

 **ASH & ASSOCIATES****SURVEYING · ENGINEERING · ARCHITECTURE***"Serving the Community of Texas"*142 Jackson Lane  
San Marcos, Texas 78666  
Phone: 512-392-1719  
ashandassociates.netSTATE OF TEXAS  
COUNTY OF HAYS17.27 ACRES  
CYRUS WICKSON SURVEY  
ABSTRACT # 474

**BEING A 17.27 ACRE TRACT OF LAND SITUATED IN THE CYRUS WICKSON SURVEY, ABSTRACT # 474, HAYS COUNTY, TEXAS, SAME BEING COMPRISED OF ALL OF THAT CALLED 1.143 ACRE TRACT OF LAND CONVEYED TO THE EDMUND JASTER HAYS COUNTY PARTNERSHIP IN VOLUME 5182, PAGE 374, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND A PORTION OF THAT CALLED 136.3 ACRE TRACT OF LAND CONVEYED TO THE 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 with "ASH 5687" cap set in the curving northeast right of way line of McCarty Lane (Variable Width Public R.O.W.), same being in the northwest line of the above mentioned 1.143 acre Jaster tract, for the west corner of the herein described tract of land, and from which a 1/2 inch iron rod found in the northeast line of said McCarty Lane bears North 50°22'29" West, a distance of 123.41 feet, and also from which a 1/2 inch iron rod found in the southeast line of said 1.143 acre Jaster tract bears South 55°59'47" East, a distance of 183.06 feet;

**THENCE** over, across, and severing from said 136.3 acre Jaster tract the following three (3) courses and distances;

**1) North 44°17'14" East**, along the meanders of a wire fence line, passing at a distance of 289.7 feet the north corner of said 1.143 acre Jaster tract, and continuing for a total distance of **1507.66 feet** to a 1/2 inch iron rod with "ASH 5687" cap set for the north corner of the herein described tract of land;

**2) South 45°42'46" East**, a distance of **507.47 feet** to a 1/2 inch iron rod with "ASH 5687" cap set for the east corner of the herein described tract of land, same being at the approximate centerline of a 50' pipeline easement recorded in Volume 182, Page 210, Deed Records of Hays County, Texas;

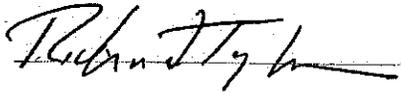
**3) South 43°09'33" West**, with the approximate centerline of said 50' pipeline easement, at a distance of 314.6' pass a Centerpoint energy gas pipeline marker, at a distance of 1314.9 feet pass a Centerpoint energy gas pipeline marker and valve, and continuing for a total distance of **1342.31 feet** to a 1/2 inch iron rod with "ASH 5687" cap set for the south corner of the herein described tract of land, same being in the curving northeast line of said McCarty Lane, and from which a 1/2 inch iron rod found in the northeast line of said McCarty Lane bears North 83°22'11" East, a distance of 1239.51 feet ;

**THENCE** northwesterly along said curve to the right, having a radius of 1562.00 feet, passing at an arc length of 378.85 feet aforesaid 1/2 inch iron rod found in the southeast line of the aforementioned 1.143 acre Jaster tract, and continuing for a total arc length of 562.01 feet, and a chord that bears **North 62°56'46" West**, a distance of **558.99 feet** to the **POINT OF BEGINNING** and **CONTAINING 17.27 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.

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.

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 October 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 17.27 acres  
Job: 16-6310

10/12/16

Date

