





METES & BOUNDS DESCRIPTION

BEING 19.97 ACRES OF LAND LOCATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NUMBER 471, HAYS COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 20.02 ACRE TRACT DESCRIBED TO RONALD K. HART IN VOLUME 1225, PAGE 828 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.]; SAID 19.97 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD, FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 20.02 ACRE REMAINDER TRACT, AND SAME BEING THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 12.50 ACRE TRACT OF LAND DESCRIBED TO DOROTHY THROWER IN VOLUME 277, PAGE 462 [D.R.H.C.T.], AND SAME BEING IN THE NORTHEAST RIGHT OF WAY LINE OF WEST MCCARTY LANE (COUNTY ROAD 233), A VARIABLE WIDTH RIGHT OF WAY PER DESCRIBED IN VOLUME 1402, PAGE 73 [D.R.H.C.T.];

THENCE, N 52°05'20" W, WITH THE NORTHEAST RIGHT OF WAY LINE OF WEST MCCARTY LANE, SAME BEING THE SOUTHERLY SOUTHWEST LINE OF SAID 20.02 ACRE REMAINDER TRACT, FOR A DISTANCE OF **199.46** FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTH CORNER OF A CALLED 2.04 ACRE TRACT DESCRIBED TO THE LOWER COLORADO RIVER AUTHORITY (LCRA) IN VOLUME 241, PAGE 916 [D.R.H.C.T.];

THENCE, WITH THE COMMON LINES OF SAID 20.02 ACRE REMAINDER TRACT AND SAID 2.04 ACRE LCRA TRACT, THE FOLLOWING COURSES AND DISTANCES:

1. **N 42°07'42" E, 279.99** FEET TO A 1/2 INCH IRON ROD, FOUND FOR THE NORTHEAST CORNER OF SAID 2.04 ACRE LCRA TRACT,
2. **N 47°54'44" W, 297.60** FEET TO A 1/2 INCH IRON ROD WITH "MCS 6714" CAP, SET FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 20.02 ACRE REMAINDER TRACT, SAME BEING APPROXIMATELY 2 FEET SOUTHEAST FROM THE MONUMENTED AND FENCED SOUTHEAST BOUNDARY LINE OF LOT 41 OF SIESTA VERDE, A PLAT THEREOF RECODED IN VOLUME 1, PAGE 303 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS;

THENCE, MOSTLY FOLLOWING WITH THE CENTERLINE OF AN OLD DRY STACK STONE WALL, AND WITH THE NORTHWEST LINE OF SAID 20.02 ACRE REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, BEING APPROXIMATELY 2 – 3 FEET SOUTHEAST OF AND MORE OR LESS PARALLEL TO THE SOUTHEAST PERIMETER BOUNDARY LINE OF SAID SIESTA VERDE SUBDIVISION, THE FOLLOWING COURSES AND DISTANCES:

1. **N 42°48'34" E, 312.13** FEET TO A CALCULATED POINT IN THE CENTER OF SAID STONE WALL;
2. **N 42°07'35" E, 380.76** FEET TO A 1/2 INCH IRON ROD FOUND IN CENTER OF SAID STONE WALL;
3. **N 41°56'04" E, 410.39** FEET TO A 1/2 INCH IRON ROD FOUND IN CENTER OF SAID STONE WALL;
4. **N 41°55'12" E, 555.96** FEET TO CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID 20.02 ACRE REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING IN THE SOUTHEAST LINE OF LOT 33 OF SAID SIESTA VERDE, FROM WHICH A FOUND 3/8 INCH IRON ROD, FOUND FOR REFERENCE, BEARS S 41°55'12" W, 6.46 FEET,



MC SURVEYING, LLC

79 S. Wynnoak Cir., TX 77382

Phone: (737) 202-8333

TBPELS FIRM REG # 10194678

THENCE, WITH THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT, BEING A COMMON LINE WITH A CALLED 25.01 ACRE TRACT DESCRIBED TO HANSEI SERIES, LLC IN DOCUMENT NUMBER 22028963 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES:

1. **S 45°45'50" E**, PASSING AT 3.32 FEET, A 1/2 INCH IRON ROD, FOUND FOR THE SOUTHWEST CORNER OF SAID 25.01 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF **280.97** FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP STAMPED "PRO-TECH", FOUND FOR AN ANGLE POINT IN THE CENTERLINE OF A DRY STACK STONE WALL,
2. **S 46°13'24" E**, **215.67** FEET TO A CALCULATED POINT IN THE CENTERLINE OF SAID STONE WALL FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 20.02 ACRE TRACT, AND SAME BEING THE NORTHWEST CORNER OF SAID 12.50 ACRE REMAINDER TRACT;

THENCE, S 42°07'57" W, WITH THE SOUTHEAST LINE OF SAID 20.02 ACRE REMAINDER TRACT AND THE TRACT DESCRIBED HEREIN, AND THE NORTHWEST LINE OF SAID 12.50 ACRE REMAINDER TRACT, FOR A DISTANCE OF **1,907.78** FEET BACK TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 19.97 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83. ALL DISTANCES (U.S. SURVEY FEET) ARE GRID AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY AN INVERSED COMBINED SCALE FACTOR OF 1.00012609.

I, GARRETT CAVAIUOLO, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PROPERTY DESCRIPTION AND ACCOMPANYING SURVEY DRAWING OF EVEN DATE, REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND IN THE MONTH OF DECEMBER, 2022.

12/14/2022

GARRETT CAVAIUOLO - RPLS # 6714

GARRETT@MCSURVEYTX.COM

TBPELS# 10194678

PRJ# 0112-HY471A

