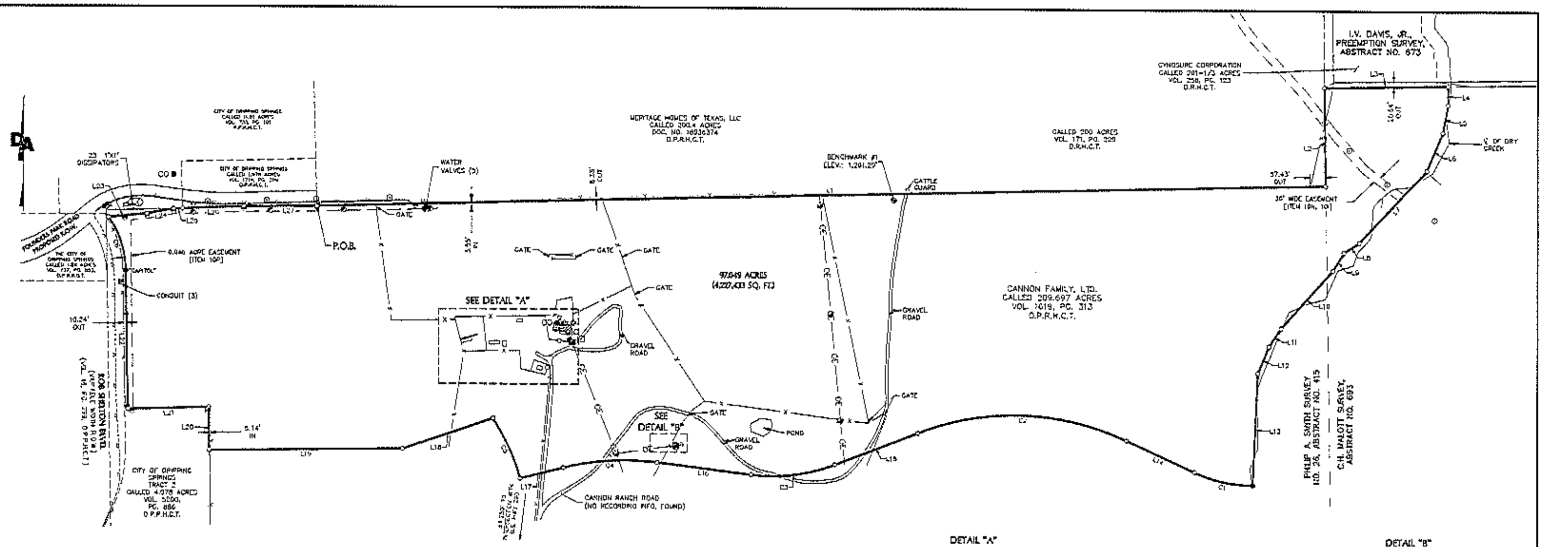
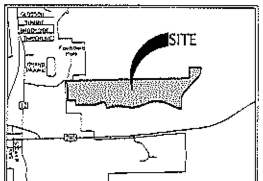


VICINITY MAP

NOT TO SCALE



GRAPHIC SCALE: 1" = 200'

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- ADJOINER PROPERTY LINE
- OVERHEAD ELECTRIC
- EXISTING WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EDGE OF PAVEMENT
- SURVEY LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- NAIL FOUND
- CLEAN OUT
- FIRE HYDRANT
- WATER VALVE
- STORM SEWER MANHOLE
- POWER POLE
- DOWN GUY
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WASTEWATER MANHOLE
- WATER METER
- ELECTRIC METER
- MARKER POST (NATURAL GAS)
- P.O.B. POINT OF BEGINNING
- DOC. NO DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- R.P.R.H.C.T. REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF. NO. 20-0354-GH, EFFECTIVE DATE OF FEBRUARY 24, 2020, AND ISSUED ON MARCH 06, 2020.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THE PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYORS NOTES SHOWN IN BRACKETS [ ]

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS.

A. [NON-SURVEY MATTER]

B. VISIBLE AND/OR APPARENT EASEMENTS ON OR ACROSS THE PROPERTY. (OWNER'S POLICY ONLY)

C. [NON-SURVEY MATTER]

D. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. IN THE EVENT OF A CONFLICT BETWEEN THIS EXCEPTION AND COVERED RISK "1.(D)", THIS EXCEPTION SHALL CONTROL. (APPLIES TO OWNER'S POLICY ONLY)

E. [NON-SURVEY MATTER]

F. INTENTIONALLY DELETED.

G. INTENTIONALLY DELETED.

H. EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY, BY MCARLE H. BERKLEY, RECORDED OCTOBER 14, 1972, IN VOLUME 254, PAGE 167, DEED RECORDS OF HAYS COUNTY, TEXAS. [SUBJECT TO, AS SHOWN HEREON]

I. EASEMENT AWARDED TO LOWER COLORADO RIVER AUTHORITY, BY FINAL JUDGMENT, A CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 265, PAGE 141, DEED RECORDS OF HAYS COUNTY, TEXAS. [SUBJECT TO, AS SHOWN HEREON]

J. INTENTIONALLY DELETED.

K. INTENTIONALLY DELETED.

L. EASEMENT AGREEMENT BY AND BETWEEN WILLIAM H. SCOTT AND CANNON FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 18036705, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [SUBJECT TO, BLANKET EASEMENT, NON-PLOTABLE]

M. INTENTIONALLY DELETED.

N. EASEMENT GRANTED TO DRIPPING SPRINGS WATER SUPPLY CORPORATION, BY DENNIS P. CANNON AND KATHERINE H. CANNON, RECORDED APRIL 2, 2002, IN VOLUME 1975, PAGE 7, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [NOT SUBJECT TO]

O. EASEMENT GRANTED TO DRIPPING SPRINGS WATER SUPPLY CORPORATION, BY DENNIS P. CANNON AND KATHERINE H. CANNON, RECORDED AUGUST 13, 2007, IN VOLUME 3258, PAGE 588, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [NOT SUBJECT TO]

P. EASEMENT GRANTED TO THE CITY OF DRIPPING SPRINGS, BY CANNON FAMILY, LTD., RECORDED SEPTEMBER 19, 2019, IN DOCUMENT NO. 19033796, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [SUBJECT TO, AS SHOWN HEREON]

Q. INTENTIONALLY DELETED.

LEGAL DESCRIPTION:

BEING A 97.049 ACRE (4,227,433 SQUARE FEET) TRACT OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, AND THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, HAYS COUNTY, TEXAS, SAID TRACT BEING OUT OF THAT CALLED 209.697 ACRE TRACT CONVEYED TO CANNON FAMILY, LTD., AS RECORDED IN VOLUME 1619, PAGE 313 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "DOUCET" ON THE NORTH LINE OF SAID 209.697 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 200.4 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 18036374 (O.P.R.H.C.T.), BEING FURTHER DESCRIBED AS A CALLED 200 ACRE TRACT, RECORDED IN VOLUME 171, PAGE 229, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND SAME BEING AT THE SOUTHEAST CORNER OF A CALLED 1.978 ACRE TRACT, RECORDED IN VOLUME 1714, PAGE 209 (O.P.R.H.C.T.);

THENCE WITH A COMMON LINE BETWEEN SAID 209.697 ACRE TRACT AND SAID 200.4 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N88°24'53"E, A DISTANCE OF 3,741.16 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET AT AN INTERIOR ELL CORNER OF SAID 209.697 ACRE TRACT, SAME BEING AT THE SOUTHEAST CORNER OF SAID 200 ACRE TRACT, ALSO BEING ON THE EAST LINE OF SAID ABSTRACT NUMBER 415, AND THE WEST LINE OF SAID ABSTRACT NUMBER 693,

2) N00°50'48"W, ALSO WITH THE COMMON LINES OF SAID ABSTRACTS, AND SAID 200 ACRE TRACT, A DISTANCE OF 305.80 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN EXTERIOR ELL CORNER OF SAID 209.697 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 201-1/3 ACRE TRACT, RECORDED IN VOLUME 258, PAGE 123 (D.R.H.C.T.), ALSO BEING AT THE NORTHWEST CORNER OF SAID ABSTRACT NUMBER 693, SAME BEING THE SOUTHWEST CORNER OF THE I. V. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673,

THENCE N89°00'33"E, WITH THE NORTH LINE OF SAID ABSTRACT NUMBER 693, SAME BEING THE SOUTH LINE OF SAID ABSTRACT NUMBER 673, ALSO BEING THE NORTH LINE OF SAID 209.697 ACRE TRACT, AND ALSO BEING THE SOUTH LINE OF SAID 201-1/3 ACRE TRACT, A DISTANCE OF 456.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREON;

THENCE OVER AND ACROSS SAID 209.697 ACRE TRACT, THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES:

1) S01°05'40"E, A DISTANCE OF 69.82 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN ANGLE POINT,

2) S10°05'59"W, A DISTANCE OF 106.90 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN ANGLE POINT,

3) S22°51'12"W, A DISTANCE OF 151.89 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN ANGLE POINT,

4) S42°50'10"W, A DISTANCE OF 368.76 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN ANGLE POINT,

5) S26°32'50"W, A DISTANCE OF 64.53 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN ANGLE POINT,

6) S31°27'14"W, A DISTANCE OF 77.76 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN ANGLE POINT,

7) S41°43'08"W, A DISTANCE OF 208.31 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN ANGLE POINT,

8) S33°10'09"W, A DISTANCE OF 82.38 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN ANGLE POINT,

9) S22°38'14"W, A DISTANCE OF 106.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN ANGLE POINT,

10) S03°33'32"W, A DISTANCE OF 420.17 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREON, SAME BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

11) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 222.07 FEET, A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 25°26'03", AND A CHORD WHICH BEARS N77°36'44"W, A DISTANCE OF 221.13 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,

12) N64°50'53"W, A DISTANCE OF 277.89 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET AT THE BEGINNING OF A CURVE TO THE LEFT,

13) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 796.00 FEET, A RADIUS OF 975.00 FEET, A DELTA ANGLE OF 46°46'43", AND A CHORD WHICH BEARS N88°14'34"W, A DISTANCE OF 774.62 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,

14) S68°21'05"W, A DISTANCE OF 330.60 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET AT THE BEGINNING OF A CURVE TO THE RIGHT,

15) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 315.38 FEET, A RADIUS OF 625.00 FEET, A DELTA ANGLE OF 28°54'42", AND A CHORD WHICH BEARS S82°48'26"W, A DISTANCE OF 312.04 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,

16) N82°44'13"W, A DISTANCE OF 352.20 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET AT THE BEGINNING OF A CURVE TO THE LEFT,

17) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 351.23 FEET, A RADIUS OF 925.00 FEET, A DELTA ANGLE OF 21°45'21", AND A CHORD WHICH BEARS S86°23'06"W, A DISTANCE OF 349.13 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,

18) S75°30'26"W, A DISTANCE OF 165.03 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET AT THE BEGINNING OF A CURVE TO THE LEFT,

19) WITH SAID CURVE TO THE LEFT A DISTANCE OF 249.07 FEET, WITH A RADIUS OF 750.00 FEET, A DELTA ANGLE OF 19°04'25", AND A CHORD WHICH BEARS N24°01'47"W, A DISTANCE OF 248.52 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,

20) S70°59'50"W, A DISTANCE OF 354.44 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN ANGLE POINT, AND

21) S49°21'11"W, A DISTANCE OF 715.41 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET IN THE WEST LINE OF SAID 209.697-ACRE TRACT, SAME POINT BEING IN THE EAST LINE OF A CALLED 4.078-ACRE TRACT, DESCRIBED AS TRACT 2, CONVEYED TO CITY OF DRIPPING SPRINGS, RECORDED IN VOLUME 5200, PAGE 886 (O.P.R.H.C.T.), AND FOR AN ANGLE POINT OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE LINES COMMON TO SAID 209.697 ACRE TRACT AND SAID 4.078 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) N00°51'53"W, A DISTANCE OF 161.19 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,

2) S88°22'44"W, A DISTANCE OF 209.63 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,

3) N00°50'55"W, A DISTANCE OF 337.81 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET AT THE BEGINNING OF A CURVE TO THE LEFT,

4) WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 210.34 FEET, A RADIUS OF 355.63 FEET, A DELTA ANGLE OF 33°53'17" AND A CHORD WHICH BEARS N17°49'24"W, A DISTANCE OF 207.24 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR THE NORTHWEST CORNER OF SAID 209.697-ACRE TRACT, SAME BEING IN THE SOUTH LINE OF A CALLED 11.01-ACRE TRACT, RECORDED IN VOLUME 733, PAGE 101 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS (R.P.R.H.C.T.), AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE LINES COMMON TO SAID 209.697-ACRE TRACT AND SAID 11.01-ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) N84°11'45"E, A DISTANCE OF 142.10 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,

2) N70°26'34"E, A DISTANCE OF 100.24 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,

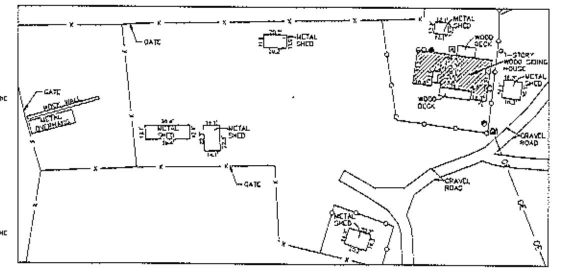
3) N84°45'18"E, A DISTANCE OF 33.52 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET, SAME BEING THE SOUTHWEST CORNER OF SAID 1.978-ACRE TRACT,

THENCE WITH THE LINE COMMON TO SAID 209.697-ACRE TRACT AND SAID 1.978-ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

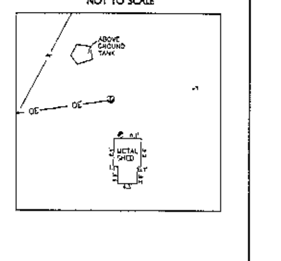
1) N47°41'40"E, A DISTANCE OF 206.58 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN ANGLE POINT OF THE TRACT DESCRIBED HEREIN, AND

2) N00°32'34"E, A DISTANCE OF 270.13 FEET BACK TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, CONTAINING 97.049 ACRES (4,227,433 SQUARE FEET).

DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



FLOODPLAIN NOTE:

THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON F.I.R.M. PANEL NO. 48209C0105F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.000077936.
UNITS: US SURVEY FEET.

PARKING NOTE:

NO PARKING SPACES FOUND ON SITE.

SURVEY NOTE:

DISTANCE TO NEAREST INTERSECTING STREET IS 1220± FEET, FROM THE MOST SOUTHERLY SOUTHWEST BOUNDARY CORNER TO THE INTERSECTION OF ROB SHELTON BOULEVARD AN U.S. HIGHWAY NO. 290.

SITE ADDRESS IS 100-314 CANNON RANCH ROAD, DRIPPING SPRINGS, TX 78620

BENCHMARK NOTE:

BENCHMARK #1
ELEVATION: 1,201.29'
DESCRIPTION: 1/2" INCH ROD WITH CAP STAMPED "DOUCET" SET WEST OF A GRAVEL ROAD AND SOUTH OF A CATTLE GUARD LOCATED APPROXIMATELY 2,975 FEET EAST OF THE INTERSECTION OF ROB SHELTON BOULEVARD AND FOUNDERS PARK ROAD. [SHOWN HEREON]

ALTA/NSPS CERTIFICATION:

TO: ASHTON AUSTIN RESIDENTIAL L.L.C. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7A, 8, 9, 13 AND 14 OF TABLE A THEREOF.

04/24/2020
DATE

GARRETT CAVANIOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES
GCAVANIOLO@DOUCETENGINEERS.COM

STATE OF TEXAS — REGISTERED — GARRETT CAVANIOLO — 6714 — PROFESSIONAL LAND SURVEYOR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°24'53"E	3,741.16'
L2	N00°50'48"W	305.80'
L3	N89°00'33"E	456.94'
L4	S01°05'40"E	69.82'
L5	S10°05'59"W	106.90'
L6	S22°51'12"W	151.89'
L7	S42°50'10"W	368.76'
L8	S26°32'50"W	64.53'
L9	S31°27'14"W	77.76'
L10	S41°43'08"W	208.31'
L11	S33°10'09"W	82.38'
L12	S22°38'14"W	106.00'
L13	S03°33'32"W	420.17'
L14	N64°50'53"W	277.89'
L15	S68°21'05"W	330.60'
L16	N82°44'13"W	352.20'
L17	S75°30'26"W	165.03'
L18	S70°59'50"W	354.44'
L19	S49°21'11"W	715.41'
L20	N00°51'53"W	161.10'
L21	S88°22'44"W	209.63'
L22	N00°50'55"W	337.81'
L23	N84°11'45"E	142.10'
L24	N70°26'34"E	100.24'
L25	N84°45'18"E	33.52'
L26	N47°41'40"E	206.58'
L27	N00°32'34"E	270.13'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	222.07'	500.00'	25°26'03"	N77°36'44"W	221.13'
C2	796.00'	975.00'	46°46'43"	N88°14'34"W	774.62'
C3	315.38'	625.00'	28°54'42"	S82°48'26"W	312.04'
C4	351.23'	925.00'	21°45'21"	S86°23'06"W	349.13'
C5	249.07'	750.00'	19°04'25"	N24°01'47"W	248.57'
C6	210.34'	355.63'	33°53'17"	N17°49'24"W	207.24'

ALTA/NSPS LAND TITLE SURVEY OF 97.049 ACRES OUT OF THE PHILLIP A. SMITH LEAGUE, SURVEY NO. 26, ABSTRACT NO. 415, AND THE C.H. MALOTT SURVEY, ABSTRACT NO. 693 HAYS COUNTY, TEXAS

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPELS Firm Registration Number 10105800

Date:	04/24/2020
Scale:	1"=200'
Drawn by:	ARC
Reviewer:	GC
Project:	1294-003
Sheet:	1 OF 1
Field Book:	538
Party Chief:	ADM
Survey Date:	01/07/2020