



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

DEVELOPMENT AGREEMENT APPLICATION

Case Number (staff use only): _____ - _____

TYPE OF APPLICATION (check all that apply)

- Development Agreement Amended Development Agreement

CONTACT INFORMATION

APPLICANT NAME Rex G. Baker III
 COMPANY Baker & Robertson
 STREET ADDRESS 171 Benney Lane, Bldg II
 CITY Dripping Springs STATE TX ZIP CODE 78620
 PHONE 512 894-0890 EMAIL rexbaker@bakerattorneys.com

OWNER NAME Cynosure Corporation
 STREET ADDRESS 171 Benney Lane, Bldg II
 CITY Dripping Springs STATE TX ZIP CODE 78620
 PHONE 512 894-0890 EMAIL garymorris2020@gmail.com

PROPERTY INFORMATION

PROPERTY ADDRESS	Cynosure Ranch, Dripping Springs, Texas 78620		
CURRENT LEGAL DESCRIPTION	283 acres, acres, more or less (see Exhibit "A" attached)		
TAX ID#	R19906, R19907, R12923, R12924		
CURRENT LAND ACREAGE	283 acres		
SCHOOL DISTRICT	DSISD		
ESD DISTRICT(S)			
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/>	PRIVATE	NAME: Bordie easement
	<input type="checkbox"/>	STATE	NAME:
	<input type="checkbox"/>	CITY/COUNTY (PUBLIC)	NAME:
DEVELOPMENT AGREEMENT?	<input checked="" type="checkbox"/>	YES	NAME (PLEASE ATTACH WITH APPLICATION):
	<input type="checkbox"/>	NO	

APPLICANT'S SIGNATURE

Note: An additional signature is required on page 3 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Rex G Baker, III

Applicant Name

Rex G Baker, III

08-27-20

Applicant Signature

Date

Cynosure Corporation

Gary Morris

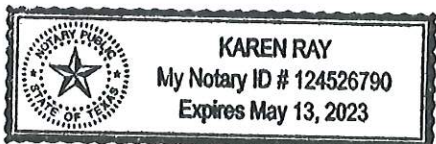
Property Owner Name

08-27-20

Property Owner Signature

Date

Notary Stamp Here



Karen Ray

Notary Signature

08-27-20

Date

DEVELOPMENT AGREEMENT APPLICATION SUBMITTAL

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:



08-27-20

Applicant Signature

Date

CHECKLIST

*Title II Building and Development Regulations, Chapter 22 General Regulations, Article 22.02
Development Agreements*

STAFF	APPLICANT	
	<input type="checkbox"/>	Completed Application Form - including all required notarized signatures
	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items - please provide a coversheet outlining what digital contents are included on the CD/USB drive.
	<input checked="" type="checkbox"/>	Billing Contact Form
	<input checked="" type="checkbox"/>	Tax Certificates- verifying that property taxes are current
	<input checked="" type="checkbox"/>	Original Development Agreement & Subsequent Amendments (<i>If applicable</i>)
	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
	<input checked="" type="checkbox"/>	Location map of subject property
	<input checked="" type="checkbox"/>	Conceptual Land Use Plan (<i>If applicable</i>)
	<input checked="" type="checkbox"/>	GIS digital data (To Hays County Regulations)
	<input checked="" type="checkbox"/>	Copy of Subdivision Plat or Metes & Bounds
	<input checked="" type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>) \$
	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee



BILLING CONTACT FORM

Project Name: Wild Ridge
 Project Address: Cynosure Ranch, Dripping Springs, Tx
 Project Applicant Name: Matthew Scivener

Billing Contact Information

Name: Meritage Homes of Texas
 Mailing Address: 8920 Business Park Dring, Suite 350
Austin, TX 78759
 Email: matthew.scivener@Meritagehomes.com Phone Number: 512 615-6409

Type of Project/Application (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Matthew Scivener

Signature of Applicant

8-27-20

Date

TAX RECEIPT

Jenifer O'Kane, Tax Assessor-Collector, Hays County
 712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517



Scan this code with your mobile phone to view this bill!



Receipt Number: SM-2020-1225290

Payor: GARY MORRIS

Owner: **CYNOSURE INC**

ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Quick Ref ID: R19906

Property: 10-0673-0002-00000-4

Owner: CYNOSURE INC

Legal Description: AB 673 L V DAVID SURVEY 40.00 AC
 GEO#90401755

Situs Address: E US 290 DRIPPING SPRINGS TX
 78620

Owner Address: ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Penalty, Interest, & Attorney Fees	Amount Paid
2019						
North Hays County ESD #1 - EMS	22770	0.030000	6.83	6.83	0.00	6.83
Special Road Dist	22770	0.033800	7.70	7.70	0.00	7.70
Dripping Springs ISD	22770	1.418300	322.95	322.95	0.00	322.95
Hays County	22770	0.389900	88.78	88.78	0.00	88.78
Hays County ESD #6 - FIRE	22770	0.088500	20.15	20.15	0.00	20.15

Total Payment Amount \$446.41

Date Paid: 1/6/2020

Effective Date: 1/2/2020

Station/Till: JOKANE/Internet Import Till - ICC

TAX RECEIPT

Jenifer O'Kane, Tax Assessor-Collector, Hays County
 712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517



Scan this code with your mobile phone to view this bill!



Receipt Number: SM-2020-1225303

Payor: GARY MORRIS

Owner: **CYNOSURE INC**
 ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Quick Ref ID: R19907

Property: 10-0673-0003-00000-4

Owner: CYNOSURE INC

Legal Description: AB 673 L V DAVID SURVEY **80.00 AC**
 GEO#90401756

Situs Address: E US 290 DRIPPING SPRINGS TX
 78620

Owner Address: ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Penalty, Interest, & Attorney Fees	Amount Paid
2019						
Special Road Dist	8560	0.033800	2.89	2.89	0.00	2.89
North Hays County ESD #1 - EMS	8560	0.030000	2.57	2.57	0.00	2.57
Hays County	8560	0.389900	33.38	33.38	0.00	33.38
Hays County ESD #6 - FIRE	8560	0.088500	7.58	7.58	0.00	7.58
Dripping Springs ISD	8560	1.418300	121.41	121.41	0.00	121.41
Total Payment Amount						\$167.83

Date Paid: 1/6/2020

Effective Date: 1/2/2020

Station/Till: JOKANE/Internet Import Till - ICC

TAX RECEIPT

Jenifer O'Kane, Tax Assessor-Collector, Hays County
 712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517



Scan this code with your mobile phone to view this bill!



Receipt Number: SM-2020-1225313

Payor: GARY MORRIS

Owner: **CYNOSURE INC**
 ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Quick Ref ID: R12923
 Owner: CYNOSURE INC

Property: 10-0044-0006-00000-4
 Legal Description: ABS 44 EDWARD W BROWN SURVEY
159.38 AC GEO#90400248
 Situs Address: E US 290 DRIPPING SPRINGS TX
 78620

Owner Address: ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Penalty, Interest, & Attorney Fees	Amount Paid
2019						
Hays County	16370	0.389900	63.83	63.83	0.00	63.83
Hays County ESD #6 - FIRE	16370	0.088500	14.49	14.49	0.00	14.49
Dripping Springs ISD	16370	1.418300	232.18	232.18	0.00	232.18
North Hays County ESD #1 - EMS	16370	0.030000	4.91	4.91	0.00	4.91
Special Road Dist	16370	0.033800	5.53	5.53	0.00	5.53
Total Payment Amount						\$320.94

Date Paid: 1/6/2020
 Effective Date: 1/2/2020
 Station/Till: JOKANE/Internet Import Till - ICC

TAX RECEIPT

Jenifer O'Kane, Tax Assessor-Collector, Hays County
 712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517



Scan this code with your mobile phone to view this bill!



Receipt Number: SM-2020-1225296

Payor: GARY MORRIS

Owner: **CYNOSURE INC**
 ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Quick Ref ID: R12924

Property: 10-0044-0007-00000-4

Owner: CYNOSURE INC

Legal Description: ABS 44 EDWARD W BROWN SURVEY
11.95 AC GEO#90400249

Situs Address: E US 290 DRIPPING SPRINGS TX
 78620

Owner Address: ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Penalty, Interest, & Attorney Fees	Amount Paid
2019						
Hays County ESD #6 - FIRE	1230	0.088500	1.09	1.09	0.00	1.09
Hays County	1230	0.389900	4.79	4.79	0.00	4.79
North Hays County ESD #1 - EMS	1230	0.030000	0.37	0.37	0.00	0.37
Special Road Dist	1230	0.033800	0.42	0.42	0.00	0.42
Dripping Springs ISD	1230	1.418300	17.45	17.45	0.00	17.45

Total Payment Amount \$24.12

Date Paid: 1/6/2020

Effective Date: 1/2/2020

Station/Till: JOKANE/Internet Import Till - ICC



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: Cynosure Ranch, Dripping Springs, Texas 78620

Commercial Residential

Applicant's Name (and Business Name, if Applicable):

Meritage Homes of Texas LLC

Applicant's Address: 8920 Business Park Drive Suite 350, Austin, TX 78759

Applicant's Email: Matthew.scrivener@meritagehomes.com

VOLUNTARY COMPLIANCE with mitigation conditions:
Meritage agrees as per the Development Agreement

MANDATORY COMPLIANCE:
IF APPLYING FOR:

- | | |
|---|---|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Development Permit |
| <input type="checkbox"/> Zoning Amendment Application | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Subdivision Approval | <input type="checkbox"/> Alcoholic Beverage Permit |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Food Establishment Permit |
| | <input type="checkbox"/> On-Site Sewage Facility Permit |

By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before: final inspection, issuance of a certificate of occupancy, or final plot recordation.

Applicants receiving a permit for: **Site Development, Sign Permit** for externally or internally-illuminated outdoor sign, initial **Alcoholic Beverage Permit**, initial **Food Establishment Permit**, and **On-Site Sewage Facility** Permit shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

*-If existing lighting is nonconforming, plans for bringing the lighting into conformance are **required** to be attached to this agreement.*

*-If existing lighting is already in conformity with the lighting ordinance, photos of all on-site lighting are **required** to be attached to this agreement for verification.*

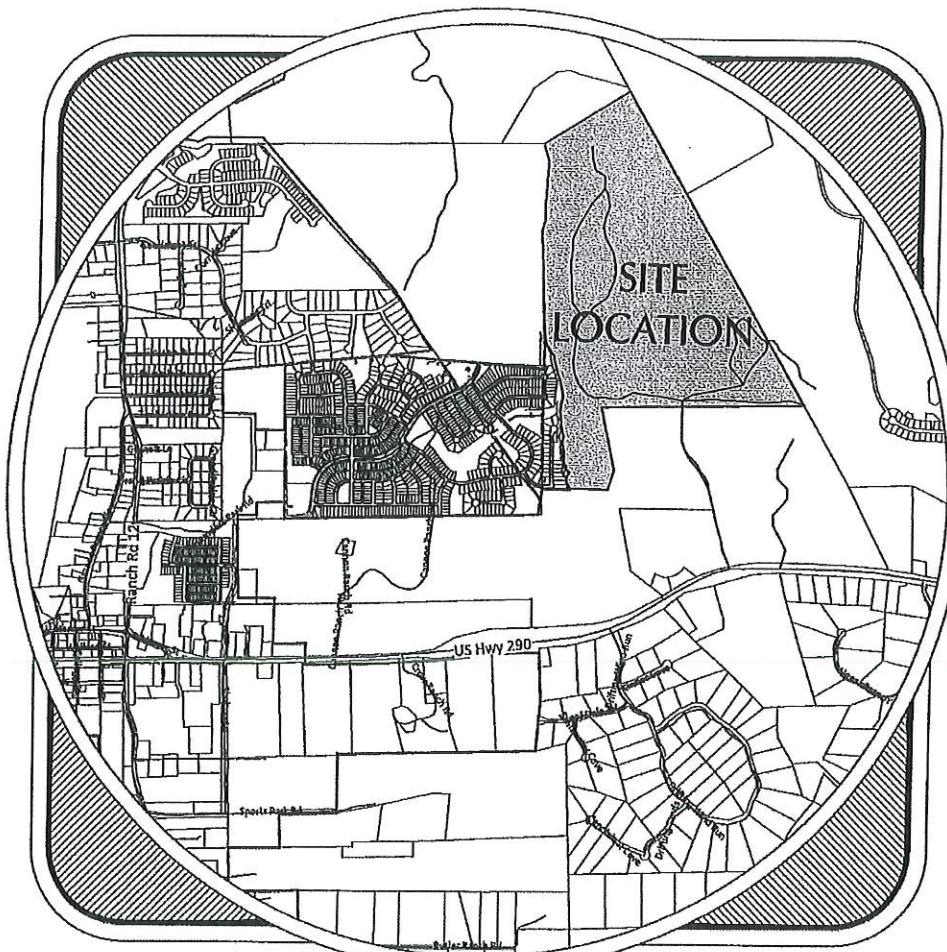
By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:

Matthew Scrivener

Signature

08-27-20

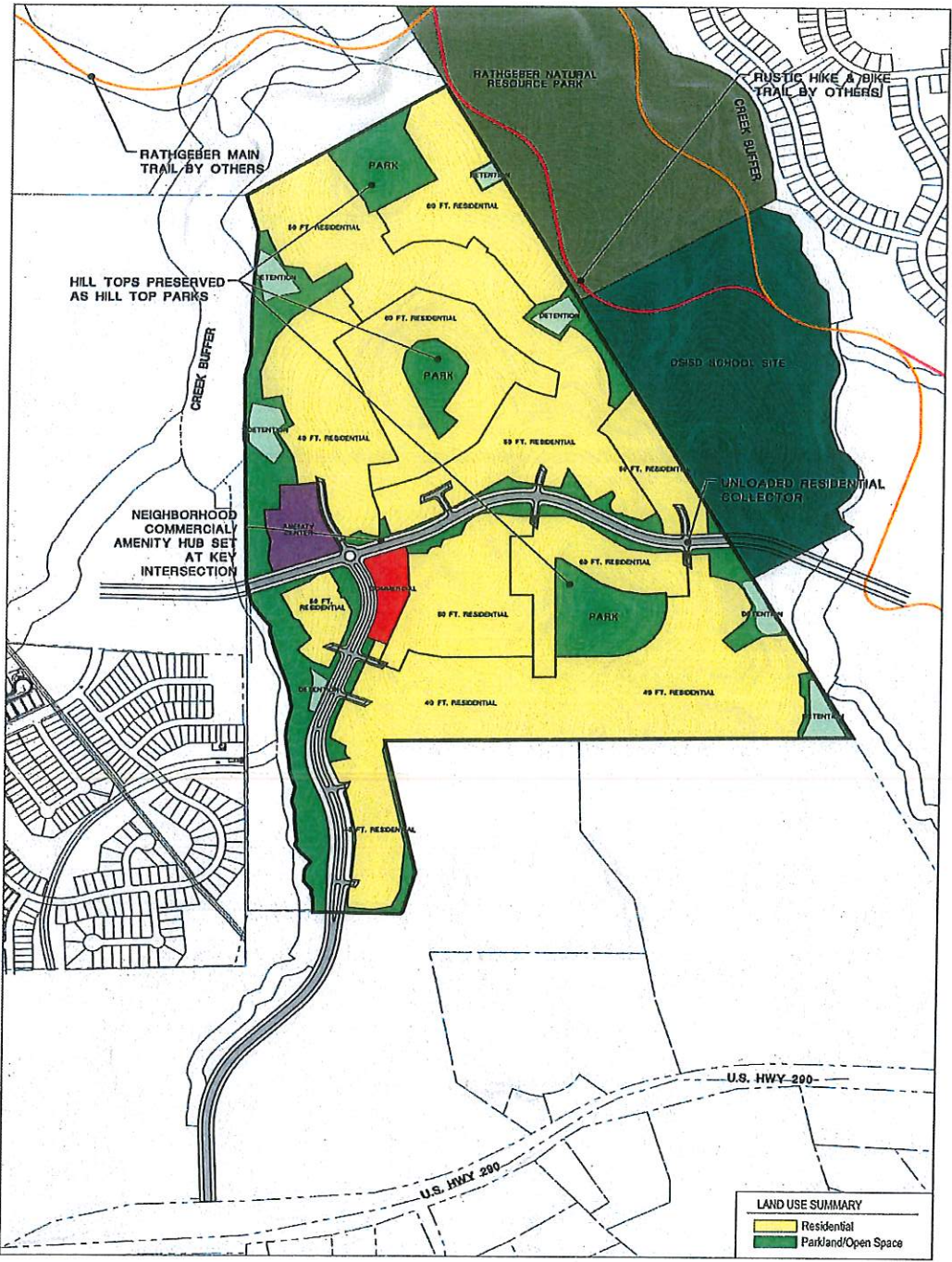
Date



VICINITY MAP

<p>SHEET 1 OF 1 Project No: 1691-005</p>	<p>WILD RIDGE DEVELOPMENT AGREEMENT DRIPPING SPRINGS, TX</p>	<p>LOCATION MAP</p>	<p>DA DOUCET & ASSOCIATES Civil Engineering - Landmarks - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-593-2600 www.doucetengineers.com Firm Registration Number: 3137</p>
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Conceptual Plan



SEC Planning, LLC
 Land Planning + Landscape Architecture + Community Branding
 AUSTIN, TEXAS
 www.secplanning.com + info@secplanning.com

**CONCEPT PLAN
 CYNOSURE RANCH
 MERITAGE HOMES
 DRIPPING SPRINGS, TEXAS**

Scale: 1" = 600'
North Date: July 20, 2020
 SHEET FOR: E:\16015\A\SEC\GIS\PLAN\2020\Subarea\Concept Plan\Concept Plan_2020-07-20.dwg
 Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



Exhibit " " "

7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

Cynosure
Hays County, Texas

D&A Job No. 1691-004
August 18, 2020

METES & BOUNDS DESCRIPTION

BEING A 283.42 ACRE TRACT OF LAND OUT OF THE I.V. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, AND THE EDWARD W. BROWN SURVEY NUMBER 136, ABSTRACT NUMBER 44, HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 291-1/3 ACRE TRACT, DESCRIBED TO CYNOSURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 123 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], SAID 291-1/3 ACRE TRACT BEING OUT OF A CALLED 599 ACRE TRACT DESCRIBED IN VOLUME 106, PAGE 31 [D.R.H.C.T.]; SAID 283.42 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON PIPE IN THE REMAINS OF A ROCK MOUND, FOUND FOR THE NORTHEAST CORNER OF THE PHILIP A. SMITH SURVEY, NUMBER 26, ABSTRACT NUMBER 415, AND A CALLED 206.2 ACRE TRACT, DESCRIBED IN VOLUME 2639, PAGE 403 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAME BEING AN INTERNAL CORNER OF SAID ABSTRACT NUMBER 44, SAME BEING THE SOUTH CORNER OF A CALLED 29.78 ACRE TRACT DESCRIBED IN VOLUME 2486, PAGE 541 [O.P.R.H.C.T.], AND SAME BEING THE NORTHWEST CORNER OF SAID 291-1/3 ACRE TRACT;

THENCE N60°08'25"E, WITH THE SOUTHEAST LINE OF SAID 29.78 ACRE TRACT, A DISTANCE OF 1,550.74 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID 29.78 ACRE TRACT, SAME BEING ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 1,364.31 ACRE TRACT RECORDED IN DOCUMENT NUMBER 04015659 [O.P.R.H.C.T.], AND BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S30°08'26"E, WITH THE SOUTHWEST LINE OF SAID REMAINDER TRACT AND THE SOUTHWEST LINE OF A CALLED 1,034.73 ACRE TRACT, DESCRIBED IN VOLUME 4832, PAGE 118 [O.P.R.H.C.T.], PASSING AT A DISTANCE OF 1,756.96 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND AT THE SOUTH CORNER OF SAID REMAINDER TRACT, SAME BEING THE WEST CORNER OF SAID 1,034.73 ACRE TRACT, AND CONTINUING IN TOTAL 2,168.63 FEET TO A STONE MOUND WITH 60D NAIL FOUND FOR THE COMMON CORNERS OF SAID ABSTRACT NUMBER 44, THE W.R. WOOD SURVEY, ABSTRACT NUMBER 567, AND THE J.F. GILBERT SURVEY, ABSTRACT NUMBER 811, ALL IN HAYS COUNTY, TEXAS;

THENCE CONTINUING S30°08'26"E, WITH THE SOUTHEAST LINE OF SAID 599 ACRE TRACT, THE SOUTHWEST LINE OF SAID 1,034.73 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID ABSTRACT NUMBER 811 AND THE SOUTHWEST LINE OF THE LEVI LEWIS SURVEY NUMBER 154, ABSTRACT NUMBER 639, HAYS COUNTY, TEXAS, PASSING AT A DISTANCE OF 1,854.96 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND FOR REFERENCE, PASSING AT A DISTANCE OF

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



1,925.27 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND FOR REFERENCE, AND CONTINUING IN TOTAL 3,113.19 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET AT THE EAST CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 135.92 ACRE TRACT, RECORDED IN VOLUME 3553, PAGE 378 [O.P.R.H.C.T.] AND BEING DESCRIBED AS "SHARE NUMBER ONE" IN VOLUME 198, PAGE 151 IN THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A STONE MOUND WITH A 60D NAIL FOUND ON THE NORTH LINE OF THE WILLIAM WALKER SURVEY NUMBER 130, ABSTRACT NUMBER 475, HAYS COUNTY, TEXAS, SAME BEING AT THE SOUTHEAST CORNER OF SAID ABSTRACT NUMBER 44, AND ALSO BEING AT THE SOUTHWEST CORNER OF SAID ABSTRACT NUMBER 639, BEARS S30°08'26"E, A DISTANCE OF 1,380.12 FEET;

THENCE S89°15'51"W, WITH A SOUTH LINE OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 135.92 ACRE TRACT AND THE NORTH LINE OF A CALLED 277.23 ACRE TRACT, SHARE NUMBER TWO, DESCRIBED IN SAID VOLUME 198, PAGE 151 [D.R.H.C.T.], PASSING AT A DISTANCE OF 1,670.47 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING IN TOTAL 3,043.33 FEET TO A 60D NAIL FOUND IN A 1/2-INCH IRON PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 277.23 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH AN EAST LINE OF SAID 599 ACRE TRACT, AND THE EAST LINE OF SAID 291-1/3 ACRE TRACT, AND AN OLD WIRE FENCE FOUND FOR THE WEST LINE OF A CALLED 100 ACRE TRACT DESCRIBED IN VOLUME 46, PAGE 53 [D.R.H.C.T.], SAME BEING A WEST LINE OF SAID SHARE NUMBER TWO, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. S11°59'53"E, A DISTANCE OF 327.25 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT;
2. S14°46'26"E, A DISTANCE OF 324.06 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
3. S20°28'59"E, A DISTANCE OF 204.36 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
4. S09°17'53"W, A DISTANCE OF 327.10 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
5. S21°13'11"W, A DISTANCE OF 64.75 FEET TO FENCE POST FOUND FOR AN ANGLE POINT;
6. S50°38'14"W, A DISTANCE OF 53.17 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING AN INTERIOR ELL CORNER OF SAID SHARE NUMBER TWO, ALSO BEING ON THE SOUTH LINE OF SAID ABSTRACT NUMBER 673, SAME BEING THE NORTH LINE OF THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, HAYS COUNTY, TEXAS, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;



THENCE S89°00'33"W, WITH THE MOST SOUTHERLY LINE OF SAID 291-1/3 ACRE TRACT, SAME BEING A NORTHERLY LINE OF SAID SHARE NUMBER TWO, ALSO BEING THE SOUTH LINE OF SAID ABSTRACT NUMBER 673, SAME BEING THE NORTH LINE OF SAID ABSTRACT NUMBER 693, PASSING AT A DISTANCE OF 446.98 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 566.43 FEET TO A 1/2-INCH IRON ROD WITH A "DOUCET" CAP SET AT THE SOUTHEAST CORNER OF A PROPOSED 13.585 ACRE TRACT, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID ABSTRACT NUMBER 673 AND SAID 291-1/3 ACRE TRACT, PARALLEL TO AND OFFSET WEST FROM THE CENTERLINE OF A DRY CREEK BED, THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES:

1. N02°04'33"W, PASSING AT A DISTANCE OF 18.92 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 94.44 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
2. N30°08'52"W, A DISTANCE OF 18.63 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
3. N04°12'41"E, A DISTANCE OF 29.46 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
4. N37°58'31"W, A DISTANCE OF 81.75 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
5. N03°03'30"E, A DISTANCE OF 77.47 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
6. N32°35'23"E, A DISTANCE OF 70.59 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
7. N45°11'02"W, A DISTANCE OF 97.26 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
8. N33°29'02"W, A DISTANCE OF 58.75 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
9. N21°39'42"E, A DISTANCE OF 31.90 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
10. N06°13'51"W, A DISTANCE OF 139.51 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
11. N00°23'49"E, A DISTANCE OF 75.11 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;



12. N17°52'08"W, A DISTANCE OF 67.64 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
13. N11°19'38"E, A DISTANCE OF 104.20 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
14. N17°34'19"W, A DISTANCE OF 110.33 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
15. N07°27'07"W, A DISTANCE OF 254.36 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
16. N05°34'05"E, A DISTANCE OF 96.36 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
17. N14°14'54"E, A DISTANCE OF 114.91 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
18. N10°23'00"W, A DISTANCE OF 154.36 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
19. N19°22'37"W, A DISTANCE OF 148.90 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
20. N17°43'46"W, A DISTANCE OF 120.76 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
21. N14°17'07"W, A DISTANCE OF 131.27 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
22. N03°58'38"E, A DISTANCE OF 43.46 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
23. N41°27'27"W, A DISTANCE OF 51.28 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
24. N35°39'02"W, A DISTANCE OF 159.05 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
25. N11°24'17"W, A DISTANCE OF 103.63 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
26. N17°06'33"W, A DISTANCE OF 30.00 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET ON THE EAST LINE OF SAID 206.2 ACRE TRACT, SAME BEING THE EAST LINE OF SAID



ABSTRACT NUMBER 415, ALSO BEING THE WEST LINE OF SAID ABSTRACT NUMBER 673 AND SAID 599 ACRE TRACT, AND ALSO BEING THE NORTH CORNER OF SAID PROPOSED 13.585 ACRE TRACT, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF A CALLED 200 ACRE TRACT RECORDED IN VOLUME 171, PAGE 229 [D.R.H.C.T.], SAME BEING THE SOUTHEAST CORNER OF SAID 206.2 ACRE TRACT, ALSO BEING ON THE NORTH LINE OF A CALLED 200.4 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 18036374 [O.P.R.H.C.T.], BEARS S00°50'48"E, A DISTANCE OF 485.11 FEET;

THENCE N00°50'48"W, WITH THE EAST LINE OF SAID ABSTRACT NUMBER 415 AND SAID 206.2 ACRE TRACT, SAME BEING THE WEST LINE OF SAID ABSTRACT NUMBER 673, SAID 291-1/3 ACRE TRACT, AND SAID 599 ACRE TRACT, PASSING AT A DISTANCE OF 1,566.62 FEET, A POINT FROM WHICH A STONE MOUND, FOUND FOR THE NORTHEAST CORNER OF SAID ABSTRACT NUMBER 673, BEARS N89°09'19"E, A DISTANCE OF 1,423.11 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 2,777.38 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 283.42 ACRES.

I, Garrett Cavaiuolo, Registered Professional Land Surveyor, hereby certify that this property description represents an actual survey performed on the ground under my supervision.



Garrett Cavaiuolo
Registered Professional Land Surveyor
Texas Registration No. 6714
Doucet & Associates
GCavaiuolo@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

8/18/2020
Date



Baker & Robertson

Operating Account
P.O. Box 718
Dripping Springs, TX 78620

PIONEER BANK, S.S.B.
P.O. BOX 4
DRIPPING SPRINGS, TX 78620
88-9410/1149

8/27/2020

8574

PAY TO THE ORDER OF City Of Dripping Springs

Twenty-Five and 00/100*****

\$**25.00

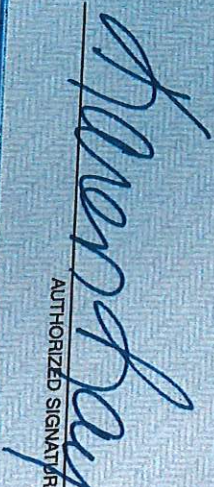
DOLLARS

City Of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620

MEMO

Public Notice Sign Fee

AUTHORIZED SIGNATURE



⑈008574⑈ ⑆114994109⑆

2000255⑈



Security features. Details on back.