

**EXHIBIT "A"**  
 **ASH & ASSOCIATES**  
**SURVEYING · ENGINEERING · ARCHITECTURE**

*"Serving the Community of Texas"*

132 Jackson Lane  
San Marcos, Texas 78666  
Phone: 512-392-1719  
ashandassociates.net

STATE OF TEXAS  
COUNTY OF HAYS

**6.26 ACRES**  
**CYRUS WICKSON SURVEY**  
**ABSTRACT # 474**

**BEING A 6.26 ACRE TRACT OF LAND SITUATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN PROPERTY CONVEYED TO EDMUND JASTER HAYS COUNTY PARTNERSHIP IN VOLUME 1276, PAGE 880, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod found in the southeast line of the abovementioned Jaster tract, same being in the southeast line of a called 8.04 acre tract of land conveyed to the State of Texas in Volume 4899, Page 1, Official Public Records of Hays County, Texas, also being in the southeast line of McCarty Lane (Public R.O.W. Varies), and also being in the northwest line of a called 46.75 acre tract of land conveyed to Reed & Patricia Carr in Volume 2359, Page 218, Official Public Records of Hays County, Texas, for the northern most corner of the herein described tract of land;

**THENCE South 44°07'54" West** (South 45° West Record), with the southeast line of said Jaster tract, and the meanders of a wire fence, passing the west corner of said 46.75 acre Carr tract, same being the north corner of a called 8.79 acre tract of land conveyed to Judith Telford in Volume 174, Page 176, Deed Records of Hays County, Texas, and continuing for a total distance of **1013.96 feet** to a 1/2 inch iron rod with "ASH 5687" cap set at the west corner of said 8.79 acre Telford tract, same being at the south corner of said Edmund Jaster tract, for the south corner of the herein described tract of land, also being in the northeast right of way line of Rattler Road (Public R.O.W. Varies);

**THENCE** with the northeast line of said Rattler Road and the common southwest line of said Jester tract, **North 45°55'24" West** (North 45° West Record), with the southwest line of said Jaster tract and the meanders of a wire fence, a distance of **304.11 feet** to a 1/2 inch iron rod found for a westerly south corner of the herein described tract of land, same being a corner of the aforesaid 8.04 acre State of Texas tract;

**THENCE** along and with the common line of said 8.04 acre State of Texas tract, the following courses and distances numbered (1) through (4):

**1) North 44°13'26" East** (North 43°55'26" East Record), leaving the southwest line of said Jaster tract, a distance of **41.55 feet** (41.71' Record), to a 1/2 inch iron rod found for an interior corner of the herein described tract of land, same being at the beginning of a curve to the right;

**2) Northwesterly 284.49 feet** (284.40' Record) along the arc of said curve to the right, having a radius of **408.04 feet** (Record) and a chord that bears **North 26°07'36" West** (North 26°05'31" West Record), a distance of **278.76 feet** (278.68' Record), to a 1/2 inch iron rod found for the western most corner of the herein described tract of land, same being at a corner clip at the intersection of the northeast line of said Rattler Road with the southeast line of aforesaid McCarty Lane;

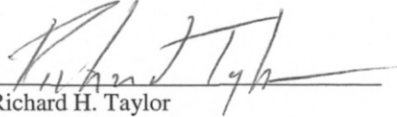
**3) North 45°00'27" East** (North 44°39' East Record), with said corner clip, a distance of **54.37 feet** (54.23' Record) to a 1/2 inch iron rod found in the southeast line of said McCarty Lane, same being at the beginning of a curve to the left;

**4) Northeasterly 1014.08 feet** (1014.43' Record) along the arc of said curve to the left, having a radius of **1728.00 feet** (Record) and a chord that bears **North 78°35'29" East** (North 78°36'26" East Record), a distance of **999.59 feet** (999.92' Record) to the **POINT OF BEGINNING** and **CONTAINING 6.26 ACRES OF LAND.**

THE SUBDIVISION OF THIS PROPERTY IS NOT INTENDED TO SUBJUGATE THE RULES AND REGULATIONS OF ANY DEVELOPMENT ORDINANCE; AND ALL REQUIRED STATE, COUNTY, AND CITY PERMITS SHOULD BE OBTAINED BEFORE OCCUPYING THE PREMISES.

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during January 2016, and is true and correct to the best of my knowledge and belief.



Richard H. Taylor  
Registered Professional Land Surveyor  
No. 3986 State of Texas  
Attachment: Drawing of 6.26 acres  
Job: 15-6060

01/12/16

Date

