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**Cannon Ranch  
Hays County, Texas**

**D&A Job No. 1298-003  
June 25, 2021**

**BEING A 100.58 ACRE 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 IN A DEED 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.], ALSO BEING OUT OF A CALLED 58.000 ACRE TRACT DESCRIBED IN A DEED TO ORYX CANNON 58 LLC., RECORDED IN DOCUMENT NUMBER 20023358 [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 the 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 279, of the Deed Records of Hays County, Texas [D.R.H.C.T.], and same being at the southeast corner of a called 1.978 acre tract, recorded in Volume 1714, Page 289 [O.P.R.H.C.T.];

**THENCE** with a common line between the said 209.697-acre tract and the said 200.4-acre tract, the following two (2) courses and distances:

- 1) N88°34'55"E, a distance of 3,774.04 feet to a 1/2-inch iron rod with cap stamped "DOUCET" found at an interior ell corner of the said 209.697 acre tract, same being at the southeast corner of said 200 acre tract, and
- 2) N00°50'48"W, a distance of 365.62 feet to a 1/2-inch iron rod with cap stamped "DOUCET" found at the northern northwest corner of said 209.697 acre tract, same being in the south line of a called 13.585 acre tract, recorded in Document Number 20027264 [O.P.R.H.C.T.], and b;

**THENCE** N89°00'33"E, with the north line of said 209.697 acre tract, and also being the south line of the said 13.585-acre tract, and with the south line of a called 291-1/3 acre tract described in Volume 258, Page 123 [D.R.H.C.T.], a distance of 424.27 feet to a 1/2-inch iron rod with cap stamped "DOUCET" found at the northeast corner of the tract described herein;

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**THENCE** over and across the said 209.697-acre tract, the following twenty-one (21) courses and distances:

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



- 1) S01°05'40"E, a distance of 69.82 feet to a 1/2-inch iron rod with cap stamped "DOUCET" found at 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" found at 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" found at an angle point,
- 4) S42°50'39"W, a distance of 368.76 feet to a 1/2-inch iron rod with cap stamped "DOUCET" found at an angle point,
- 5) S56°32'56"W, a distance of 68.53 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set found at 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" found at an angle point,
- 7) S41°42'08"W, a distance of 288.31 feet to a Mag Nail with "DOUCET" found at an angle point,
- 8) S33°10'59"W, a distance of 82.38 feet to a 1/2-inch iron rod with cap stamped "DOUCET" found at an angle point,
- 9) S22°35'14"W, a distance of 106.02 feet to a 1/2-inch iron rod with cap stamped "DOUCET" found at an angle point,
- 10) S02°33'22"W, a distance of 379.88 feet passing a 1/2-inch iron rod with cap stamped "DOUCET" found on the north line of the said 58.000-acre tract, from which a spindle found at the northeast corner of the said 58.000-acre tract bears S68°04'00"E, a distance of 78.35 feet, and continuing over and across said 58.000-acre tract a total distance of 435.19 feet to a calculated point of curvature and for the southeast corner of the tract described herein and being within the said 58.000-acre tract,

**THENCE** continuing over and across said 58.000-acre tract the following eight (8) courses and distances:

- 1) With a curve to the right, having an arc length of 228.89 feet, a radius of 515.00 feet, a delta angle of 25°27'54", and a chord which bears N77°34'10"W, a distance of 227.01 feet to a calculated point of tangency,

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- 2) N64°50'13"W, a distance of 277.81 feet to calculated point of curvature,
- 3) With a curve to the left, having an arc length of 784.34 feet, a radius of 960.00 feet, a delta angle of 46°48'43", and a chord which bears N88°14'34"W, a distance of 762.71 feet to a calculated point of tangency,
- 4) S68°21'05"W, a distance of 330.60 feet to a calculated point of curvature,
- 5) With a curve to the right, having an arc length of 322.95 feet, a radius of 640.00 feet, a delta angle of 28°54'42", and a chord which bears S82°48'26"W, a distance of 319.53 feet to a calculated point of tangency,
- 6) N82°44'13"W, a distance of 352.20 feet for a calculated point of curvature,
- 7) With a curve to the left, having an arc length of 345.54 feet, a radius of 910.00 feet, a delta angle of 21°45'21", and a chord which bears S86°23'06"W, a distance of 343.47 feet to a calculated point,
- 8) S75°30'26"W, a distance of 81.96 feet to a calculated point on the east line of said 58.000-acre tract, same being a line common to the said 209.697-acre tract and the said 58.000-acre tract, from which a spindle found for the northwest corner of the said 58.000-acre tract bears N06°07'42"E, a distance of 52.15 feet,

**THENCE** S06°06'37"W with the common line of the said 58.000-acre tract and the said 209.697-acre tract, a distance of 33.36 feet to a calculated point of curvature,

**THENCE** over and across the said 209.697-acre tract, with a curve to the left, having an arc length of 29.31 feet, a radius of 25.00 feet, a delta angle of 67°10'08", and a chord which bears S23°55'04"W, a distance of 27.66 feet to a calculated point of reverse curvature within the said 209.697-acre tract,

**THENCE** over and across the said 209.697-acre tract, with a curve to the right, having an arc length of 33.59 feet, passing a calculated point at the line common to the said 209.697-acre tract and the said 58.000-acre tract, departing said common line and continuing over and across said 58.000-acre tract, a total arc length of 263.58 feet, a radius of 807.00 feet, a delta angle of 18°42'48", and a chord which bears S00°18'36"E, a distance of 262.41 feet to a calculated point within said 58.000-acre tract,

**THENCE** S09°02'49"W, a distance of 24.83 feet passing a calculated point on the line common to the said 58.000-acre tract and the said 209.697-acre tract, a total distance of 212.01 feet to a calculated point of curvature within the said 209.697-acre tract,

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**THENCE** continuing over and across the said 209.697-acre tract, with a curve to the left, having an arc length of 171.69 feet, a radius of 746.64 feet, a delta angle of  $13^{\circ}10'32''$ , and a chord which bears  $S04^{\circ}35'52''W$ , a distance of 171.32 feet calculated point of tangency,

**THENCE**  $S02^{\circ}11'31''E$ , continuing across the said 209.697-acre tract, a distance of 260.58 feet to a mag nail with shiner stamped "EECL RPLS" found at the southwest corner of the said 58.000-acre tract, and on the existing north Right-of-Way line of U.S. Highway 290 (Variable Width Right-of-Way, Deed of Record not found),

**THENCE**  $S87^{\circ}48'29''W$  with the existing north Right-of-Way line of the said Highway 290, a distance of 114.00 feet to a calculated point on the south line of the said 209.697-acre tract,

**THENCE** over and across the said 209.697-acre tract the following seven (7) courses and distances:

- 1)  $N01^{\circ}11'31''W$ , a distance of 260.58 feet to a calculated point for a point of curvature,
- 2) With a curve to the right, having an arc length of 194.05 feet, a radius of 856.12 feet, a delta angle of  $12^{\circ}59'13''$ , and a chord which bears  $N04^{\circ}27'47''E$ , a distance of 193.64 feet to a calculated point of tangency,
- 3)  $N09^{\circ}02'49''E$ , a distance of 212.01 feet to a calculated point of curvature,
- 4) With a curve to the left, having an arc length of 284.72 feet, a radius of 693.00 feet, a delta angle of  $23^{\circ}32'23''$ , and a chord which bears  $N02^{\circ}43'23''E$ , a distance of 282.72 feet to a calculated point of a compound curve,
- 5) With a curve to the left, having an arc length of 245.55 feet, a radius of 693.00 feet, a delta angle of  $20^{\circ}18'06''$ , and a chord which bears  $N24^{\circ}38'37''W$ , a distance of 244.27 feet to a calculated point of non-tangency,
- 6)  $S70^{\circ}59'50''W$ , a distance of 295.38 feet to a 1/2-inch iron rod with cap stamped "DOUCET" found at an angle point, and
- 7)  $S89^{\circ}21'11''W$ , a distance of 715.61 feet to a 1/2-inch iron rod with cap stamped "DOUCET" found on the west line of said 209.697 acre tract, same point being on 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 common line of the said 209.697-acre tract and the said 4.078-acre tract, the following four (4) courses and distances:

- 1)  $N00^{\circ}51'53''W$ , a distance of 161.19 feet to a 1/2-inch iron rod with cap stamped "DOUCET" found at an angle corner,

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- 2) S88°22'44"W, a distance of 299.63 feet to a 1/2-inch iron rod with cap stamped "DOUCET" found at an angle corner,
- 3) N00°50'55"W, a distance of 517.61 feet to a 1/2-inch iron rod with cap stamped "CAPITOL", found at a point of curvature, and
- 4) With a 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 207.29 feet to a 1/2-inch iron rod with cap stamped "DOUCET", found at the northwest corner of said 209.697 acre tract, same being in the south line of a called 11.61 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 11.61 acre tract, the following three (3) courses and distances:

- 1) N84°18'45"E, a distance of 142.18 feet to a 1/2-inch iron rod with cap stamped "DOUCET" found at an angle corner,
- 2) N79°26'34"E, a distance of 100.24 feet to a 1/2-inch iron rod with cap stamped "DOUCET" found at an angle corner and
- 3) N88°45'18"E, a distance of 33.52 feet to a 1/2-inch iron rod with cap stamped "DOUCET" found at an angle corner of the tract described herein and at the southwest corner of said 1.978 acre tract;

**THENCE** with the common line of said 209.697 acre tract and said 1.978 acre tract, the following two (2) courses and distances:

- 1) N87°41'40"E, a distance of 226.58 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point of the tract described herein, and

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- 2) N89°32'34"E, a distance of 270.93 feet to the **POINT OF BEGINNING** of the tract described herein, and containing 100.58 Acres.

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.000077936. Units: U.S. Survey Feet.

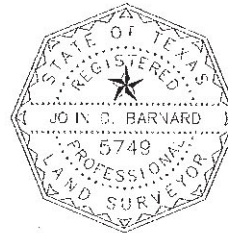
This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

I, John Barnard, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground under my supervision.

06/25/2021

John Barnard  
Registered Professional Land Surveyor  
Texas Registration No. 5749  
Doucet & Associates  
JBarnard@DoucetEngineers.com  
TBPELS Firm Registration No. 10105800

Date

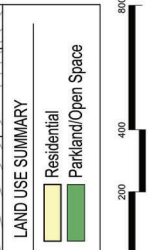
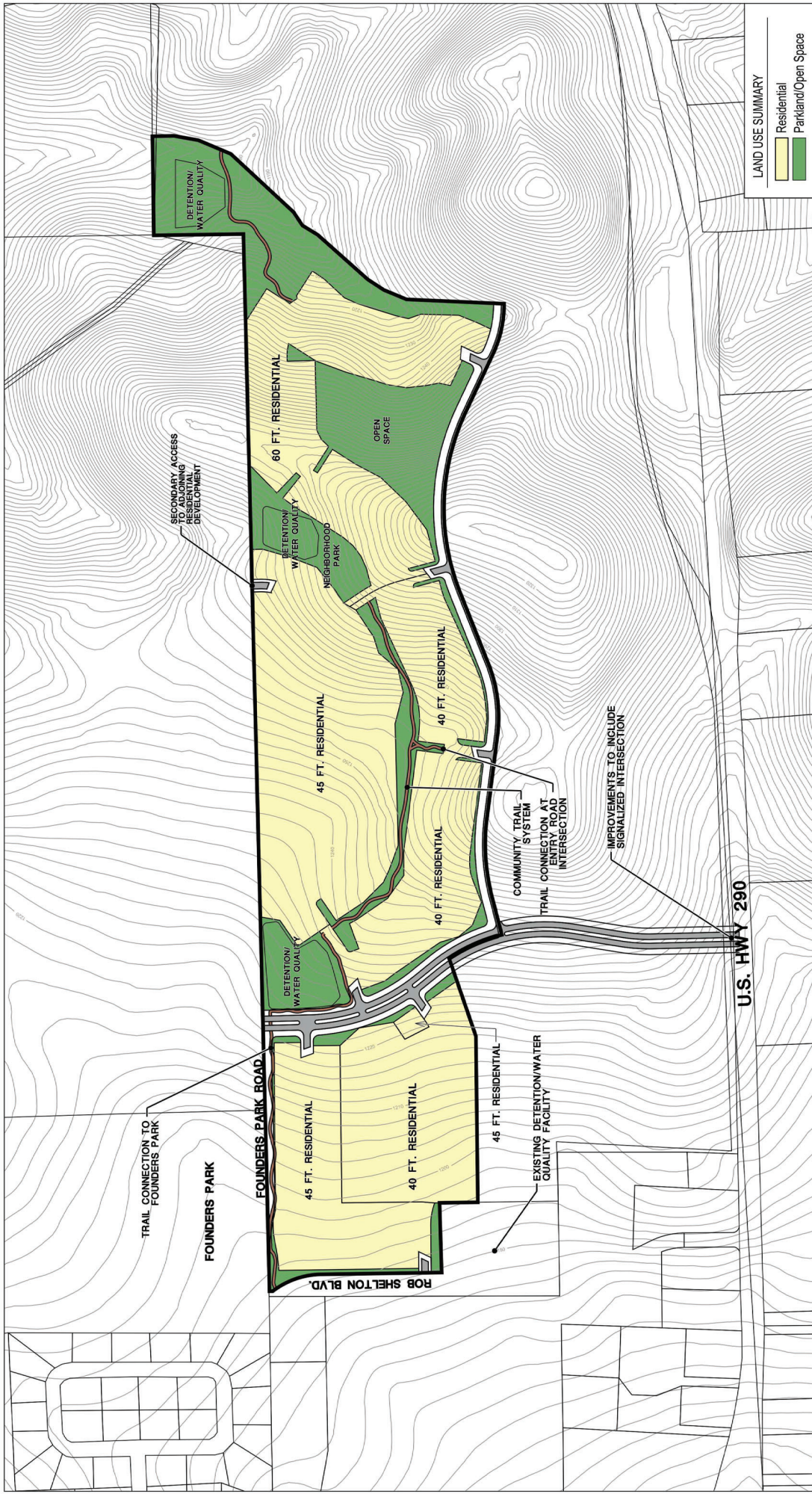








# EXHIBIT "B" PD Master Plan



SHEET FILE: T:\19186-AS\CD\Drawings\PLANNING\Submittal\Concept Plan\Concept Plan 2021-05-20.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.

## CONCEPT PLAN CANNON RANCH DRIPPING SPRINGS, TEXAS



# EXHIBIT "C" PARKS, TRAILS, AND OPEN SPACE PLAN

## PARKLAND SUMMARY

| Residential  | Area        | Calculation                       |
|--|-------------|-----------------------------------|
| 375 units  | 16.3 acres  | 1 AC / 23 DUs                     |
| <b>Required Parkland Area:</b>                         |             |                                   |
| <b>Parkland Credit Summary</b>                         |             |                                   |
| Private Parkland                                       | Area        | Credit                            |
| Private Neighborhood Park                              | 2.0 acres   | 100% credit                       |
| Detention/ Water Quality (Non-amenity)                 | 4.10 acres  | 0% credit                         |
| Private Open Space                                     | 1.83 acres  | 0% credit                         |
| Total Private Parkland Credits: 2.0 acres              |             |                                   |
| Public Parkland  | Area        | Credit                            |
| Public Uplands Park/Open Space                         | 16.82 acres | 100% credit                       |
| Total Public Parkland Credits: 16.82 acres             |             |                                   |
| Total Private and Public Parkland Credits: 18.82 acres |             |                                   |
| Required Parkland Dedication: 16.30 acres              |             |                                   |
| Delta: 42.52 acres                                     |             |                                   |
| <b>Parkland Development Fee</b>                        |             |                                   |
| Total Required Fee                                     | Units       | Calculation                       |
|  | 375 DUs     | \$648 / DU                        |
|  | 2,628 lf    | \$133,940 value                   |
|  | 1,826 lf    | \$83,679 value                    |
|  | 1 ea        | \$75,000 value                    |
|  |             | \$292,619 total improvement value |
| <b>Total Fee</b>                                       |             |                                   |
|  |             | \$243,000                         |

- Offroad Nature Trail with Revegetation
- Roadside 8' Concrete Trail
- Neighborhood Park Improvements





**Cannon Ranch** – Dripping Springs, Texas  
May 21, 2021

## **PARKLAND AND OPEN SPACE CALCULATIONS**

### **Property Overview**

Cannon Ranch is a residential community located north of US 290 and east of Rob Shelton Boulevard within the City of Dripping Springs ETJ. The property is approximately 97.4 acres and the Applicant is seeking City of Dripping Springs approval for the development of up to 375 residential lots.

The property is characterized as a mix of open pasture to the west as well as typical hill country with rolling hills and varying topography on the eastern side of the tract. The property is covered with a mix of cedar (Ashe Juniper), live oak and cedar elm hardwoods.

The Cannon Ranch Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the private parkland component will be a two (2) acre neighborhood park. The park is centrally located and is connected by a series of trails leading to the park and connecting to offsite planned and existing trails. Program elements to be constructed by the developer within the Neighborhood include a playscape, picnic areas, seating areas with shade and irrigated landscaping.

Cannon Ranch is located immediately southeast of Founders Memorial Park. With the community’s proximity to the park in mind, a community open space system has been designed to offer pedestrian trail corridors from the east side of the city, leading to Founders Memorial Park. The community Parkland and Open Space Plan shall provide nearly a mile of roadside and off-road trails. The City of Dripping Springs Parks, Recreation & Open Space Master Plan 2014-2024, Park Needs Implementation Plan identifies “Walking / Hiking / Biking Trails” as the first “High Priorities” listed within the plan. Cannon Ranch’s planned trails system is in alignment with the City of Dripping Springs’ high priority and further extends the public trails system to the east.

### **Parkland Calculations**

Following is a summary of parkland requirements and the parkland provided within Cannon Ranch. The calculations are intended to support the Cannon Ranch Parkland and Open Space Plan.

#### **I. Parkland Required by City of Dripping Springs’ Code of Ordinances**

##### **1. Required**

- a. One (1) acre of parkland per 23 living unit equivalents (LUE’s), satisfied by cash or land. Based on the maximum 375 residential units within the Development Agreement, a maximum of 16.3 acres of parkland credit shall be required.
- b. A Park Development Fee is required to be paid by the developer to meet the need for the active recreation parks. The fee is calculated by multiplying the number of dwelling units by \$648. The total required Parkland Development Fee for this project will be \$243,000, as shown on the submitted Parkland Exhibit.



## II. Proposed Parkland Compliance Program

### 1. Public Parks

A total of 16.82 acres is being dedicated to the City as a public park and open space as well as public trail corridors. A tract approximately six (6.0) acres in size is located within the southeast portion of the property and shall be dedicated as public open space.

In addition to the six (6.0) acres in the southeast portion of the property, The Parkland and Open Space Plan public open space corridors will include:

- Roadside Trails
  - Meandering eight feet (8') width concrete roadside trails will be constructed within public parkland tracts that traverse the property adjacent to the collector right-of-way. The open space tracts and concrete trails will extend to the east and strengthen the City of Dripping Springs' public trails system. Total value of this improvement is estimated to be \$89,184.
- Off-Road Trails
  - Off-road trails will be constructed in a set of natural open space corridors within the community. Trails may be built using concrete, mulch or other natural materials and will further expand the City of Dripping Springs' public trails system. Total value of this improvement is estimated to be \$76,455.
  - Trailheads (including one (1) trailhead sign and enhanced landscaping) will be provided various strategic locations where trails connect within the property.

### 2. Private Parks

Per Section 28.03.012 of the Parkland Dedication Ordinance, credit may be allowed for dedication of private parkland, with non-exclusive private amenities up to 25 percent (25%) of the required Public Parkland dedication amount and/or fee-in-lieu.

The Cannon Ranch Parkland and Open Space Plan includes a two (2) acre neighborhood park, which will not have restricted access. The neighborhood park will be privately maintained by the H.O.A. This facility will provide \$75,000 worth of improvements which include, but are not limited to the following:

- A Children's Playground (school ages 5-12): ADA access children's playscape with twelve inch (12") depth engineered mulch playground surfacing
- Sidewalks
- Picnic Areas
- Seating Areas with Shade
- Unstructured play area
- Irrigated and enhanced landscaping

### 3. Private Open Space

Private open space will be distributed throughout the community. Some portions of the open space will provide stormwater detention and water quality on the property while other portions of the open space will remain undisturbed. None of the private open space areas



meet the minimum two (2) acre lot size requirement for dedication credit. Therefore, no credit is being requested for private open space lots.

The detention ponds will have natural side slopes as well as earthen embankment structures. These facilities shall be designed as non-amenity style ponds, without parkland elements within the basins. Therefore, no parkland credit is being requested for the water quality/detention ponds.

4. Parkland Development Fee

Due to the improvements being constructed on-site with the trails being valued at \$217,619 and the private park improvements being valued at \$75,000, the Applicant would like consideration to waive a portion of the Parkland Development Fee. In addition to the value of the improvements constructed on-site, the applicant will be paying a total of 1/3 of the Parkland fee to the City, which equates to \$81,000. The total Parkland Development Fee required is \$243,000 and the total improvements being constructed in the parkland and open spaces are valued at \$292,619. Including the fee payment, this gives a delta of \$130,619 in improvements and cash payments in excess of the required Parkland Fee amount.

III. **Parkland Calculation Summary**

Parkland Dedication Requirements. Based on parkland calculations required by the City of Dripping Springs Code, Cannon Ranch is required to provide 16.3 acres of total parkland.

Proposed Parkland Credit. As shown in the Parkland Open Space Plan, a total of 16.45 acres of public open space and private parkland credit shall be provided in association with the development of Cannon Ranch. This provides a surplus of 0.15 acres of parkland credit.

Total Residential Units: 375 units  
Parkland Requirement: 16.3 acres

| <b>Parkland Credit Calculations</b>     | <b>Area</b> | <b>Credit</b> | <b>Dedication</b> |
|---|-------------|---------------|-------------------|
| Private Neighborhood Park               | 2.0 acres   | 100% Credit   | 2.0 acres         |
| Detention / Water Quality (non-amenity) | 4.10 acres  | 0% Credit     | 0.0 acres         |
| Private Open Space                      | 1.83 acres  | 0% Credit     | 0.0 acres         |
| Total Private Parkland Credit:          |             |               | 2.0 acres         |
| Public Uplands Park/Open Space          | 16.82 acres | 100% Credit   | 16.82 acres       |
| Total Public Parklands Credit:          |             |               | 16.82 acres       |
| Required Parkland Dedication:           |             |               | 16.30 acres       |
| Total Parkland Credit Dedication:       |             |               | 18.82 acres       |
| Delta:                                  |             |               | 2.52 acres        |



#### **IV. Maintenance**

The Parkland and Open Space Plan for Cannon Ranch includes private parks, private and public trails and natural open spaces. All parkland and open space areas will be maintained by the community's Homeowner Association (H.O.A.) The public open space areas will also be maintained by the H.O.A. through an access easement overlay (to be coordinated with the City). The H.O.A. will maintain this public trail and park to conform with the maintenance level of the community. The H.O.A. will be established prior to selling homes and will be funded through a community fee. This fee will be used to maintain parks, open space trails, entry feature monuments and public areas within H.O.A. access easements.

#### **V. Phasing**

Cannon Ranch will be a phased residential community. Following is a summary of anticipated dedication (as applicable) and construction of parkland:

- The parkland and trails to the west of the Lone Peak Way extension and to the east of Rob Shelton Boulevard will be improved and dedicated to the City of Dripping Springs with the construction and acceptance of Phase 1 of Cannon Ranch.
- Roadside concrete public trails will be constructed with construction of their associated roadway.
- Off-road trails corridors will be dedicated to the City within six (6) months of the City's acceptance of the associated residential area. The construction of the trail within each tract shall be complete prior to dedication of the tract.
- The improved private neighborhood park will begin construction in Phase 3 of the development.
- Remaining private and public parkland and open space tracts will be developed with development of the associated residential area.

EXHIBIT D – Modification Chart

| CANNON RANCH – LIST OF VARIANCES & ALTERNATIVE STANDARDS |                   |                          |   |  |  |
|--|-------------------|--------------------------|---|--|--|
| #  | Ordinance         | Description              | Requirement   | Requested Variance   | Justification  |
| <i>Chapter 22, Water Quality Protection</i>              |                   |                          |   |  |  |
| 1  | 22.05.016(a)(2)   | Maximum Impervious Cover | Sets maximum impervious cover for site development plans within the Edwards Aquifer contributing zone and the ETJ to 35%  | Maximum impervious cover for site development plans within the Edwards Aquifer Contributing zone and the ETJ will be 50%, with a per lot impervious cover maximum of 65%.  | To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes.  |
| 2  | 22.05.015(c)(3)   | Performance standards    | Establishes 90% removal of total suspended solids, total phosphorus, and oil and grease   | Use water quality BMPs that achieve a TSS removal of 89% and comply with the TCEQ Optional Enhanced Measures (OEM) load management requirements per West Travis Public Utility Agency requirements.  | Providing stream buffers per the TCEQ OEM that exceed the City of Dripping Springs water quality buffer requirements. Including the LCRA Streambank Erosion Control volume in the water quality pond to protect natural waterways and habitat. Will create better use of the land, less long-term maintenance burden, more attractive water quality measures, and consistent with State standards. |
| <i>Chapter 28, Subdivisions and Site Development</i>     |                   |                          |   |  |  |
| 3  | (Exhibit A), 3.13 | Lapse of plat approval   | <p>Preliminary Plat: All of the following shall occur within the one hundred and eighty-three (183) calendar days following Preliminary Plat approval: 1) City Engineer's approval of engineering plans for all proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction. In addition to the above, an application for approval of the final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter).</p> | <p>Preliminary Plat: All of the following shall occur within the one hundred and eighty-three (183) calendar days following Multi-Phased Preliminary Plat approval: 1) City Engineer's approval of engineering plans for Phase 1 proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction for Phase 1. In addition to the above, an application for approval of the Phase 1 final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter). Once conditions of Phase 1 are met the Preliminary plat shall be valid for 10 years unless such is extended or reinstated pursuant to provisions in this Chapter.</p> | <p>Allows time for the construction of infrastructure improvements prior to recordation of plats.</p>  |

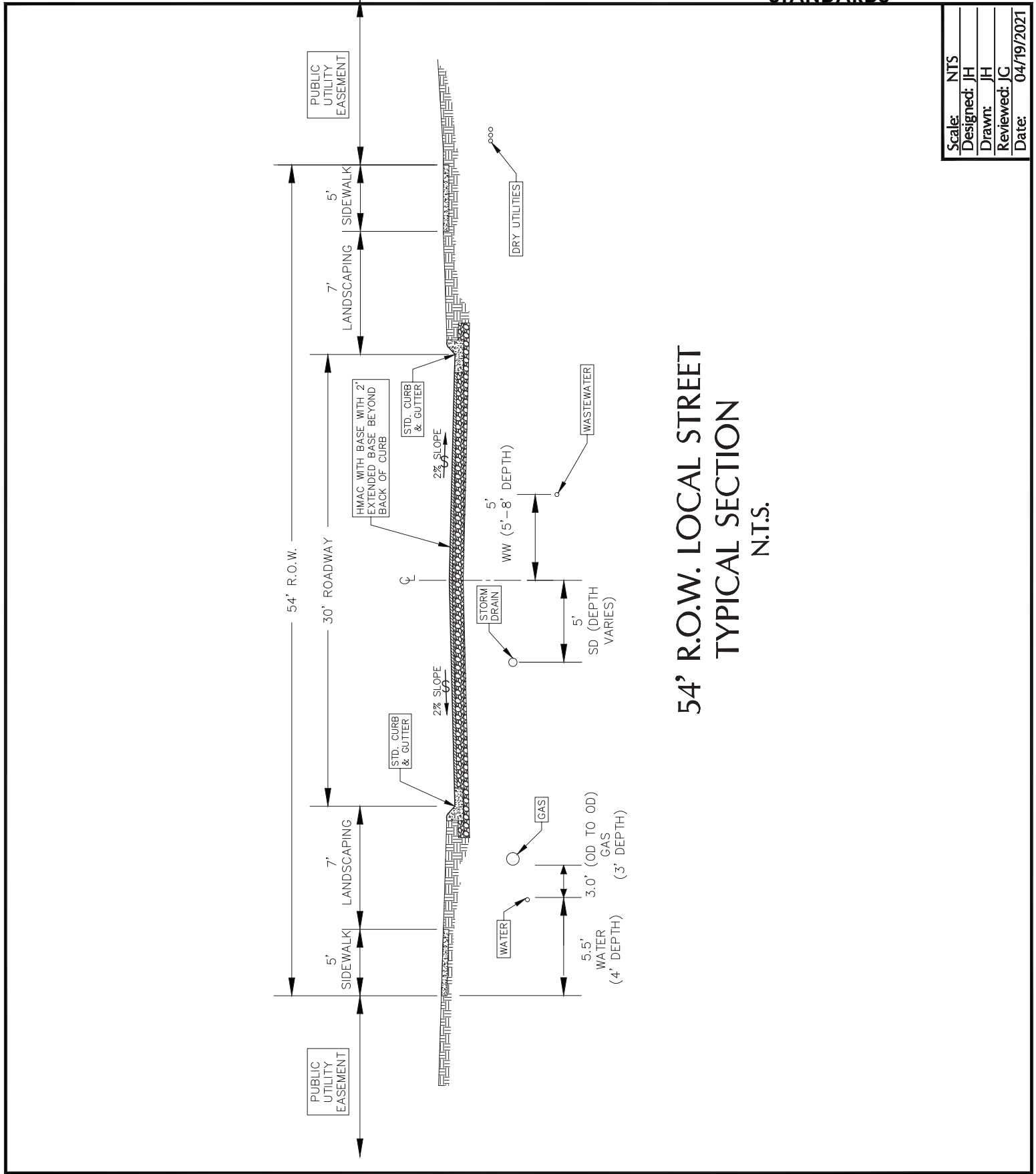
|   |                      |                                      |   |  |   |
|---|----------------------|--------------------------------------|---|--|---|
|   |                      |                                      | pursuant to provisions in this Chapter).  |  |   |
| 4 | (Exhibit A), 3.13    | Lapse of plat approval               | Final plat approved by the City Council but not yet filed with Hays County - All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within thirty (30) calendar days of the date of final approval (The thirty-day period shall commence upon County approval of final plat if the property is in the ETJ). | Final plat approved by the City Staff but not yet filed with Hays County - All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within three hundred and sixty five (365) calendar days of the date of final approval. | Allows time for the construction of infrastructure improvements prior to recordation of plats.  |
| 5 | (Exhibit A), 11.21.1 | Residential block lengths            | Shall not exceed one thousand two hundred (1,200) feet between centerlines of street intersections  | Shall not exceed one thousand five hundred (1,500) feet between centerlines of street intersections at the perimeter of the property.  | This relates only to the perimeter of the property where access to neighboring property is limited by topographic conditions and adjacent land use. |
| 6 | (Exhibit A), 13.2    | Intersecting Streets                 | Blocks shall not be less than four hundred feet (400') in length  | Blocks shall not be less than two hundred feet (200') in length  | Considering unique topographic conditions that may reduce intersection distances.   |
| 7 | (Exhibit A), 30.2    | Performance Guarantees               | Required for public improvements  | The City of Dripping Springs will not require bonds to be issued to the City for public infrastructure owned and maintained by other jurisdictions.  | Performance standards will be provided to owner / user of public improvements.  |
| 8 | 28.04.018            | Cuts and fills                       | No fill or cut on any building site shall exceed a maximum of six (6) feet of depth   | Improvements requiring a site development permit will be held to no more than 12 feet of cut and/or fill and 14 feet of cut for ponds.   | To respond to topographic conditions, provide roadways that meet design requirements, and adhere to ATLAS 14 rainfall intensities.                  |
| 9 | 28.06.051(a&b)       | Residential Street Tree Requirements | Street trees [(2) 4" Trees/50 LF] to be planted adjacent to or near street right-of-way per associated zoning classification  | Four-inch (4") caliper or greater street trees planted within five feet (5') of the public right of way shall receive credit towards tree replacement requirements at a ratio of 1:1.  | The development will provide a strong streetscape with mature trees earlier in the life of the project with this street tree planting plan.         |



|    |                 |           |  |   |  |
|----|-----------------|-----------|--|---|--|
| 10 | (Exhibit A), 15 | Sidewalks | Sidewalks shall be required for all residential developments within the city limits. Sidewalk width and location shall be in accordance with the transportation master plan (TMP). | Sidewalks and shared-use paths shall only be required to conform to the approved Offsite Road Agreement for the Cannon Ranch PDD, as described and depicted in more detail in Exhibits "C" and "D" of the Offsite Road Agreement. Changes to the City's transportation master plan shall not overrule the standards, locations, widths, etc. as included in the Offsite Road Agreement. Future sidewalks will be installed by others in right-of-way dedicated by the Cannon Ranch PDD, in conformance with the transportation master plan. | Roadway, shared-used path, and sidewalk locations and widths were determined during the Planned Development District and Offsite Road Agreement negotiation to align as applicable to the City's DRAFT transportation master plan. |
|----|-----------------|-----------|--|---|--|

*Hays County Development Regulations (2017) Chapter 721 - Roadway Standards*

|    | Table 721.02        | Design Speed                           | Minor Collector= 35 mph                                  | Minor Collector= 30 mph  | Enhance Transportation Safety on the East/West Collector.  |
|----|---------------------|--|--|--|--|
| 11 | Table 721.02        | Minimum Centerline Radius              | Urbanized Local = 200 feet<br>Minor Collector = 375 feet | Urbanized Local = 180 feet<br>Minor Collector = 300 feet                                 | Complies with AASHTO standards relative to proposed design speeds. Preserves natural character by minimizing impacts to existing topography. |
| 12 | Table 721.02        | Cul-de-sac ROW/ Pavement Radius (feet) | 70/45 for Urbanized Local                                | 60/48 for Urbanized Local. Islands are allowed in the cul-de-sac.                        | To preserve the natural character of the site by minimizing roadway impacts.   |
| 13 | Table 721.02        | Knuckles                               | No provision   | Knuckles are allowed. Minimum ROW radius is 50 feet. Minimum pavement radius is 40 feet. | Preserves natural character by minimizing roadway impacts and concentrating residential density.   |
| 14 | Section 9.2.2(a)(1) | Side slopes on swales                  | No steeper than 1 vertical to 6 horizontal               | No steeper than 1 vertical to 3 horizontal   | Complies with City of Austin, Drainage Criteria Manual 6.4.1.D   |



**54' R.O.W. LOCAL STREET  
TYPICAL SECTION  
N.T.S.**

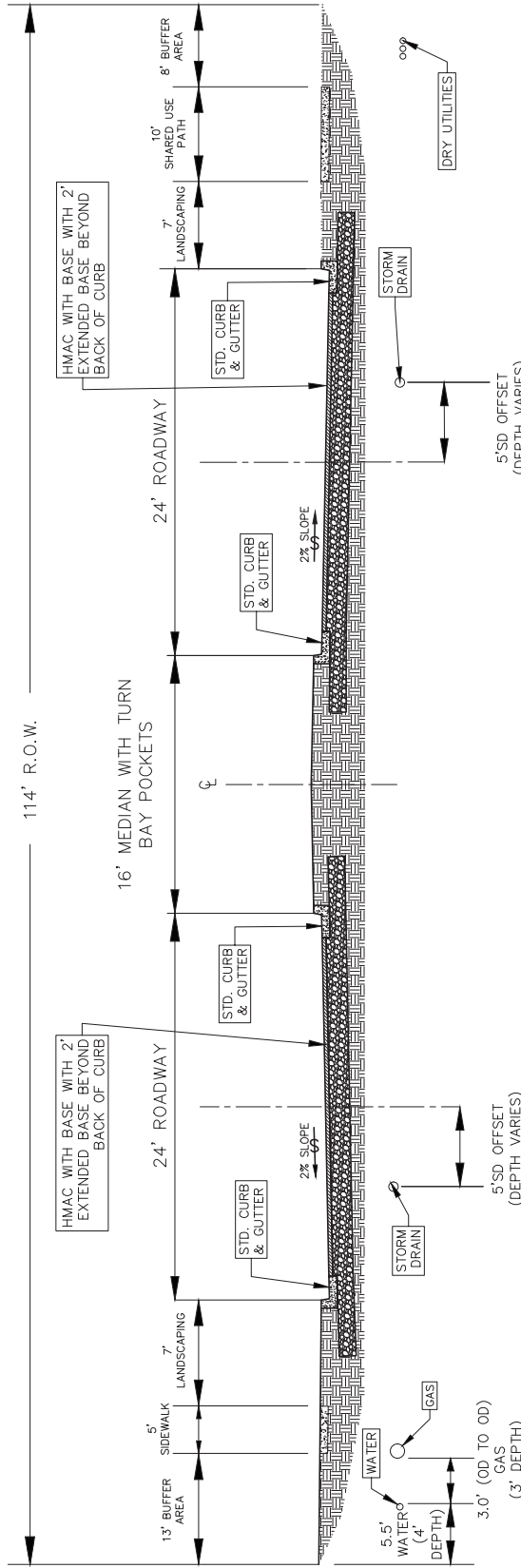
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| Designed: | JH         |
| Drawn:    | JH         |
| Reviewed: | JC         |
| Date:     | 04/19/2021 |

**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Entitlements - Surveying/Mapping  
 7401 B. Highway 71 W, Suite 160  
 Austin, Texas 78735, Phone: (512)-583-2600  
 www.doucetengineers.com  
 Firm Registration Number: 3937

TYPICAL ROAD  
 CROSS SECTION -  
 LOCAL RESIDENTIAL  
 STREET (54' R.O.W.)

CANNON RANCH  
 DRIPPING SPRINGS, TX

SHEET  
**EXHIBIT**  
 1 Of 5  
 Project No:  
 1298-003



NOTE: TURN BAYS AS REQUIRED  
 1. 114' ROW TO BE DEDICATED BY CANNON RANCH PDD DEVELOPMENT  
 2. ON-SITE SHARED USE PATH, SIDEWALKS, AND LANDSCAPING TO BE CONSTRUCTED BY CANNON RANCH PDD DEVELOPMENT  
 3. LANDSCAPING WILL INCLUDE STREET TREES ON EITHER SIDE OF ROADWAY  
 4.

## 114' R.O.W. ONSITE CANNON ROADWAY TYPICAL SECTION N.T.S.

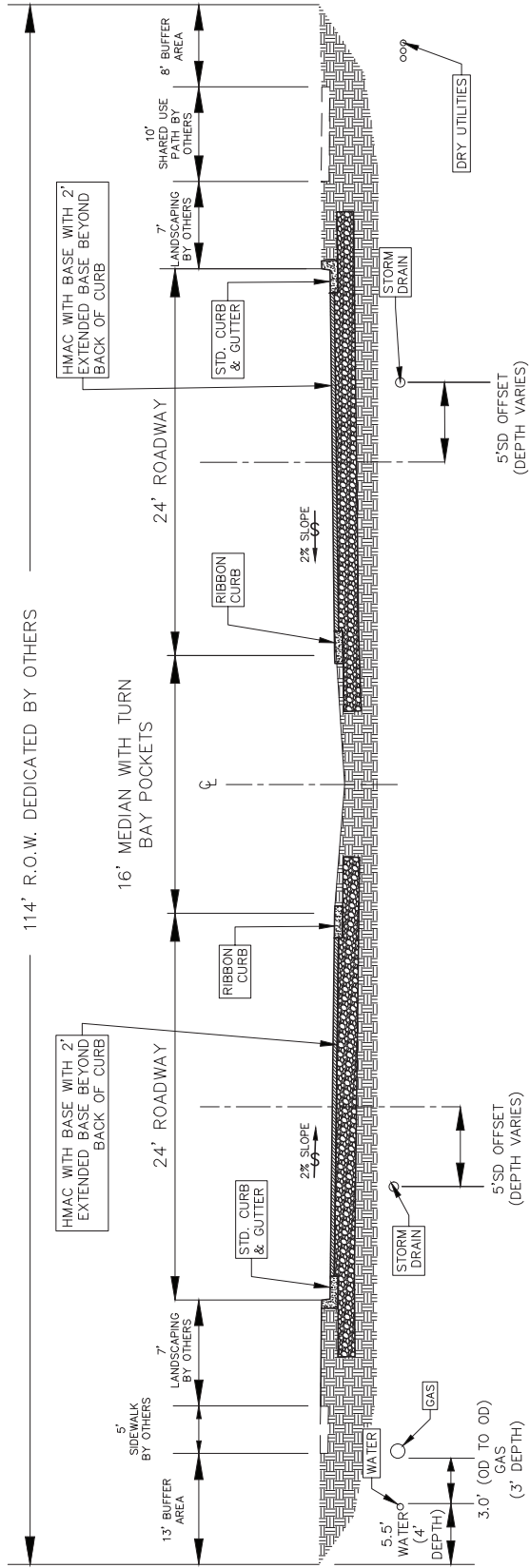
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| Drawn:    | JH         |
| Reviewed: | JC         |
| Date:     | 04/19/2021 |

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 Austin, Texas 78735, Phone: (512)-583-2600  
 www.doucetengineers.com  
 Firm Registration Number: 3937

TYPICAL ROAD  
 CROSS SECTION - N-S  
 ONSITE CANNON ROADWAY  
 (114' R.O.W.)

CANNON RANCH  
 DRIPPING SPRINGS, TX

SHEET  
**EXHIBIT**  
 2 Of 5  
 Project No:  
 1298-003



NOTE:  
 1. TURN BAYS AS REQUIRED  
 2. 114' ROW TO BE DEDICATED BY OTHERS  
 3. OFFSITE SHARED USE PATH, SIDEWALKS, AND LANDSCAPING TO BE CONSTRUCTED BY OTHERS  
 4. WATER QUALITY CONTROLS TO BE PLACED WITHIN MEDIAN

114' R.O.W. OFFSITE CANNON ROADWAY  
 TYPICAL SECTION  
 N.T.S.

|           |            |
|-----------|------------|
| Scale:    | NTS        |
| Designed: | JH         |
| Drawn:    | JH         |
| Reviewed: | JC         |
| Date:     | 04/19/2021 |

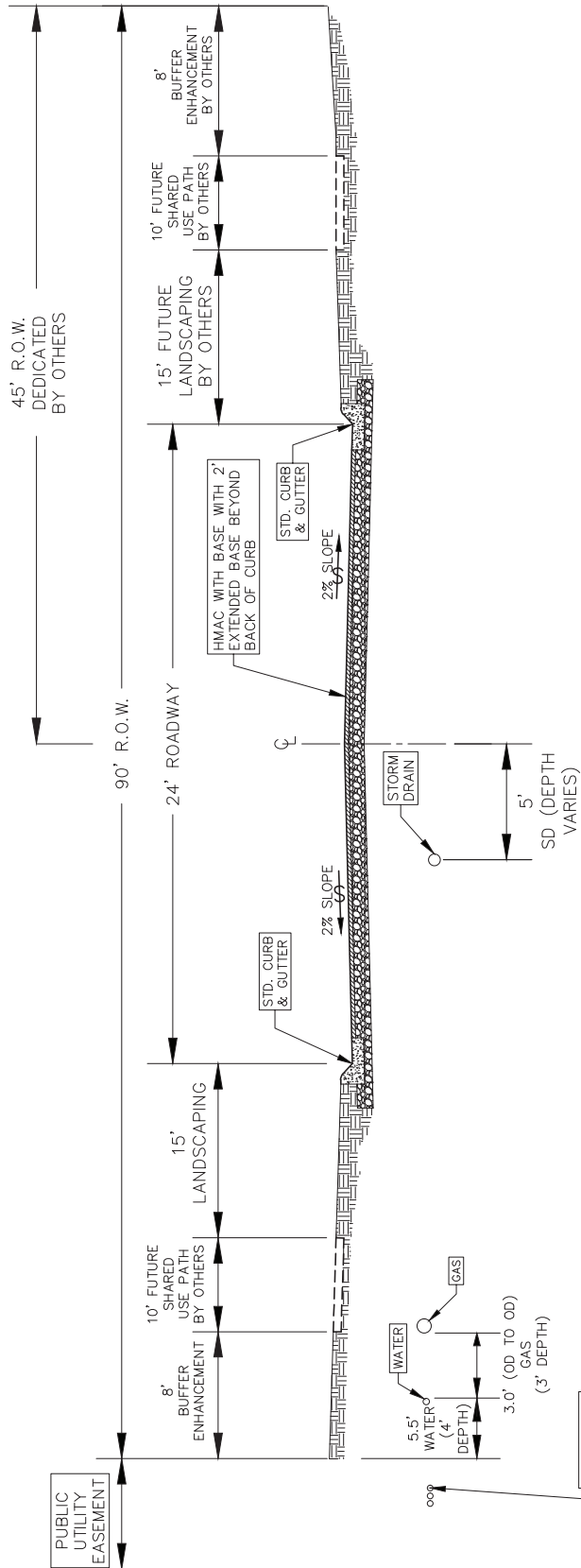
**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Entitlements - Surveying/Mapping  
 7401 B. Highway 71 W, Suite 160  
 Austin, Texas 78735, Phone: (512)-583-2600  
 www.doucetengineers.com  
 Firm Registration Number: 3937

TYPICAL ROAD  
 CROSS SECTION - N-S  
 OFFSITE CANNON ROADWAY  
 (114' R.O.W.)

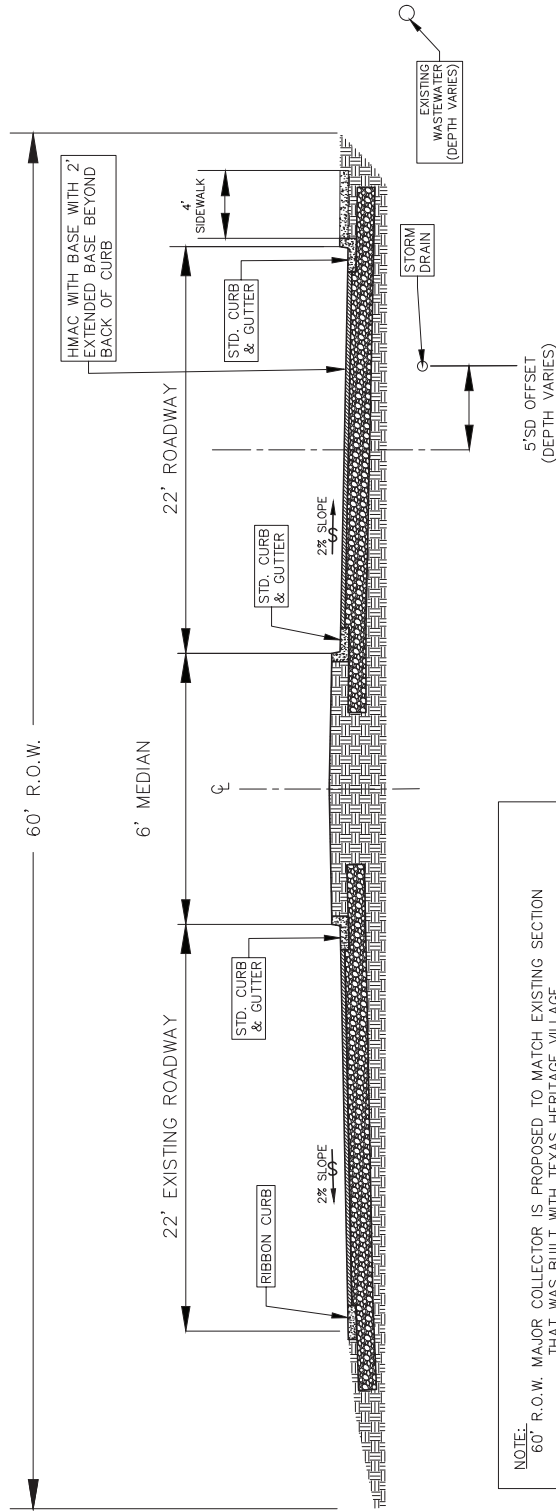
CANNON RANCH  
 DRIPPING SPRINGS, TX

SHEET  
**EXHIBIT**  
 3 Of 5  
 Project No:  
 1298-003

|           |            |
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| Scale:    | NTS        |
| Designed: | JH         |
| Drawn:    | JH         |
| Reviewed: | JC         |
| Date:     | 04/19/2021 |



# 90' R.O.W. E-W 2-LANE COMMERCIAL COLLECTOR TYPICAL SECTION N.T.S.

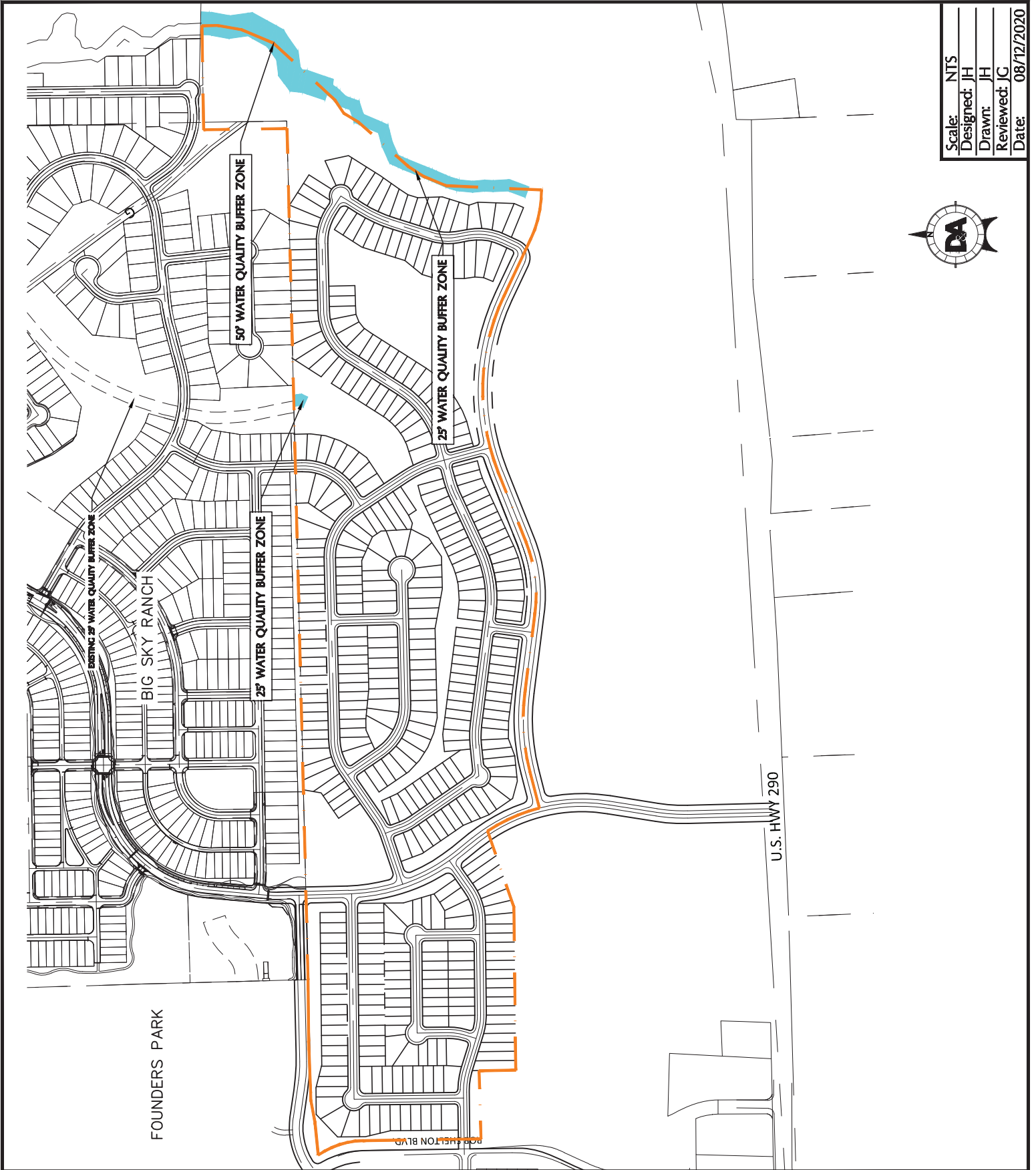


NOTE:  
60' R.O.W. MAJOR COLLECTOR IS PROPOSED TO MATCH EXISTING SECTION  
THAT WAS BUILT WITH TEXAS HERITAGE VILLAGE

60' R.O.W. ROB SHELTON  
TYPICAL SECTION  
N.T.S.

|           |            |
|-----------|------------|
| Scale:    | NTS        |
| Designed: | JH         |
| Drawn:    | JH         |
| Reviewed: | JC         |
| Date:     | 04/19/2021 |

|           |            |
|-----------|------------|
| Scale:    | NTS        |
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| Drawn:    | JH         |
| Reviewed: | JG         |
| Date:     | 08/12/2020 |

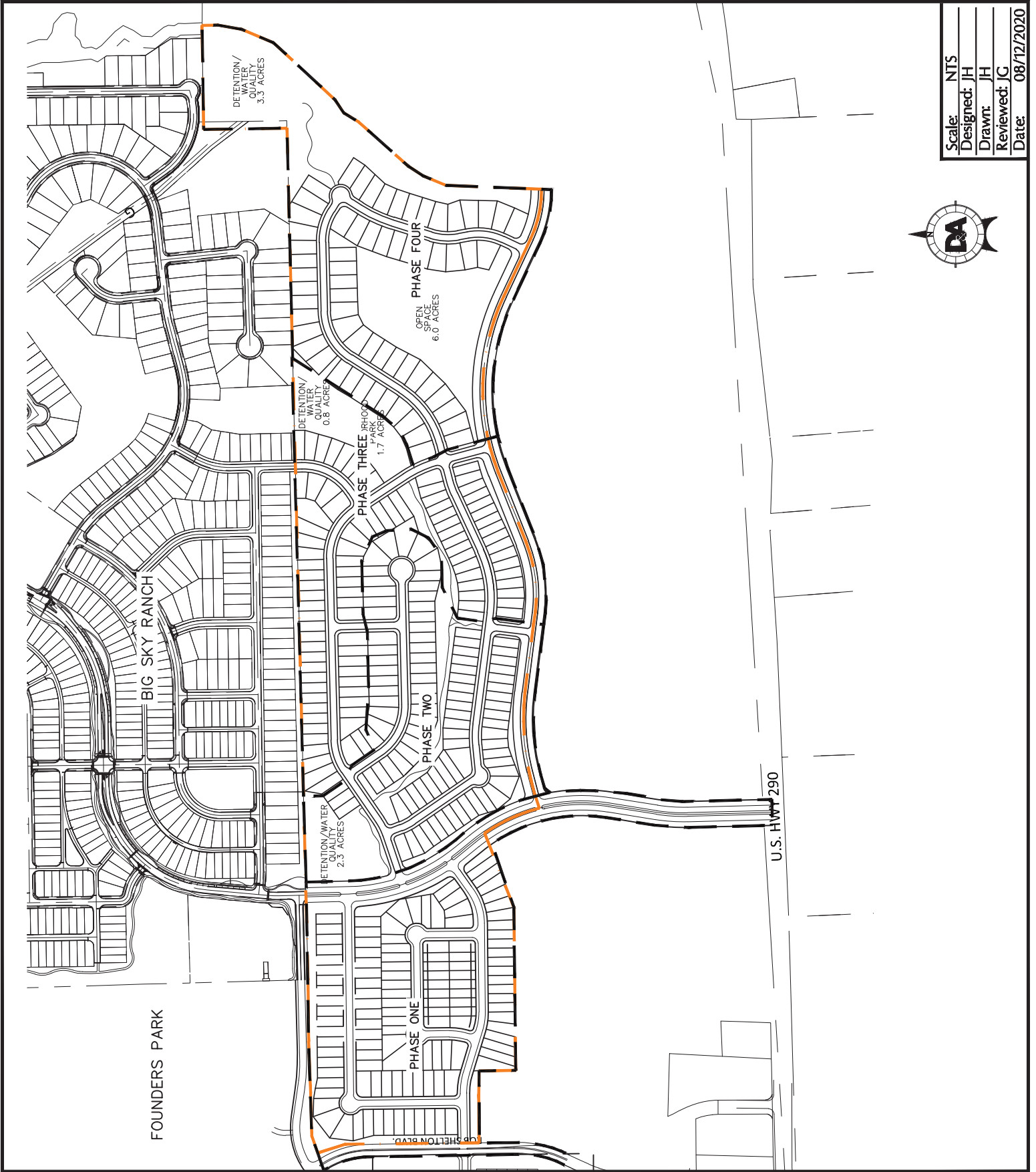


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 7401 B. Highway 71 W, Suite 160  
 Austin, Texas 78735, Phone: (512)-583-2600  
 www.doucetengineers.com  
 Firm Registration Number: 3937

PLANNED  
 DEVELOPMENT DISTRICT  
 Exhibit F - Water Quality  
 Buffer Zones

CANNON RANCH  
 DRIPPING SPRINGS, TX

SHEET  
**EXHIBIT**  
 1 OF 1  
 Project No:  
 1298-003



|           |            |
|-----------|------------|
| Scale:    | NTS        |
| Designed: | JH         |
| Drawn:    | JH         |
| Reviewed: | JG         |
| Date:     | 08/12/2020 |



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 Austin, Texas 78735, Phone: (512)-583-2600  
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 Firm Registration Number: 3937

**PLANNED  
 DEVELOPMENT DISTRICT  
 Exhibit G · PHASING  
 PLAN**

**CANNON RANCH  
 DRIPPING SPRINGS, TX**

SHEET  
**EXHIBIT**  
 1 OF 1  
 Project No:  
 1298-003



## **EXHIBIT H**

### **PD Uses Chart:**

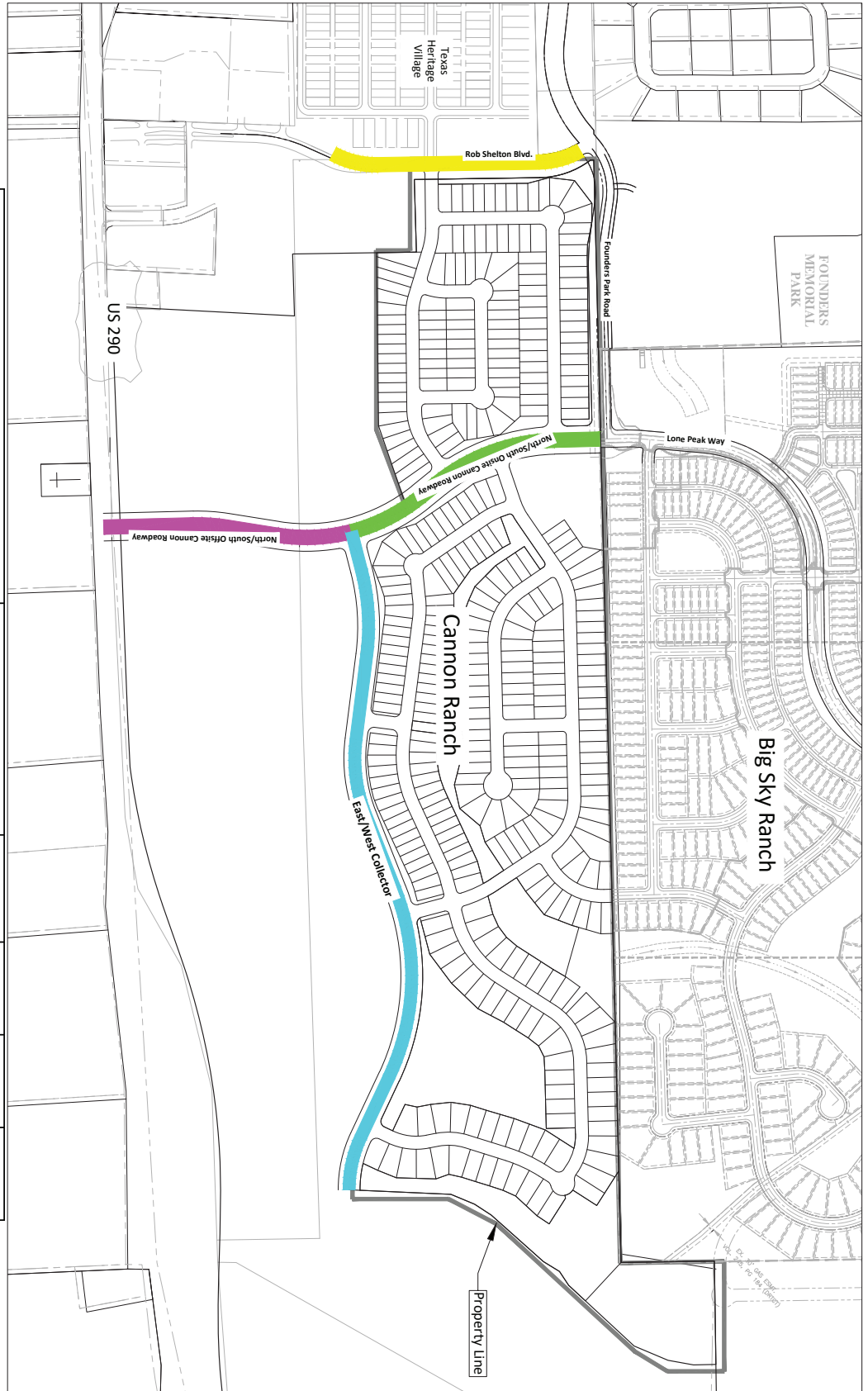
The uses permitted in PDD – 12 are as follows:

- Single-Family Dwelling, Detached;
- Accessory Bldg/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private;
- Amenity Center.

Uses not specifically listed above are not permitted within this zoning district. No accessory dwelling unit is permitted in this zoning district.

# EXHIBIT "I" TRANSPORTATION PLAN

Drawing: C:\pva\_working\lake\_helmberg\lms33336\TRANS-PLAN-OPTION-Anton Woods 2020-07-07.dwg  
 User: jrl@dmcc.com  
 Last Modified: May, 19, 21 - 10:50  
 Plot Date/Time: May, 19, 21 - 10:54:18



|   | Proposed Road Width | Existing Road Width | Proposed ROW | Existing ROW | Proposed LF |
|---|---------------------|---------------------|--------------|--------------|-------------|
| N/S Onsite Cannon Roadway (North of E/W)  | 48'                 | -                   | 114'         | -            | 1030        |
| N/S Offsite Cannon Roadway (South of E/W) | 48'                 | -                   | 114'         | -            | 1121        |
| E/W Collector                             | 24'                 | -                   | 90'          | -            | 2812        |
| Rob Shelton                               | 44'                 | 22'                 | 60'          | 60'          | 1085        |



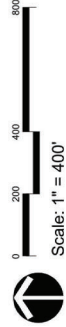
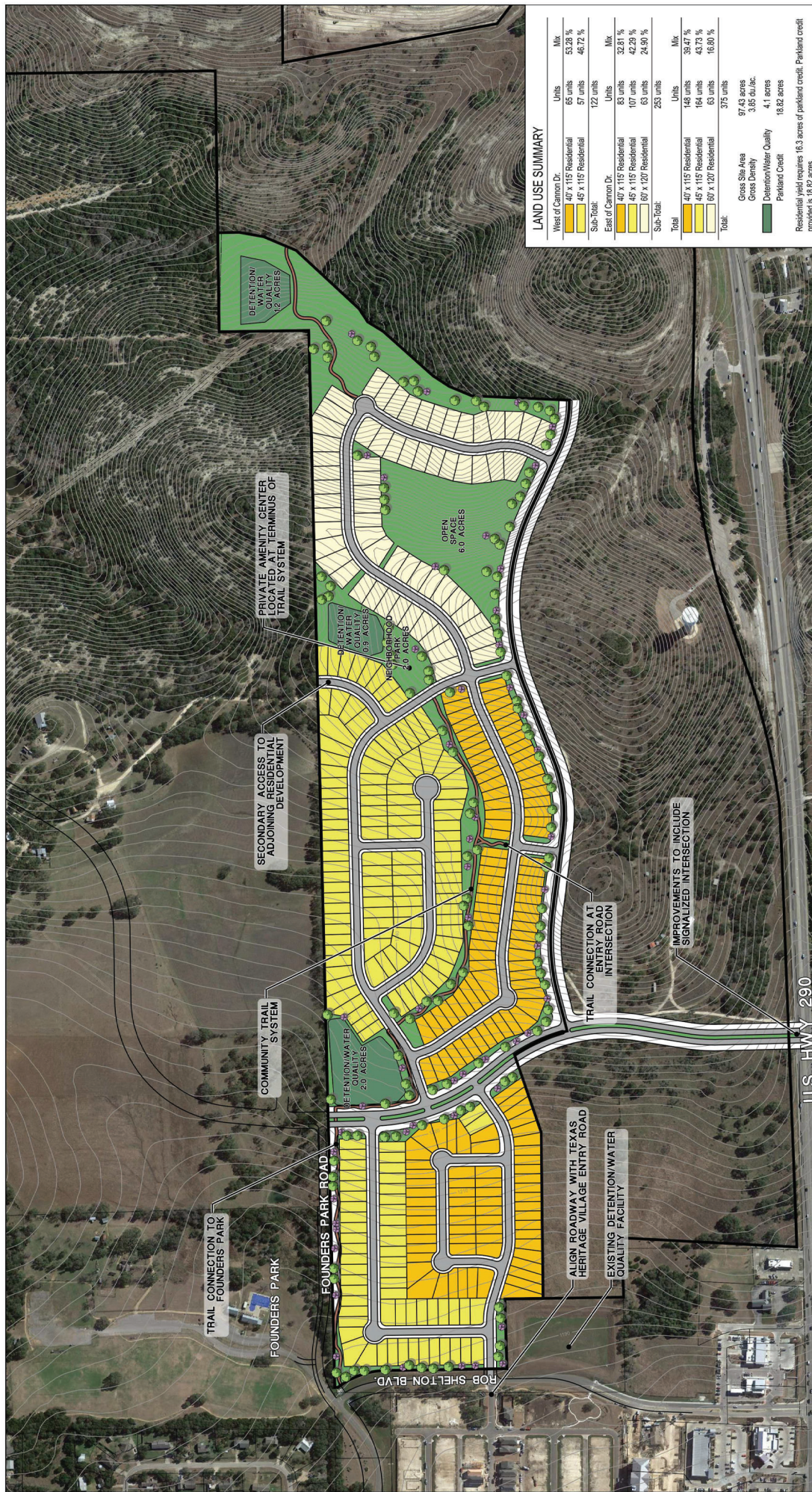
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| Project No.: | 1299-008   |
| Sheet No.:   | 1          |
| OF           | 1          |
| DATE:        | 05/19/2021 |
| DESIGNED BY: |            |
| CHECKED BY:  |            |
| APPROVED BY: |            |
| TITLE:       | SHEET      |

**Cannon Ranch**  
Dripping Springs, TX

**Transportation Option**  
Proposed Recommendations

**DA DOUCET & ASSOCIATES**  
 CIVIL Engineering - Planning - Geospatial  
 7401 B, Highway 71 W, Suite 160  
 Austin, TX 78735. Tel: (512)-553-2600  
 www.doucetengineers.com  
 TBPE Firm Number: 3937  
 TBPLS Firm Number: 10105800

# EXHIBIT "J" - LOTTING PLAN



SHEET FILE: T:\1010156-ASW\02\01\PLAN\N\01\Lotting E Rev 1.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.

## LOTTING PLAN E CANNON RANCH DRIPPING SPRINGS, TEXAS

SEC Planning, LLC  
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