



Cannon Ranch
Hays County, Texas

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

DESCRIPTION
For a 100.58 Acre Tract

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:

- 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°10'32", and a chord which bears S04°35'52"W, a distance of 171.32 feet calculated point of tangency,

THENCE S02°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°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°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°59'13", and a chord which bears N04°27'47"E, a distance of 193.64 feet to a calculated point of tangency,
- 3) N09°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°32'23", and a chord which bears N02°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°18'06", and a chord which bears N24°38'37"W, a distance of 244.27 feet to a calculated point of non-tangency,
- 6) S70°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°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°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.

A handwritten signature in blue ink, appearing to read 'JDB', is written over a horizontal line.

06/25/2021

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

Date

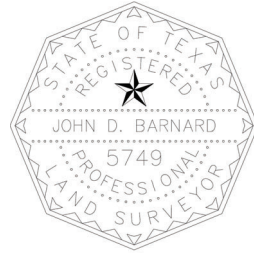


EXHIBIT "C"



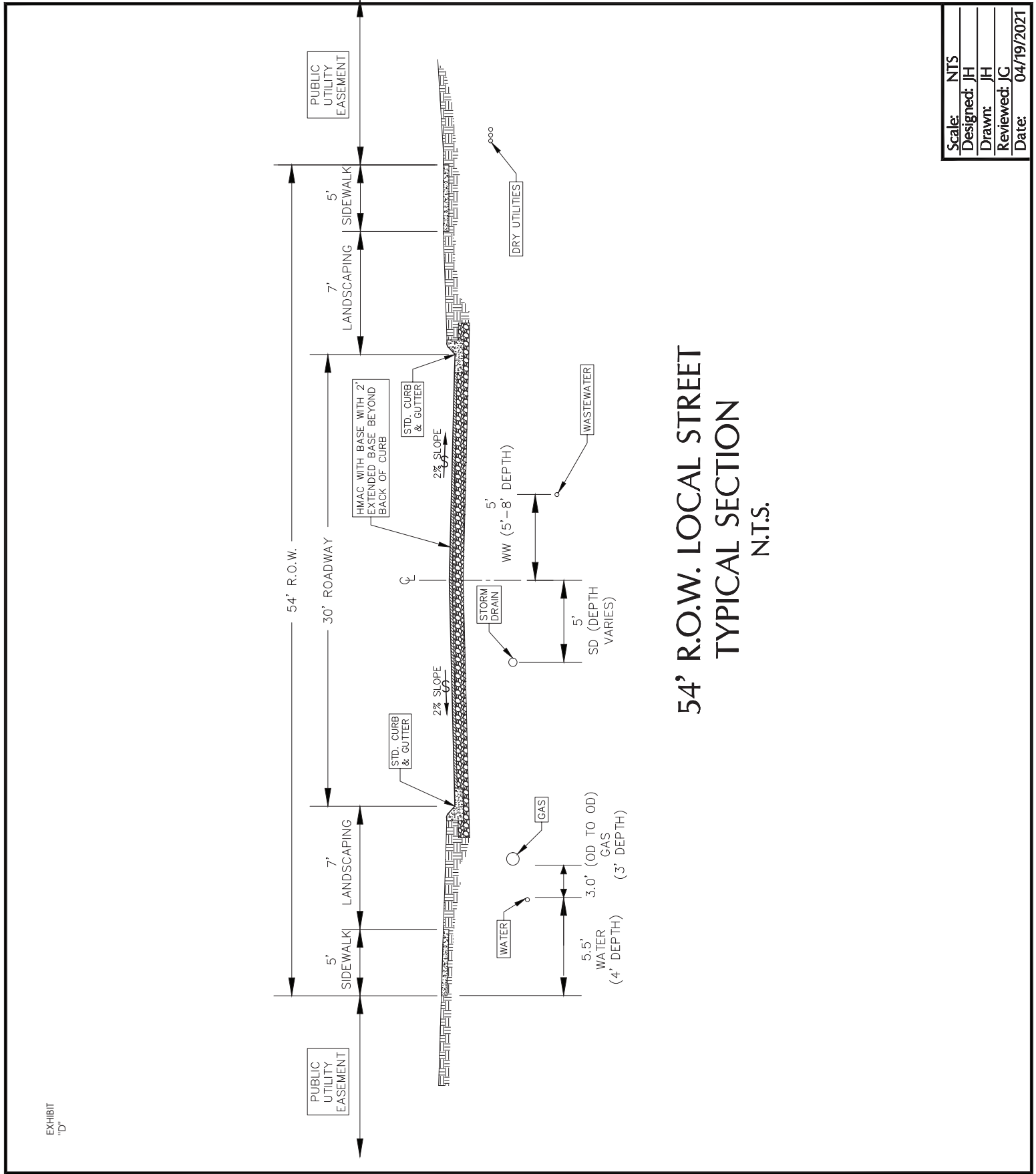
	Proposed Road Width	Existing Road Width	Proposed ROW	Existing ROW	Proposed LF
N/S Onsite Cannon Roadway (North of E/W)	48'	-	114'	-	1030
N/S Offsite Cannon Roadway (South of E/W)	48'	-	114'	-	1121
E/W Collector	24'	-	90'	-	2812
Rob Shelton	44'	22'	60'	60'	1085



Cannon Ranch
 Dripping Springs, TX

Transportation Option
 Proposed Recommendations

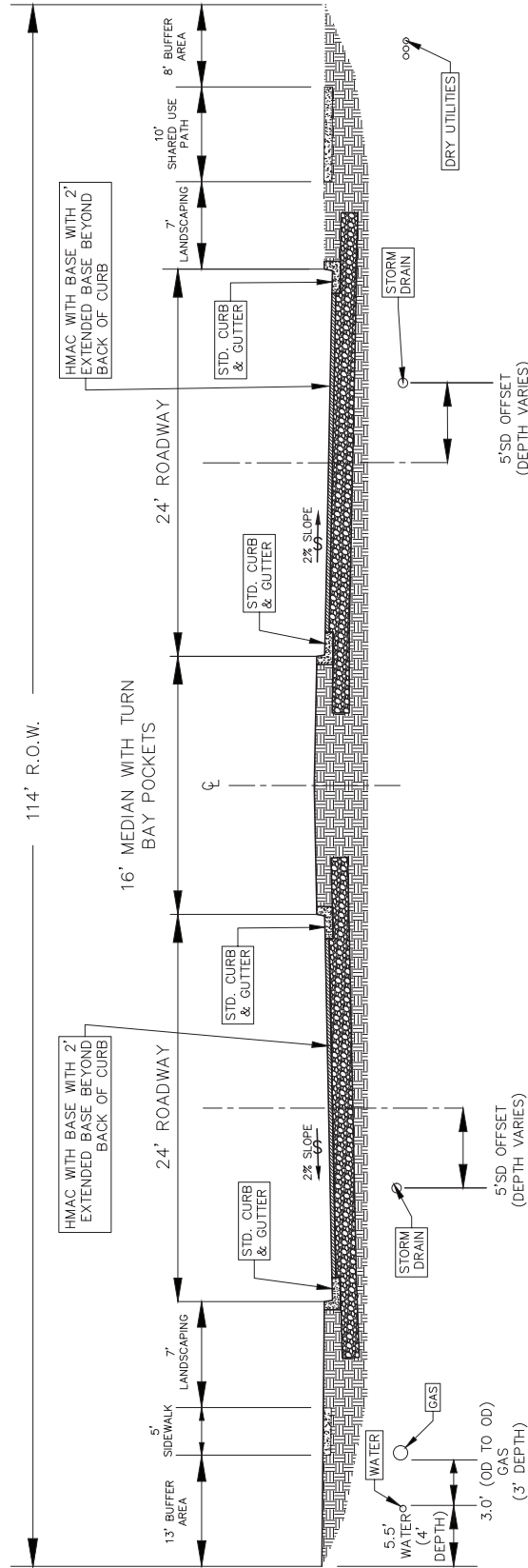
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54' R.O.W. LOCAL STREET
TYPICAL SECTION
N.T.S.

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

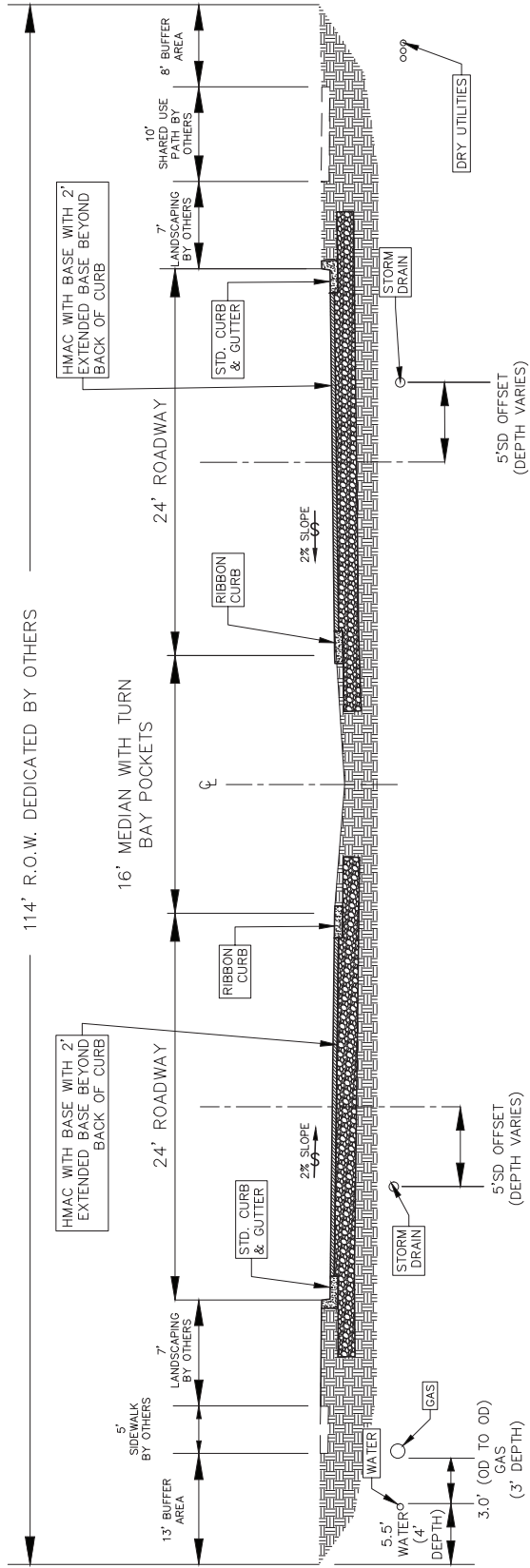
EXHIBIT "D"



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.

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



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

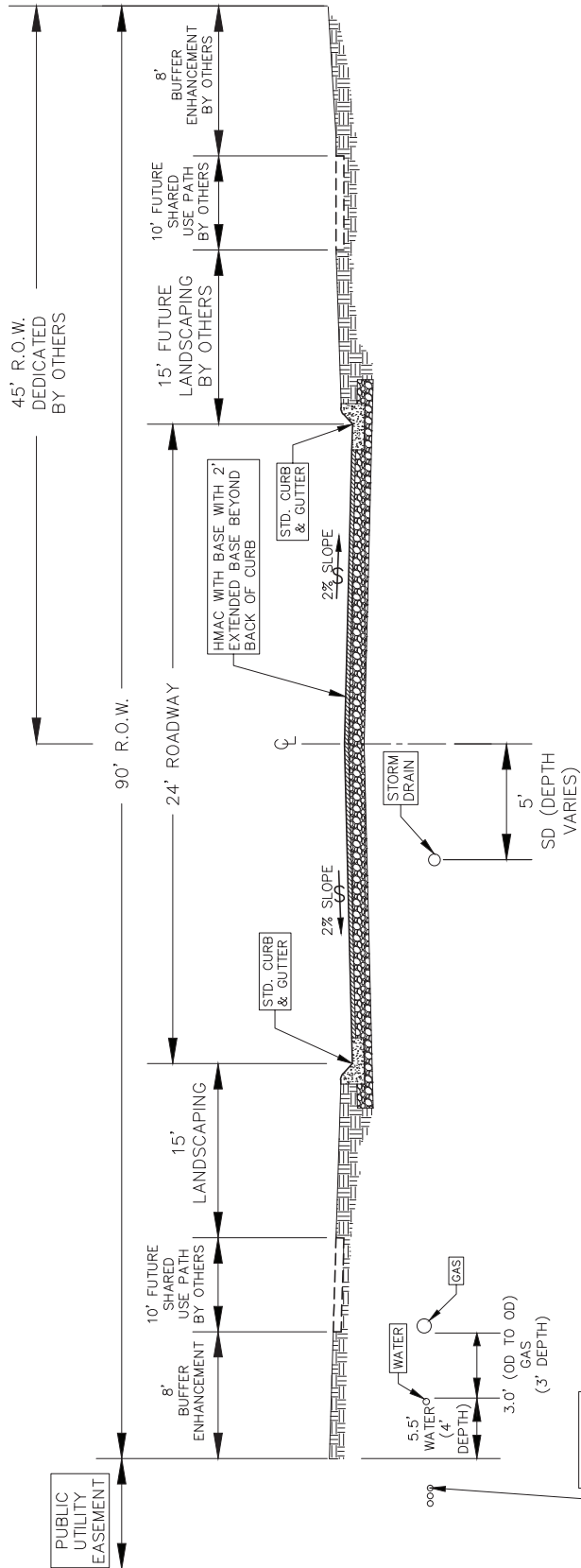
DA DOUCET & ASSOCIATES
 Civil Engineering - Entitlements - Surveying/Mapping
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetengineers.com
 Firm Registration Number: 3937

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

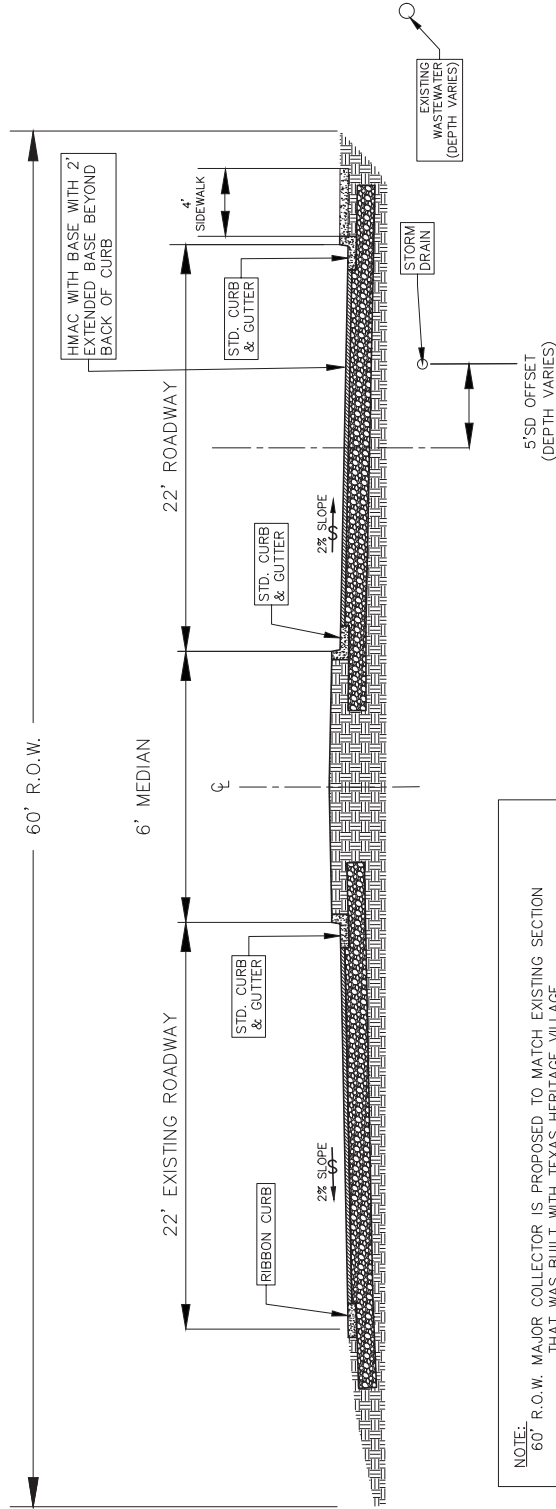
CANNON RANCH
 DRIPPING SPRINGS, TX

SHEET
EXHIBIT
 3 Of 5
 Project No:
 1298-003

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



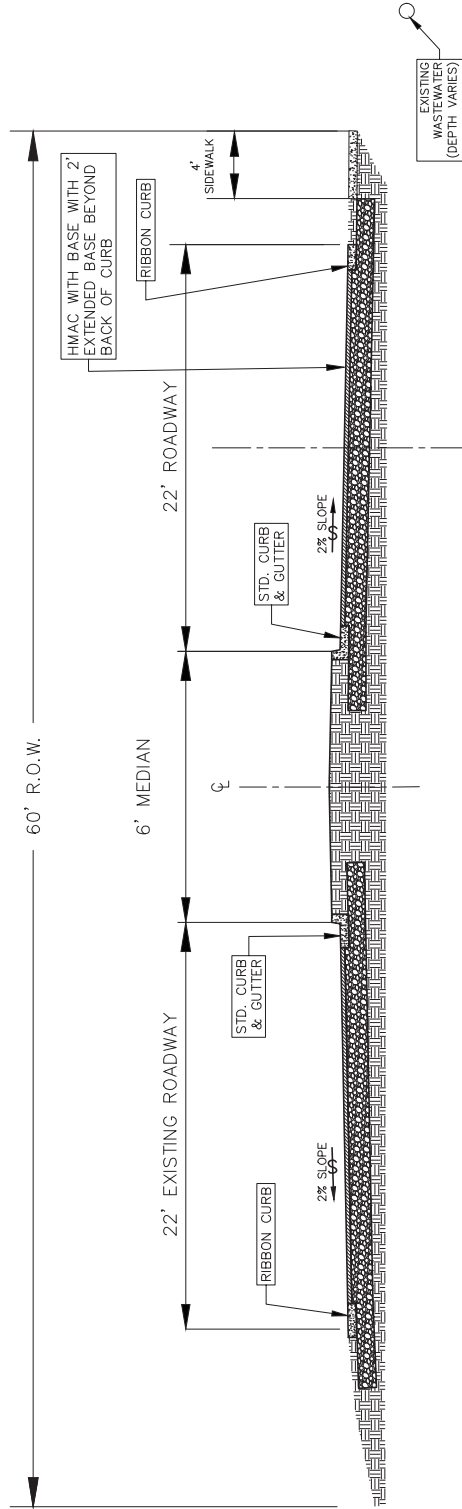
90' R.O.W. E-W 2-LANE COMMERCIAL COLLECTOR TYPICAL SECTION N.T.S.



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 OPTION 1
TYPICAL SECTION
N.T.S.

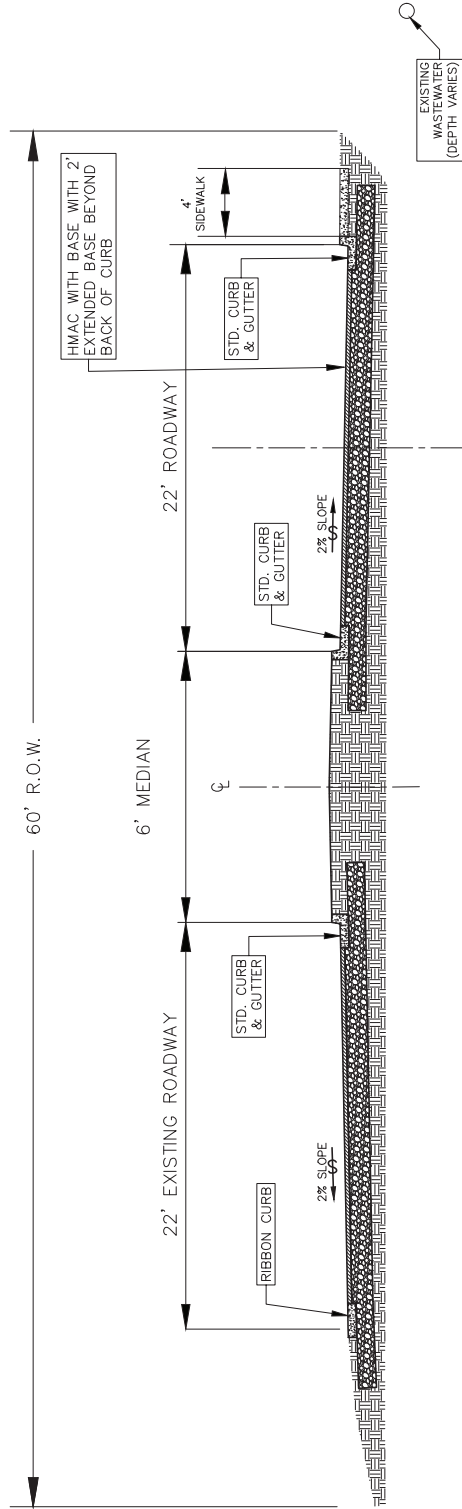
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Designed:	JH
Drawn:	JH
Reviewed:	JC
Date:	06/28/2021



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 OPTION 2
TYPICAL SECTION
N.T.S.

Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	JC
Date:	06/28/2021

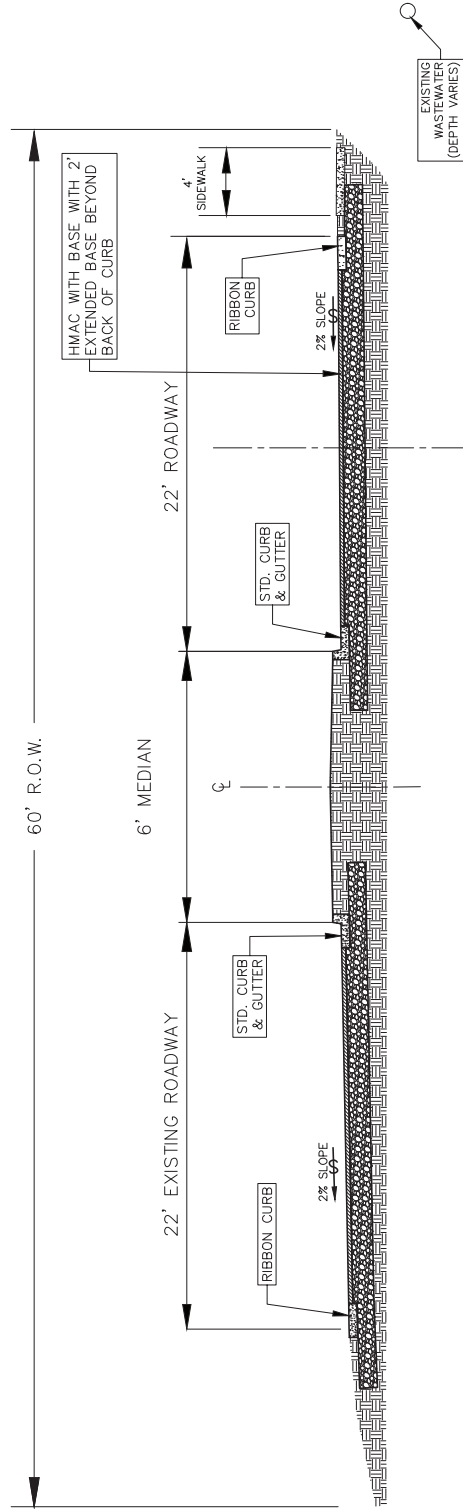


EXISTING
WASTEWATER
(DEPTH VARIES)

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 OPTION 3
TYPICAL SECTION
N.T.S.

Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	JC
Date:	06/28/2021

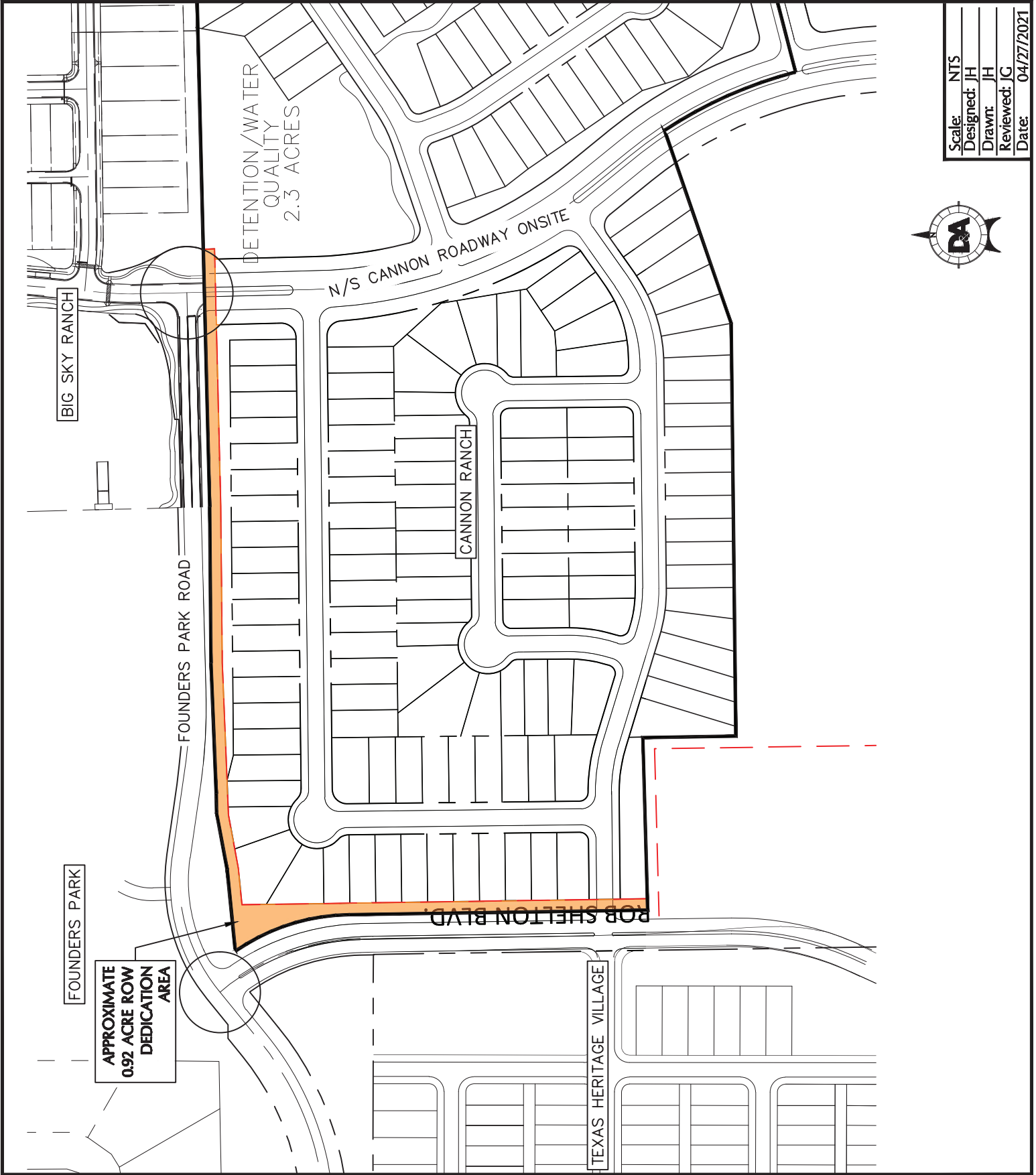


NOTE:
60' R.O.W. MAJOR COLLECTOR IS PROPOSED TO MATCH EXISTING SECTION
THAT WAS BUILT WITH TEXAS HERITAGE VILLAGE

60' R.O.W. ROB SHELTON OPTION 4
TYPICAL SECTION
N.T.S.

Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	JC
Date:	06/28/2021

Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	JG
Date:	04/27/2021



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 Firm Registration Number: 3937

OFFSITE ROADWAY
 AGREEMENT
 R.O.W.
 DEDICATION EXHIBIT

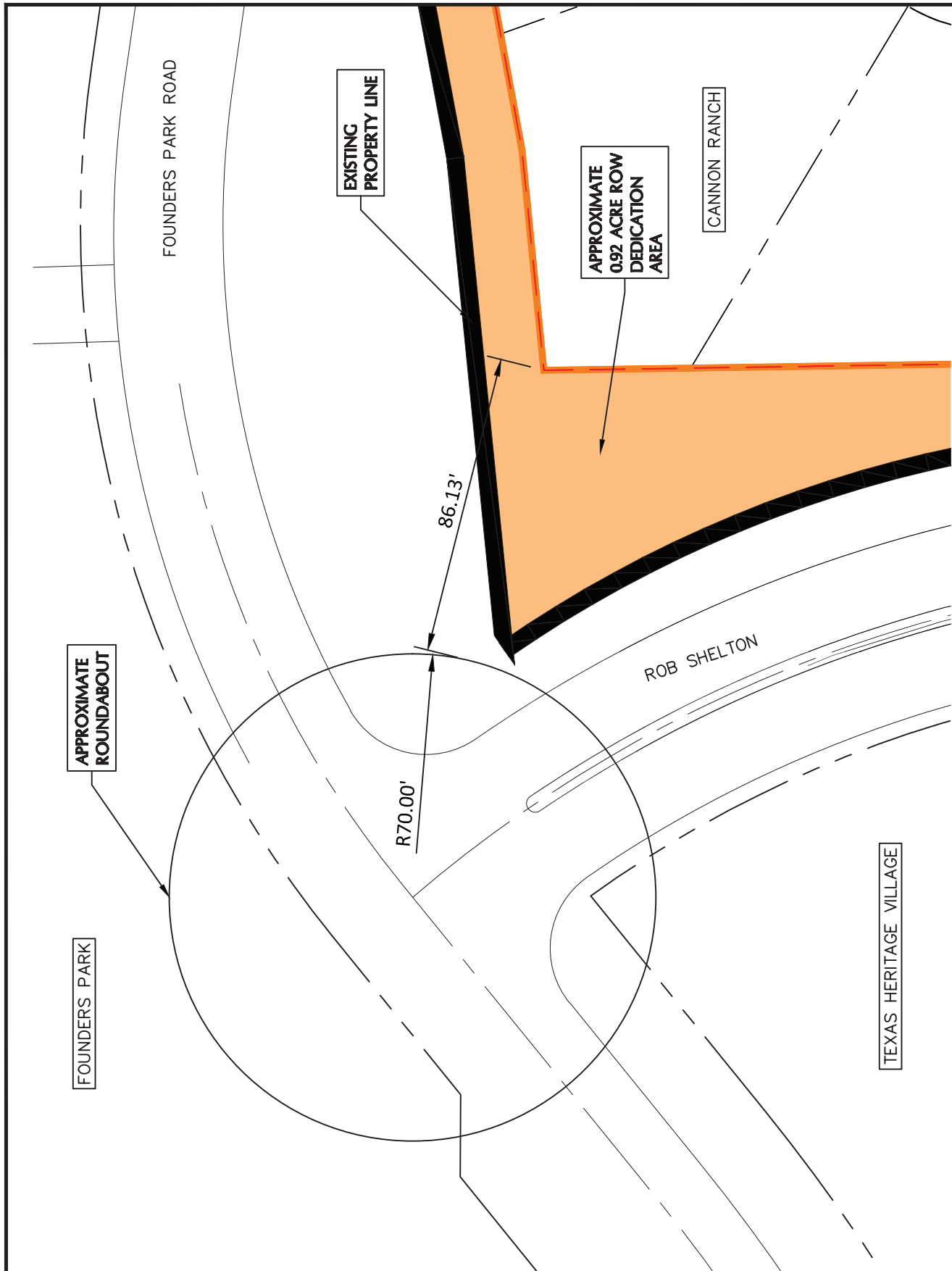
CANNON RANCH
 DRIPPING SPRINGS, TX

SHEET
EXHIBIT
 1 OF 1
 Project No:
 1298-003

Scale:	1:40
Designed:	JH
Drawn:	JH
Reviewed:	JG
Date:	05/13/2021



NOTE: ROUNDABOUT DIMENSIONS BASED OFF OF CONCEPTUAL FROM HDR DATED 06/2017



Plot Date/Time: May, 13, 21 - 13:09:34

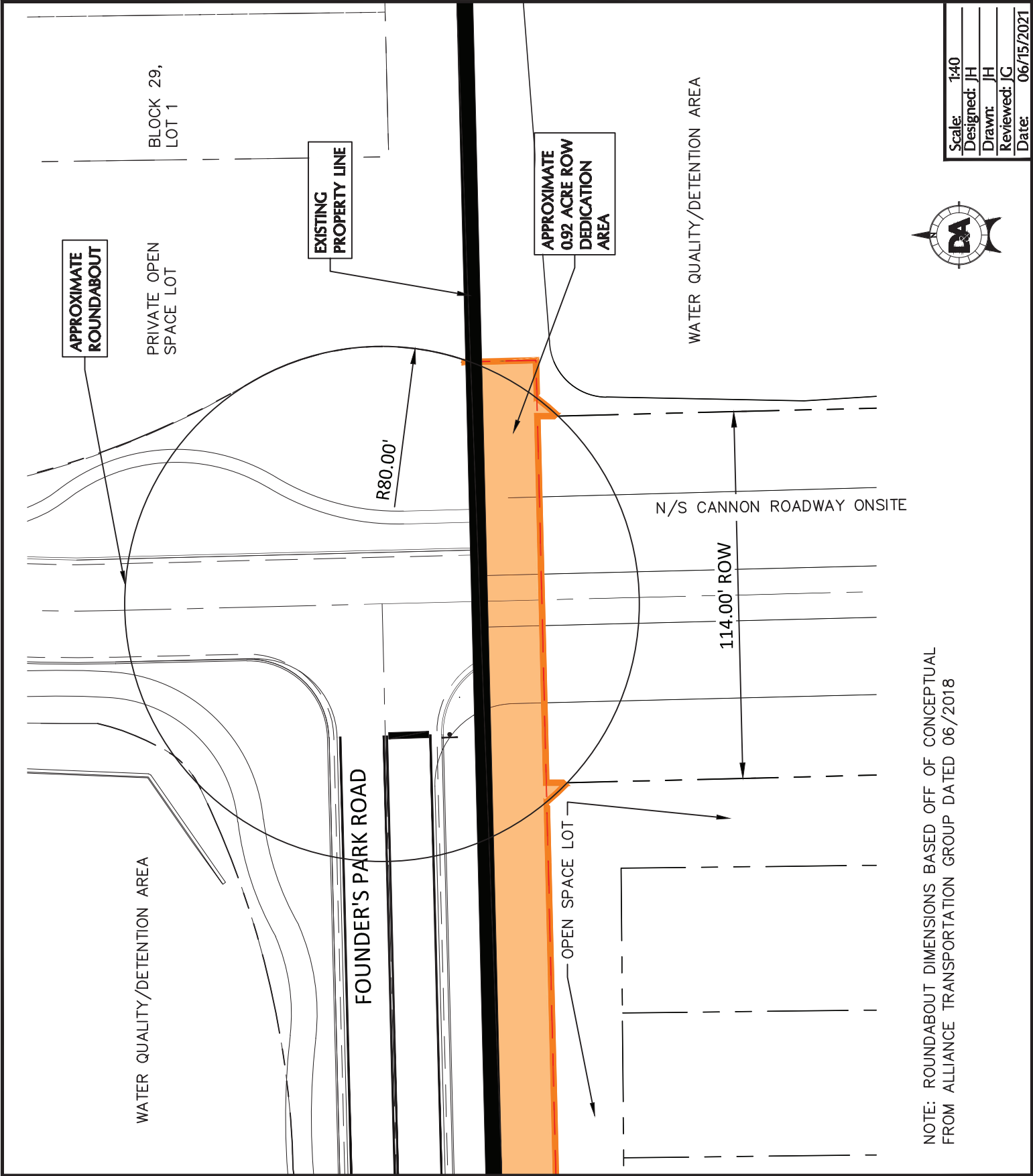
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 www.doucetengineers.com
 Firm Registration Number: 3937

OFFSITE ROADWAY
 AGREEMENT
 FPR & ROB SHELTON
 ROUNDABOUT

CANNON RANCH
 DRIPPING SPRINGS, TX

SHEET
EXHIBIT
 1 OF 1
 Project No:
 1298-003



Scale:	1:40
Designed:	JH
Drawn:	JH
Reviewed:	JG
Date:	06/15/2021



NOTE: ROUNDABOUT DIMENSIONS BASED OFF OF CONCEPTUAL FROM ALLIANCE TRANSPORTATION GROUP DATED 06/2018

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 www.doucetengineers.com
 Firm Registration Number: 3937

OFFSITE ROADWAY AGREEMENT
 FPR & LONE PEAK ROUNDABOUT

CANNON RANCH DRIPPING SPRINGS, TX

SHEET 1 OF 1
 EXHIBIT
 Project No: 1298-003