Property and Exchange Tract as of the date of this agreement. If between said date and the date of closing, any loss or damage occurs to the Property or Exchange Tract 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 owner thereof prior to closing. In the event the condition of the

of either should change, for any reason, prior to the date of delivery of possession to the other party, either party shall have the right to terminate this agreement.

7. Taxes and Assessments: The City is a tax-exempt entity and there should be no taxes owed on the Exchange Tract as of the date of closing. Nonetheless, to the extent due, taxes and assessments against the Property shall be prorated through the date of closing.

8. 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.

9. 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.

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

11. Subject to Approval: The effectiveness of this agreement is subject to its approval by the San Marcos City Council, in its sole discretion.

EXECUTED to be effective as of the date of approval hereof by the San Marcos City Council.

SELLER:

By: _____ Date: _____
Robert Gordon Hall III, Manager

CITY:

By: _____ Date: _____

Name: _____

Title: _____

EXHIBIT A
[ATTACH DESCRIPTION FOR PROPERTY]



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).

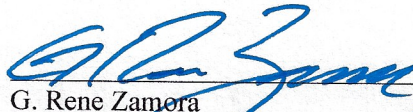
THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

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

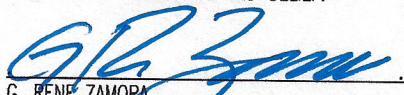
NOTE:

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.

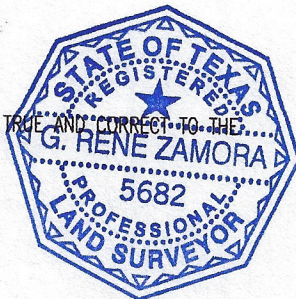
META DATA:

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)

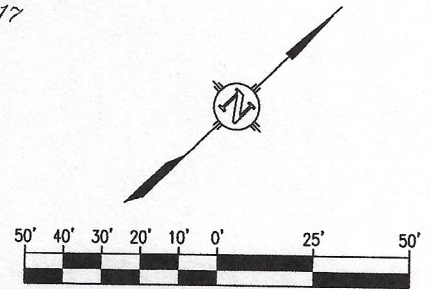
LOT 1B
REPLAT OF LOT 1
TABOR ADDITION
BOOK 10, PAGE 121
P.R.H.C.Tx.

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

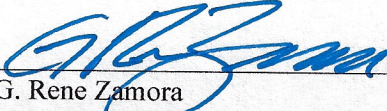
THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

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)

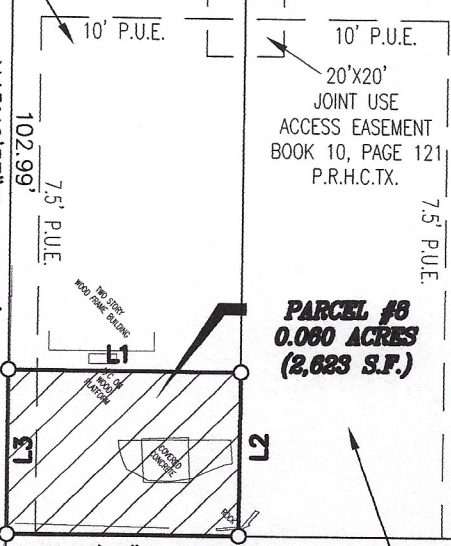
CITY OF SAN MARCOS
0.365 ACRES
VOLUME 1158, PAGE 735
O.P.R.H.C.Tx.

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

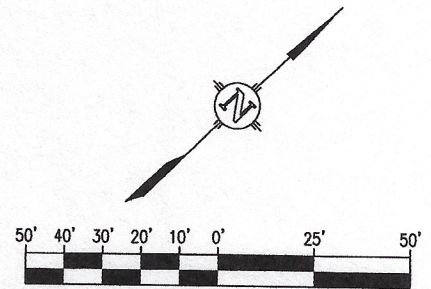
JOHN BUGGE
3.6378 ACRES
VOLUME 3468, PAGE 50
O.P.R.H.C.Tx.
PROPERTY ID: R12015

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



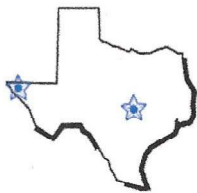
ZWA

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.

EXHIBIT B
[ATTACH DESCRIPTION FOR EXCHANGE TRACT]



ZWA

Zamora, L.L.C.

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

EXHIBIT "B"

(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).

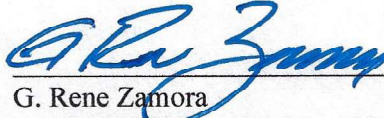
THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

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

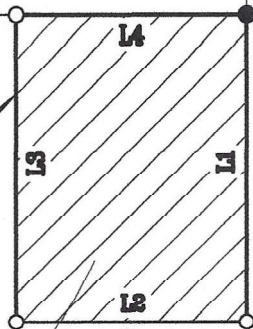
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

RIVER ROAD (R.O.W. VARIES)

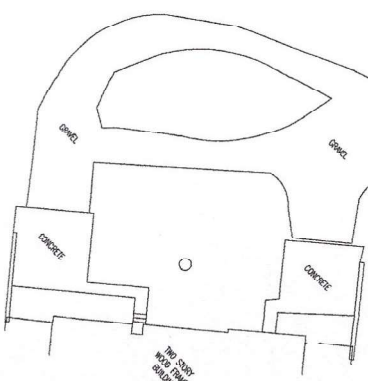
Line Table		
LINE	DIRECTION	LENGTH
L1	S45° 49' 37"E	80.52'
L2	S44° 10' 08"W	60.00'
L3	N45° 49' 36"W	80.38'
L4	N44° 02' 15"E	60.00'

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.
---	--

PARCEL #9C
0.111 ACRES
(4,827 S.F.)



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

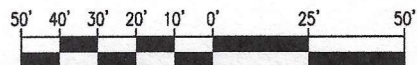
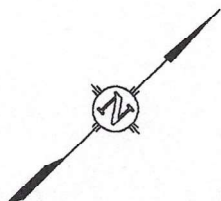


CITY OF SAN MARCOS
 3.640 ACRES
 DOC. NO. 21011696
 O.P.R.H.C.Tx.
 PROPERTY ID: R12015

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



ZWA
Zamora, L.L.C.
Professional Land Surveyors
 Texas Firm No. 10062700
 1425 South Loop 4 • Buda, Texas 78610
 Tel: (512) 295-0201 • Fax: (512) 295-0091

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.

EXHIBIT C
[FORM OF PROPERTY DEED]
[INSERT DEED FORM]

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).

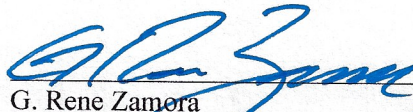
THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

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

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'

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

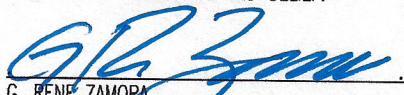
NOTE:

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.

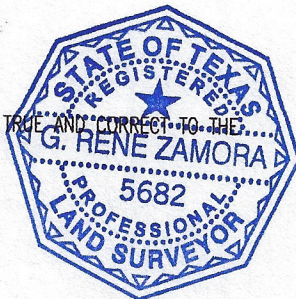
META DATA:

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, 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)

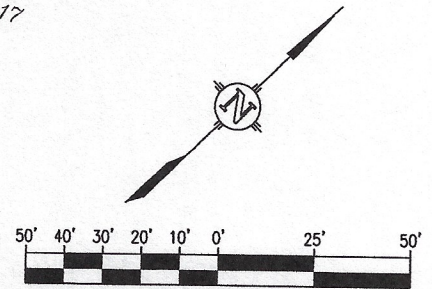
LOT 1B
REPLAT OF LOT 1
TABOR ADDITION
BOOK 10, PAGE 121
P.R.H.C.Tx.

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

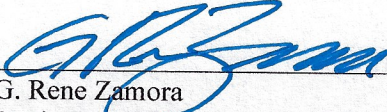
THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

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)

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

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.

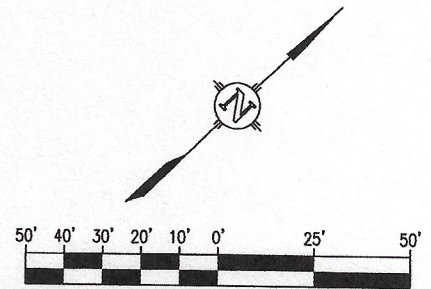
BLANCO RIVER L.P.
VOLUME 2604, PAGE 461
O.P.R.H.C.Tx.
PROPERTY ID: R60766

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

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

J. VERAMENDI SURVEY
ABSTRACT NUMBER 17



GRAPHIC SCALE

1"=50'

JULY, 2020
HAYS COUNTY, TEXAS

SHEET 4 OF 4

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.

EXHIBIT D
[FORM OF EXCHANGE TRACT DEED]

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.

SPECIAL WARRANTY DEED

Date: _____, 2021

Grantor: City of San Marcos, Texas, a Texas municipal corporation.

Grantor's Mailing Address: 630 East Hopkins Street, San Marcos, Hays County, Texas 78666

Grantee: G&H Rental Properties, LLC

Grantee's Mailing Address: P.O. Box 201, Martindale, Texas 78655-0201

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

Property (including any improvements): Being an approximately 0.111 acre tract of land situated in the J.M. Veramendi Survey Number 17, in the City of San Marcos, Hays County, Texas, as further described by metes and bounds in Exhibit A, attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty: Validly existing encumbrances, easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments that affect the Property; zoning regulations; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

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, and 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 whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor, but not otherwise, except as to the Reservations from and Exceptions to Conveyance and Warranty.

Taxes for 2021 and subsequent taxes and assessments for prior years due to change in land usage, ownership, or both, are assumed by Grantee.

Grantor makes no warranties of any kind, express or implied, to Grantee, and Grantee waives all warranties and representations from Grantor, whether oral or written, whether expressed or implied, concerning the condition of the Property or improvements thereon, including, without limitation, any warranty of habitability, fitness or suitability for a particular purpose.

Grantee further assumes all liability and responsibility related to its use and any proposed development activities on the Property, including compliance with applicable zoning or platting regulations and ordinances, including impervious cover limitations.

Restriction: The conveyance to Grantee herein is subject to the condition, restriction and covenant by Grantee that the Property shall be used only for recreational open space uses for the benefit and enjoyment of residents of Grantee's adjacent multifamily residential developments. Notwithstanding the foregoing, Grantee may, subject to applicable ordinances, install a gazebo of comparable size and style as is currently situated on Grantee's abutting property, together with sidewalks or pathways, playground equipment, grills, benches, picnic tables and trash receptacles. The installation of water or electric service to serve such improvements shall be subject to approval of Grantor, in its sole discretion. All other building improvements are hereby expressly prohibited. The restrictions in this paragraph shall be covenants running with the land binding on Grantee, and Grantee's successors and assigns. Grantor may pursue any remedies available at law or in equity, including the recovery of reasonable attorneys' fees and costs of court, to enforce the provisions of this paragraph. Exclusive venue for any proceeding related to this paragraph shall be in the state court having jurisdiction in Hays County, Texas.

Temporary Construction Easement: Grantor hereby reserves a temporary construction easement across the Property for purposes of construction, staging, storage, and access for construction related to the Blanco Riverine Flood Mitigation Project. Grantor shall not utilize the Property for the duration of this temporary construction easement, except with the written permission of Grantee's Director of Engineering and Capital Improvements, or their designee. This temporary construction easement shall expire on the sooner of completion of said project or April 1, 2023.

[SIGNATURES ON NEXT PAGE]

GRANTOR:

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on _____, 2021 by _____, _____ of the City of San Marcos, Texas, a municipal corporation, in such capacity, on behalf of said municipality.

GRANTEE:

By: _____
Robert Gordon Hall III, Manager

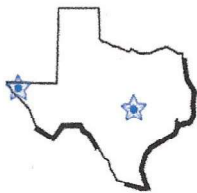
ACKNOWLEDGMENT

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, a Texas limited liability company, in such capacity, on behalf of said entity.

Notary Public, State of Texas

EXHIBIT A
[ATTACH DESCRIPTION FOR EXCHANGE TRACT]



ZWA

Zamora, L.L.C.

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

EXHIBIT " A "

(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).

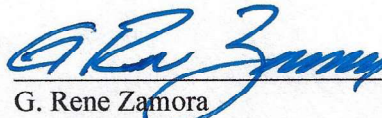
THE STATE OF TEXAS §
§
COUNTY OF HAYS §

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



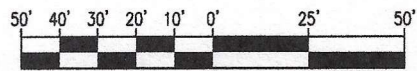
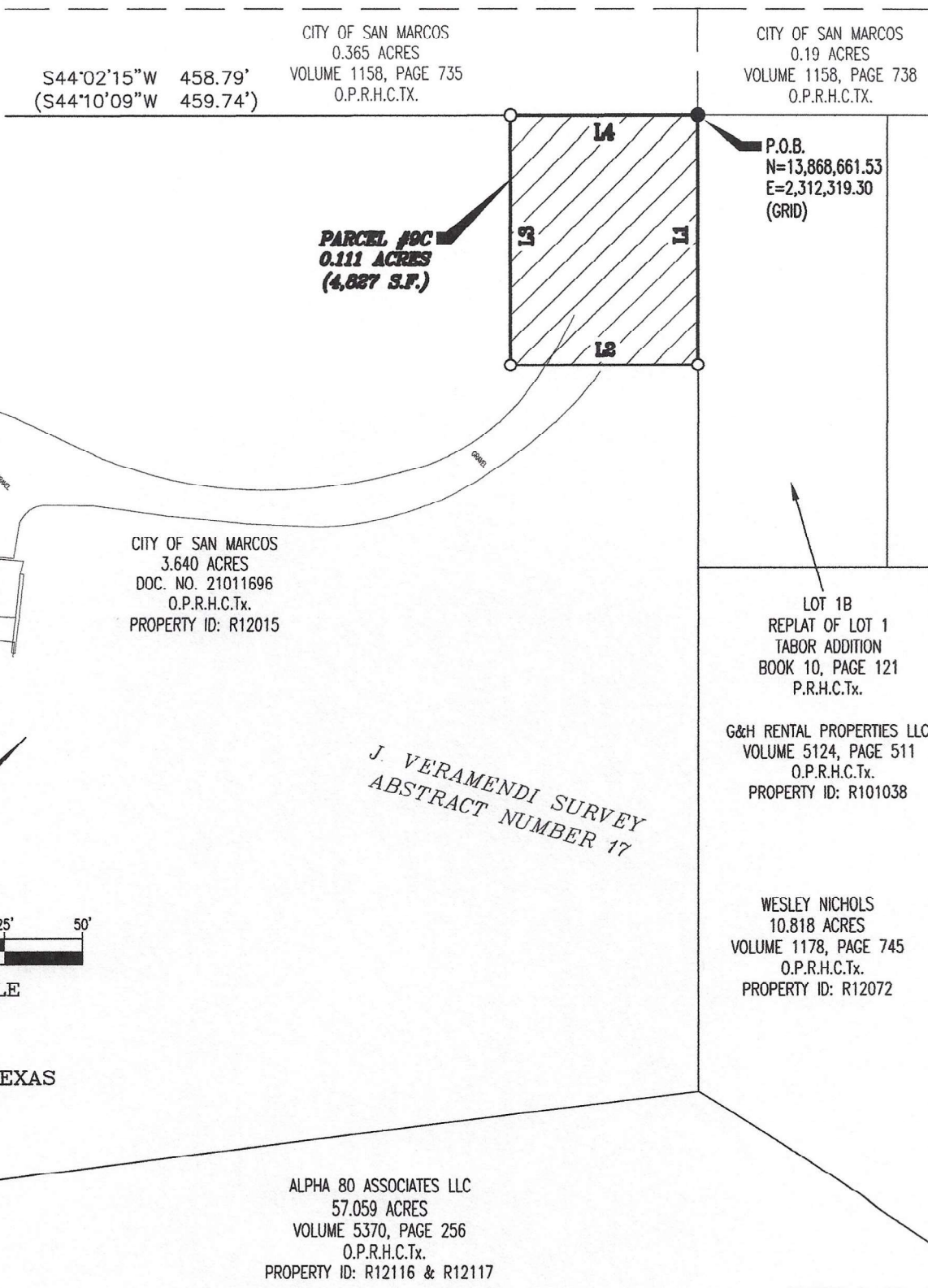
REFERENCES

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'



GRAPHIC SCALE

1"=50'

MAY, 2021

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: 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:

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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



ZWA
Zamora, L.L.C.
Professional Land Surveyors
 Texas Firm No. 10062700
 1425 South Loop 4 • Buda, Texas 78610
 Tel: (512) 295-0201 • Fax: (512) 295-0091

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.