



ASH & ASSOCIATES

SURVEYING - MAPPING - PLANNING

"Serving the Community of Texas"

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STATE OF TEXAS
COUNTY OF HAYS

TRACT 1
3.566 ACRES
CYRUS WIKSON SURVEY
ABSTRACT NO. 474

BEING A 3.566 ACRE TRACT OF LAND SITUATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, HAYS COUNTY, TEXAS, SAME BEING OVER A PORTION OF THAT CERTAIN CALLED 6.26 ACRE TRACT OF LAND CONVEYED TO SAHOTA HOLDINGS LLC., BY DEED DATED JANUARY 1, 2016, AND RECORDED IN DOCUMENT NO. 16003058, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD WITH CAP MARKED "B&A" WITH THE TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES, **NORTHING – 13,850,164.13' & **EASTING – 2,300,151.61'**, FOUND AT THE NORTH CORNER OF SAID SAHOTA CALLED 6.26 ACRE TRACT, FOR THE NORTH CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, SAME BEING AT A COMMON CORNER OF THAT CERTAIN CALLED 46.75 ACRE TRACT OF LAND CONVEYED TO REED AND PATRICIA CARR, BY DEED RECORDED IN VOLUME 2359, PAGE 218, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND BEING IN THE ARC OF A CURVE IN THE SOUTHEAST LINE OF EAST MCCARTY LANE (F.M. HIGHWAY NO. 110), A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AS DESCRIBED AND ILLUSTRATED BY INSTRUMENT RECORDED IN VOLUME 4899, PAGE 1, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS;**

THENCE SOUTH 44°07'54" WEST (S45°W RECORD), DEPARTING SAID McCARTY LANE (F.M. HIGHWAY NO. 110), WITH THE SOUTHEAST LINE OF SAID SAHOTA CALLED 6.26 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID CARR CALLED 46.75 ACRE TRACT, ALONG THE MEANDERS OF A WIRE FENCE, PASSING THE WEST CORNER OF SAID CARR CALLED 46.47 ACRE TRACT AND THE COMMON NORTH CORNER OF THAT CERTAIN CALLED 8.79 ACRE TRACT OF LAND CONVEYED TO JUDITH TELFORD, BY DEED RECORDED IN VOLUME 174, PAGE 176, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND CONTINUING ON IN ALL FOR A TOTAL DISTANCE OF **550.07 FEET TO A SOUTH CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, AND FROM WHICH THE SOUTH CORNER OF SAID SAHOTA CALLED 6.26 ACRE TRACT, BEARS SOUTH 44°07'54" WEST, A DISTANCE OF 463.89 FEET;**

THENCE THROUGH AND SEVERING SAID SAHOTA CALLED 6.26 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (4):

1) NORTH 45°52'06" WEST, A DISTANCE OF 247.73 FEET TO A CORNER;

2) SOUTH 44°07'54" WEST, A DISTANCE OF 369.99 FEET TO A CORNER;

3) SOUTH 89°07'54" WEST, A DISTANCE OF 40.87 FEET TO A CORNER;

4) SOUTH 44°07'54" WEST, A DISTANCE OF 65.26 FEET TO A CORNER IN THE SOUTHWESTERLY LINE OF SAID SAHOTA CALLED 6.26 ACRE TRACT AND COMMON THE NORTHEASTERLY LINE OF RATTLER ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FROM WHICH THE AFOREMENTIONED SOUTH CORNER OF SAID SAHOTA CALLED 6.26 ACRE TRACT, BEARS S45°55'24"E, A DISTANCE OF 276.63 FEET;

THENCE WITH THE SOUTHWEST LINE OF SAID SAHOTA CALLED 6.26 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID RATTLER ROAD, NORTH 45°55'24" WEST (N45°W RECORD), A DISTANCE OF 27.48 FEET (27.63' RECORD) TO AN IRON ROD FOUND FOR A CORNER AT THE INTERSECTION OF THE NORTHEAST LINE OF SAID RATTLER ROAD WITH THE SOUTHEASTERLY LINE OF AFORESAID EAST McCARTY LANE (F.M. HIGHWAY NO. 110);

THENCE WITH SOUTHEASTERLY LINE OF SAID McCARTY LANE (F.M. HIGHWAY NO. 110) AND THE COMMON NORTHWEST LINE OF SAID SAHOTA CALLED 6.26 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES AND DISTANCES NUMBERED (1) THROUGH (4):

1) NORTH 44°13'26" EAST (N43°55'26"E RECORD), A DISTANCE OF 41.55 FEET (41.71' RECORD) TO A 3/8" IRON ROD FOUND WITH CAP MARKED "B&A" FOR A CORNER AT THE BEGINNING OF THE ARC OF A CURVE TO THE RIGHT;

2) NORTHWESTERLY, A DISTANCE OF 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 WHICH BEARS NORTH 26°07'36" WEST (N26°05'36"W RECORD), A DISTANCE OF 278.76 FEET (278.68' RECORD) TO A 3/8" IRON ROD FOUND WITH CAP MARKED "B&A" FOR A CORNER;

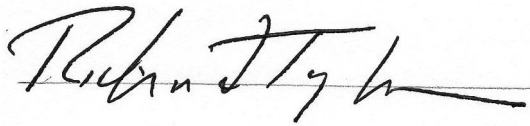
3) NORTH 45°00'27" EAST (N44°39'00"E RECORD), A DISTANCE OF 54.37 FEET (54.23' RECORD) TO A 3/8" IRON ROD FOUND WITH CAP MARKED "B&A" FOR A CORNER, AT THE BEGINNING OF THE ARC OF A CURVE TO THE LEFT;

4) NORTHEASTERLY, A DISTANCE OF 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 WHICH BEARS NORTH 78°35'29" EAST (N78°36'26" E), A DISTANCE OF 999.59 FEET (999.92' RECORD) TO THE POINT OF BEGINNING AND CONTAINING 3.566 ACRES OF LAND.

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 (HORIZONTAL).

ATTACHED HERewith IS AN EXHIBIT DRAWING WHICH IS AN INTEGRAL PART OF THIS METES AND BOUNDS DESCRIPTION.

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 FEBRUARY 25, 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: EXHIBIT MAP OF 3.566 ACRE TRACT – TRACT 1
JOB: 16-6060

10/22/2023
DATE



EXHIBIT MAP TO ACCOMPANY DESCRIPTION OF:

BEING A 3.566 ACRE TRACT OF LAND SITUATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, HAYS COUNTY, TEXAS, SAME BEING OVER A PORTION OF THAT CERTAIN CALLED 6.26 ACRE TRACT OF LAND CONVEYED TO SAHOTA HOLDINGS LLC., BY DEED DATED JANUARY 1, 2016, AND RECORDED IN DOCUMENT NO. 16003058, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED:

(1276/880)
ORIGINAL LINE
P.O.B.
N.:13850164.13
E.:2300151.61

REED & PATRICIA CARR
(46.75 ACRES)
(2359/218)

STATE OF TEXAS
(8.04 ACRES)
(4899/1)

JUDITH TELFORD
(8.79 ACRES)
(174/176)

TRACT 1
3.566 AC.

SAHOTA HOLDINGS, LLC.
6.26 ACRES
(DOC. 16003058)

EAST McCARTY LANE
(F.M. HWY. NO. 110)
(PUBLIC R.O.W. VARIES) C1

CYRUS WICKSON SURVEY
ABSTRACT # 474

20' WATERLINE
EASEMENT
(3991/701)

EDMUND JASTER
(136.3 ACRES)
(1276/880)

10' WATERLINE
EASEMENT
(205/199)

STATE OF TEXAS
(8.04 ACRES)
(4899/1)

0 40' 80' 160'
GRAPHIC SCALE: 1" = 160'

LEGEND
● IRON ROD FOUND
⊕ CALCULATED CORNER
○ IRON ROD SET
CAPPED "RPLS 5687"
(BRG.-DIST.) RECORD CALL
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS
HAYS COUNTY TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N44°13'26"E	41.55'
	(N43°55'26"E)	(41.71')
L2	N45°00'27"E	54.37'
	(N44°39'00"E)	(54.23')
L3	S89°07'54"W	40.87'
L4	S44°07'54"W	65.26'
L5	N45°55'24"W	27.48'
	(N45°55'24"W)	(27.63')

ORIGINAL LINE (1276/880)
RATTLE ROAD
(PUBLIC R.O.W. VARIES) (N 45° W)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1728.00'	1014.08'	999.59'	N 78°35'29" E
	(1728.00')	(1014.43')	(999.92')	(N 78°36'26" E)
C2	408.04'	284.49'	278.76'	N 26°07'36" W
	(408.04')	(284.40')	(278.88')	(N 26°05'31" W)

OWNER: SAHOTA HOLDINGS LLC.
(6.26 ACRES)
(DOC. NO. 16003058)

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING FEBRUARY 25, 2016, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard H. Taylor

10/22/2023
DATE

RICHARD H. TAYLOR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS

©:ASH & ASSOCIATES, L.L.C.



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JOB NO: 15-6060 DRAWN BY: MAM/RHT FB: FILE