



ASH & ASSOCIATES

SURVEYING - MAPPING - PLANNING

"Serving the Community of Texas"

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STATE OF TEXAS
COUNTY OF HAYS

TRACT 2
2.692 ACRES
CYRUS WIKSON SURVEY
ABSTRACT NO. 474

BEING A 2.692 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:

COMMENCING AT A 3/8" IRON ROD WITH CAP MARKED "B&A" WITH THE TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES, **NORTHING - 13850164.13'** & **EASTING - 2300151.61'** FOUND AT THE NORTH CORNER OF SAID SAHOTA CALLED 6.26 ACRE TRACT, SAME BEING AT THE COMMON WEST 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, 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 THE **POINT OF BEGINNING** WITH THE TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES, **NORTHING - 13849769.32'** & **EASTING - 2299768.59'** TO THE **POINT OF BEGINNING**, FOR AN EAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 44°07'54" WEST (S45°W RECORD), WITH THE SOUTHEAST LINE OF SAID SAHOTA CALLED 6.26 ACRE TRACT, AND THE COMMON NORTHWEST LINE OF SAID TELFORD CALLED 8.79 ACRE TRACT, A DISTANCE OF 463.89 FEET TO A 1/2" IRON ROD SET WITH CAP MARKED "RPLS 5687" AT THE SOUTH CORNER OF SAID SAHOTA CALLED 6.26 ACRE TRACT, FOR THE SOUTH CORNER OF THE TRACT OF LAND HEREIN DESCRIBED AND THE COMMON WEST CORNER OF SAID TELFORD CALLED 8.79 ACRE TRACT, SAME BEING IN THE NORTHEAST LINE OF RATTLER ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE NORTH 45°55'24" WEST (N45°W RECORD), WITH THE SOUTHWEST LINE OF SAID SAHOTA CALLED 6.26 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID RATTLER ROAD, A DISTANCE OF 276.63 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND FROM WHICH A 3/8" IRON ROD FOUND AT THE WEST CORNER OF SAID SAHOTA CALLED 6.26 ACRE TRACT, BEARS N45°55'24"W, A DISTANCE OF 27.48 FEET;

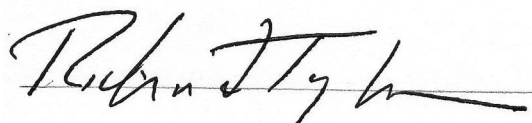
THENCE THROUGH AND SEVERING SAID SAHOTA CALLED 6.26 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (4):

- 1) NORTH 44°07'54" EAST, A DISTANCE OF 65.26 FEET TO A CORNER;**
- 2) NORTH 89°07'54" EAST, A DISTANCE OF 40.87 FEET TO A CORNER;**
- 3) NORTH 44°07'54" EAST, A DISTANCE OF 369.99 FEET TO A CORNER;**
- 4) SOUTH 45°52'06" EAST, A DISTANCE OF 247.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.692 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 2.692 ACRE TRACT – TRACT 2
JOB: 16-6060

10/22/2023

DATE



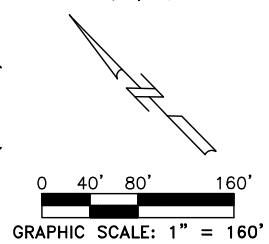
EXHIBIT MAP TO ACCOMPANY DESCRIPTION OF:

BEING A 2.692 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.C.
N.:13850164.13
E.:2300151.61

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

JUDITH TELFORD
(8.79 ACRES)
(174/176)



EAST MCCARTY LANE
(F.M.H.W.Y. NO. VARIES 0)
(PUBLIC R.O.W. VARIES 0)

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

S44°07'54"W 1013.96'
550.07'
(S 45° W)

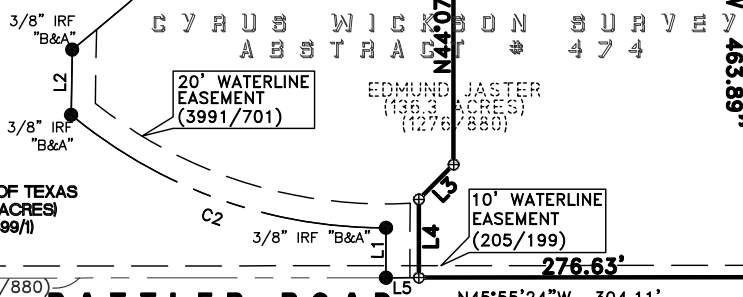
P.O.B.
N.:13849769.32
E.:2299768.59

247.73'
S45°52'06"E
SAHOTA HOLDINGS, LLC.
6.26 ACRES
(DOC. 16003058)

TRACT 2
2.692 AC.

- 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)
RATTLER 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')	(278.68')	(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

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"SERVING THE COMMUNITY OF TEXAS"

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