



McCarty Lane  
Hays County, Texas

D&A Job No. 1787-001  
November 27, 2019

**METES & BOUNDS DESCRIPTION**  
**For 39.37 acres [1,714,958 square feet].**

**BEING A 39.37 ACRE [1,714,957 SQUARE FEET] TRACT OF LAND OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, HAYS COUNTY, TEXAS, BEING ALL OF THE CALLED 35.40 ACRE TRACT OF LAND DESCRIBED IN VOLUME 4595, PAGE 398 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], AND A PORTION OF MCCARTY LANE [DEED OF RECORD NOT FOUND, AND OLD BASTROP ROAD [DEED OF RECORD NOT FOUND], SAID 39.37 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod found for the east corner of the remainder of Lot 18 of Hillside Village Subdivision, a subdivision of record in Volume 8, Page 148, Plat Records of Hays County, Texas [P.R.H.C.T.], same being the south corner of a called 0.03 acre tract described in Volume 3510, Page 283 [O.P.R.H.C.T.], for the **POINT OF BEGINNING**, same being on the south right-of-way line of said McCarthy Lane;

**THENCE**, N47°47'46"E, across said right-of-way of McCarthy Lane, a distance of 81.64 feet, to an angle point of the tract described herein, same being on the north right-of-way of said McCarthy Lane;

**THENCE** with the north right-of-way of McCarthy Lane the following three (3) courses and distances:

- 1) S48°20'36"E, a distance of 113.94 feet to an angle point of the tract described herein,
- 2) S47°13'24"E, a distance of 40.31 feet to an angle point of the tract described herein, and
- 3) S46°06'12"E, a distance of 171.77 feet to an angle point, found on the north right-of-way of said McCarthy Lane, same being on the west right-of-way of Old Bastrop Road (County Road 266), no record information found;

**THENCE**, S57°34'20"E, across said right-of-way of Old Bastrop Road, a distance of 97.44 feet, to a point of curvature to the left of the tract described herein, same being on the south right-of-way of Old Bastrop Road;

**THENCE** with said curve to the left, an arc length of 39.28 feet, having a radius of 25.00 feet, a delta angle of 90°00'54", and a chord which bears S01°03'54"E, a distance of 35.36 feet, to an angle point found along the said north right-of-way of McCarthy Road;

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**THENCE**, S42°26'29"W, across the right-of-way of said McCarthy Lane, a distance of 90.04 feet, to point of curvature to the left of the tract described herein, same being on the south right-of-way of McCarthy Lane;

**THENCE** leaving the south right-of-way of said McCarthy Lane and continuing with the south right-of-way line of said Old Bastrop Road, the following seventeen (17) courses and distances:

- 1) With said curve to the left, an arc length of 45.22 feet, having a radius of 25.00 feet, a delta angle of 103°37'35", and a chord which bears S81°43'02"W a distance of 39.30 feet to a point of curvature to the left of the tract described herein,
- 2) With said curve to the left, an arc length of 170.36 feet, having a radius of 505.95 feet, a delta angle of 19°17'31", and a chord which bears S19°06'14"W a distance of 169.55 feet to an angle point of the tract described herein,
- 3) S08°58'47"W, a distance of 131.08 feet to a point of curvature to the right of the tract described herein,
- 4) With said curve to the right, an arc length of 411.18 feet, having a radius of 540.00 feet, a delta angle of 43°37'40", and a chord which bears S30°47'36"W a distance of 401.32 feet to an angle point of the tract described herein,
- 5) S52°36'25"W, a distance of 18.02 feet to an angle point of the tract described herein,
- 6) S50°32'28"W, a distance of 48.29 feet to an angle point of the tract described herein,
- 7) S52°20'06"W, a distance of 208.92 feet to an angle point of the tract described herein,
- 8) N41°00'32"W, a distance of 11.67 feet to an angle point of the tract described herein,
- 9) S51°06'42"W, a distance of 60.01 feet to an angle point of the tract described herein,
- 10) S41°00'17"E, a distance of 10.34 feet to an angle point of the tract described herein,
- 11) S52°21'10"W, a distance of 209.77 feet to an angle point of the tract described herein,
- 12) N39°21'26"W, a distance of 5.84 feet to an angle point of the tract described herein,
- 13) S55°04'30"W, a distance of 44.99 feet to an angle point of the tract described herein,
- 14) S52°01'14"W, a distance of 53.16 feet to an angle point of the tract described herein,

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- 15) S51°59'17"W, a distance of 234.60 feet to an angle point of the tract described herein,
- 16) S27°59'53"W, a distance of 22.97 feet to an angle point of the tract described herein and,
- 17) S55°06'48"W, a distance of 29.55 feet to a point for the south corner of the tract described herein,

**THENCE**, N46°06'13"W, across the said right-of-way of Old Bastrop Road, a distance of 84.66 feet, to 1/2-inch iron rod found on the north right-of-way of said Old Bastrop Road, same being the southeast corner of a called 10.265 acre tract, described in Volume 2761, Page 162 [O.P.R.H.C.T.], and same being the south corner of said 35.40-acre tract;

**THENCE**, N46°06'13"W, with the line common to said 35.40 acres and said 10.265 acres, for a distance of 1,335.73 feet to 1/2-inch iron rod, found for the west corner of said 35.40 acre-tract, the north corner of said 10.265 acres, and same being in the southeast line of a called 60.435 acre tract described in Volume 3698, Page 591 [O.P.R.H.C.T.], and for the west corner of the tract described herein;

**THENCE**, N44°08'35"E, with the line common to said 35.40 acres, and said 60.435 acres, for a distance of 697.25 feet to a 1/2-inch iron rod found for the westerly north corner of said 35.40 acres, and for the west corner of Lot 9 of said A Hillside Village, Section 1, and for the most westerly north corner of the tract described herein;

**THENCE**, with the lines common to said 35.40-acre tract and said Hillside Subdivision Section One, the following seven (7) courses and distances;

- 1) S46°01'51"E, a distance of 335.04 feet to a 1/2-inch iron rod with "Byrn" cap, found for the south corner of said Lot 9, same being in the northwest right-of-way line of Cerro Vista Drive, 60 feet wide per recorded plat, and an angle corner of the tract described herein;
- 2) S19°22'40"E, for a distance of 67.29 feet to a 1/2-inch iron rod, found in the southeast right-of-way line of Cerro Vista Drive, same being the west corner of Lot 17 of said A Hillside Village, Section 1, and an angle corner of the tract described herein;
- 3) S46°02'02" E, a distance of 286.55 feet to a 1/2-inch iron rod, found for the south corner of Lot 17, and an angle corner of the tract described herein,
- 4) N44°07'40"E, passing at a distance of 233.93 feet, a 1/2 inch iron rod, found for the common southerly corner of Lots 16 and 15, and continuing in all 350.84 feet to 1/2 inch iron rod found for an angle point in a northwest line of said 35.40 acres and the herein described tract, same being the common southerly corner of Lots 15 and 14,

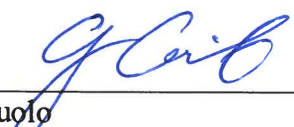
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- 5) N47°46'10"E, passing at a distance of 117.71 feet a 1/2 inch iron rod, found for the common southerly corner of Lots 14 and 13, and passing at 235.47 feet a 1/2 inch iron rod, found for the common southerly corner of Lots 13 and 12, and continuing in all 273.51 feet to a 1/2 inch iron rod, found for an exterior corner of said 35.40 acres and the herein described tract, same being the west corner of said remainder of Lot 18;
- 6) S46°08'50" E, a distance of 159.87 feet to a 1/2-inch iron rod, found for the south corner of Lot 18, and an angle corner of the tract described herein,
- 7) N47°47'46"E, a distance of 321.75 feet, back to the **POINT OF BEGINNING** of the herein described tract and containing 39.37 acres [1,714,958 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010.  
Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

  
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11/27/19  
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Date

