



McCarty Lane  
Hays County, Texas

D&A Job No. 1787-001  
February 05, 2020

**METES & BOUNDS DESCRIPTION**  
**For 4.85 Acres [211,102 Square Feet]**

**BEING A 4.85 ACRE [211,102 SQUARE FEET] TRACT OF LAND OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, BEING OUT OF A 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.], SAID 4.85 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 herein described tract and said 35.40 acres, same being the south corner of a called 0.12 acre tract described in Volume 3592, Page 145 [O.P.R.H.C.T.] same being at the intersection of the apparent southwest right-of-way line of McCarty Lane (County Road 233), no record information found, and the apparent northwest right-of-way line of Old Bastrop Road (County Road 266), no record information found;

**THENCE**, with the southeast line of said 35.40 acre and the apparent northwest right-of-way line of Old Bastrop Road, the following four (4) courses and distances;

- 1) S23°16'03" W, a distance of 91.74 to a 1/2 inch iron rod with “Byrn” cap, found at the start of a curve to the left,
- 2) With said curve to the left, having an arc length of 175.93 feet, a radius of 540.00 feet, a delta angle of 18°40'02”, and a chord which bears S18°11'01”W, 175.16 feet to a found 1/2 inch iron rod with “Byrn” cap,
- 3) S08°50'48”W, a distance of 131.10 feet to a 1/2 inch iron rod found at the start of a curve to the right,
- 4) With said curve to the right, having an arc length of 170.97 feet, a radius of 460.00 feet, a delta angle of 21°17'41”, and a chord which bears S19°15'40”W, 169.98 feet to a point for the south corner of the herein described tract,

**THENCE**, over and across said 35.40-acre tract, the following four (4) courses and distances;

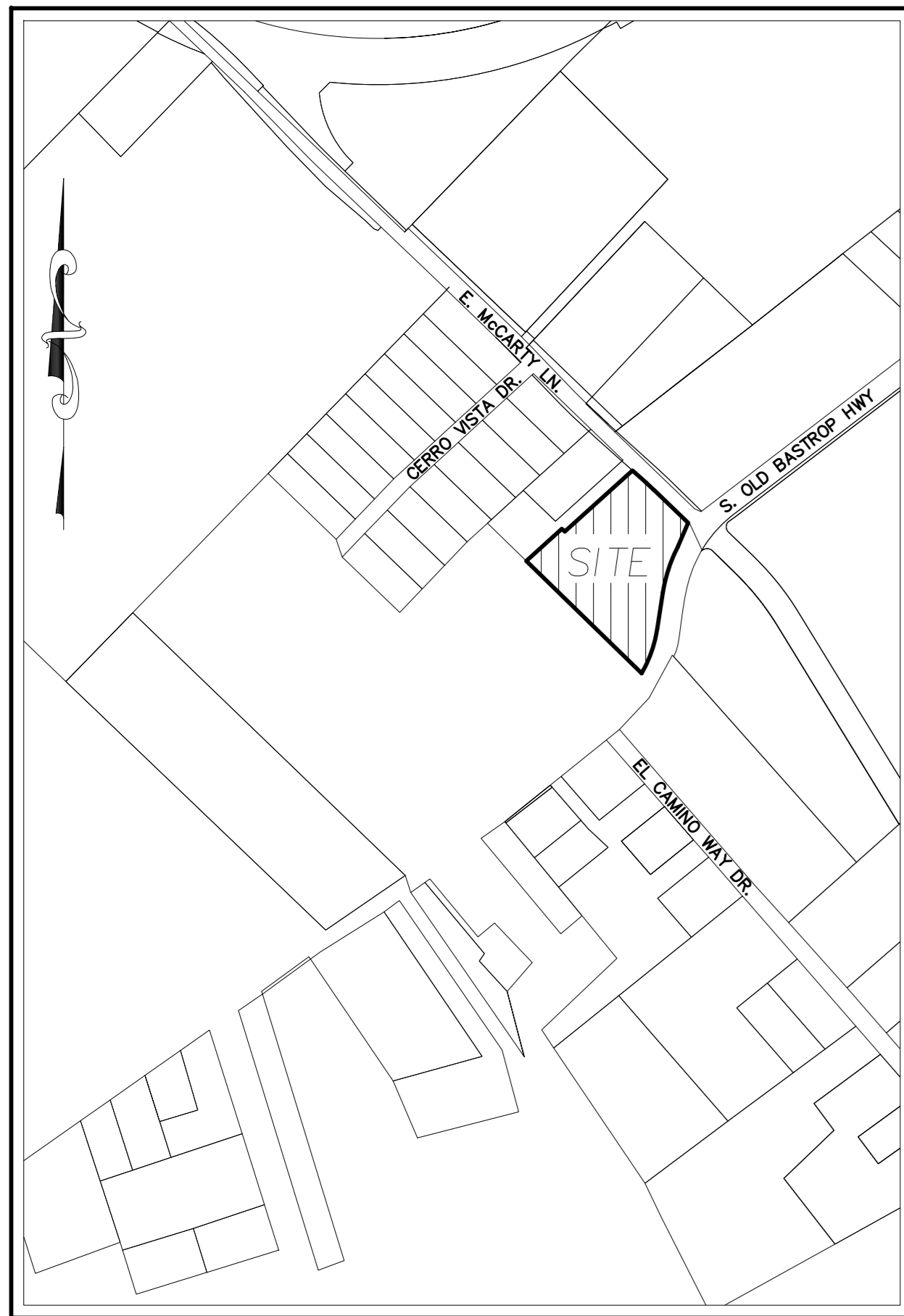
- 1) N45°45'12”W, a distance of 578.31 feet to a point for the west corner of the herein described tract,
- 2) N47°47'46”E, a distance of 176.11 feet, to a calculated point,
- 3) S46°08'50”E, a distance of 15.00 feet, to a calculated point,
- 4) N47°47'46”E, a distance of 323.72 feet, to a calculated point, same being in the apparent southwest right-of-way line of said McCarty Lane,

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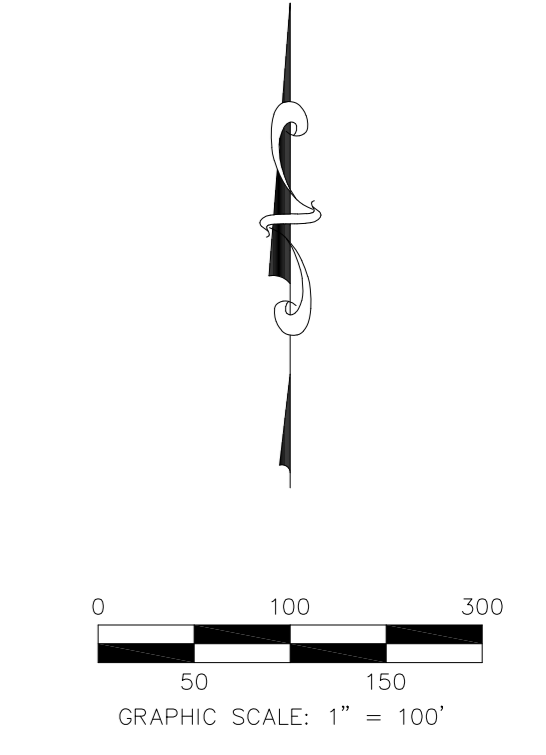
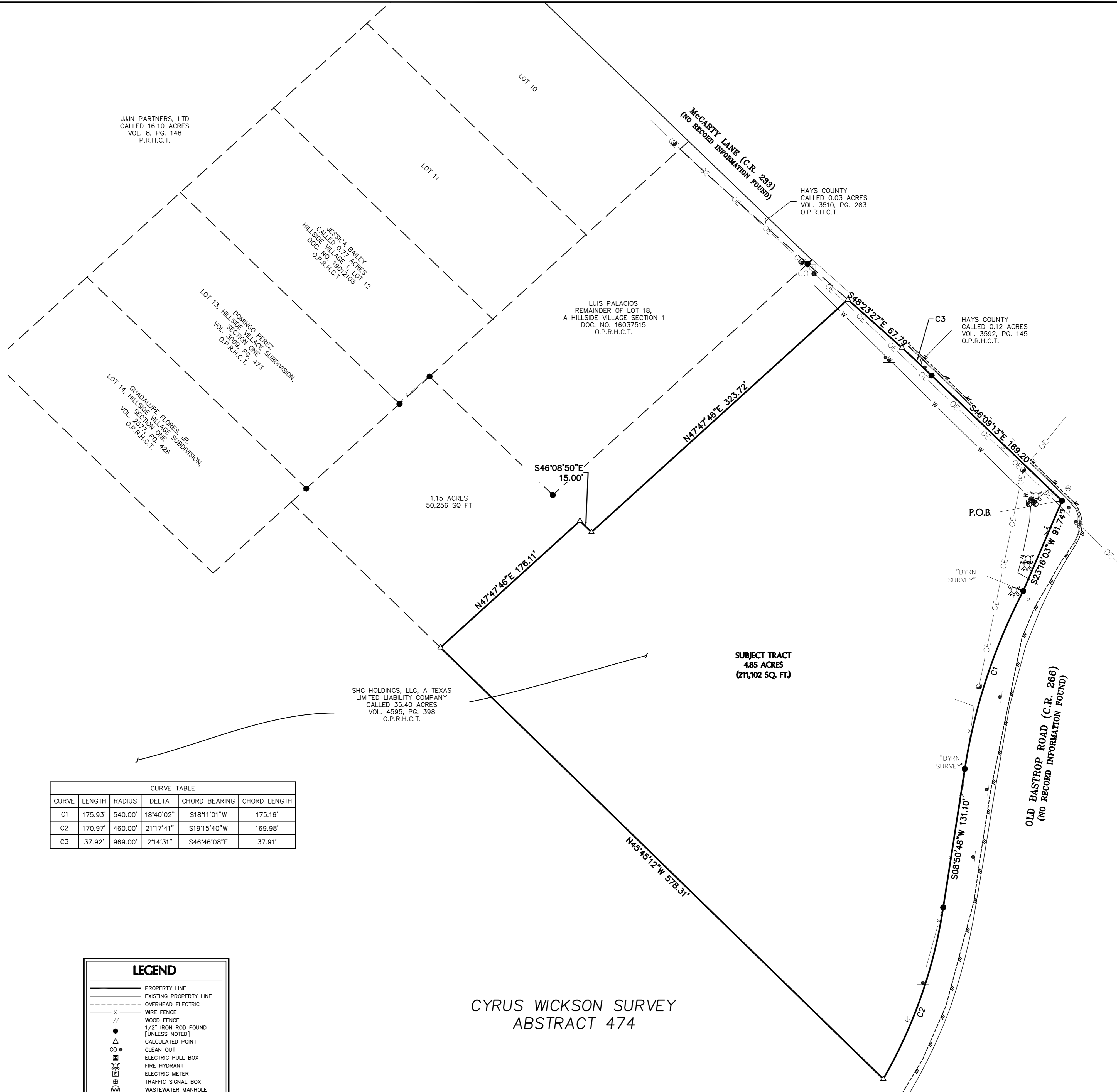


VICINITY MAP

NOT-TO-SCALE



CYRUS WICKSON SURVEY  
ABSTRACT 474  
HAYS COUNTY, TEXAS



**SURVEY NOTES:**  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

**CONTROL NOTES:**  
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATES AND DISTANCES ARE GRID VALUES.  
UNITS: U.S. SURVEY FEET.

**FEMA F.I.R.M.:**  
THIS PROPERTY IS LOCATED WITHIN THE UNSHADED ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN, AS SHOWN ON FEMA F.I.R.M. PANEL NO. 48209C0479F, HAYS COUNTY, TEXAS DATED SEPTEMBER 02, 2005. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	175.93'	540.00'	18°40'02"	S18°11'01"W	175.16'
C2	170.97'	460.00'	21°17'41"	S19°15'40"W	169.98'
C3	37.92'	969.00'	2°14'31"	S46°46'08"E	37.91'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINE
	OVERHEAD ELECTRIC
	WIRE FENCE
	WOOD FENCE
	1/2" IRON ROD FOUND (UNLESS NOTED)
	CALCULATED POINT
	CLEAN OUT
	ELECTRIC PULL BOX
	FIRE HYDRANT
	ELECTRIC METER
	TRAFFIC SIGNAL BOX
	WASTEWATER MANHOLE
	MP-MARKER POST (OR AS NOTED)
	MAILBOX
	WATER VALVE
	WATER METER
	TELEPHONE PEDESTAL
	SIGN (AS NOTED)
	POWER POLE
	DOWN GUY
	P.O.B. POINT OF BEGINNING
	D.C. NO. DOCUMENT NUMBER
	VOLUME
	PAGE
	PLAT RECORDS, HAYS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

CYRUS WICKSON SURVEY  
ABSTRACT 474

4.85 ACRE  
PARCEL SURVEY  
HAYS COUNTY, TEXAS

I, GARRETT CAVAIUOLO, HEREBY CERTIFY THAT THIS SURVEY EXHIBIT AND ACCOMPANYING DESCRIPTION ARE BASED ON A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

*Garrett Cavaiuolo*  
02-05-2020  
GARRETT CAVAIUOLO DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6714  
DOUCET & ASSOCIATES  
GC.AVAIUOLO@DOUCETENGINEERS.COM



**DA DOUCET & ASSOCIATES**  
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TBPLS Firm Registration Number: 10105800  
TBPE Firm Registration Number: 3937

Date:	02/05/2020
Scale:	1"=100'
Drawn by:	JBT
Reviewed by:	GC
Project:	1787-001
Sheet:	1 of 1
Field Book:	NA
Party Chief:	ADM
Survey Date:	07-16-2019

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