Exhibit "A"

DOUCET & ASSOCIATES

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Cannon Ranch
Hays County, Texas

D&A Job No. 1298-003
April 29, 2020

DESCRIPTION
For a 97.049 Acre [4,227,433 Square Feet] Tract

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 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 said 209.697 acre tract and said 200.4 acre tract, the following two (2) courses and distances:

1) N88°34'55"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, and

2) N00°50'48"W, also with the common lines of said abstracts, and said 200 acre tract, a distance of 365.86 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 291-1/3 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 291-1/3 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 herein;

(CONTINUED ON NEXT PAGE)

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°50'39"W, a distance of 368.76 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for 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 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°42'08"W, a distance of 288.31 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for 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" set for 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" set for an angle point,

10) S02°33'22"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 herein, same being at the beginning of a curve to the right,

11) With said curve to the right, having an arc length of 222.97 feet, a radius of 500.00 feet, a delta angle of 25°33'03", 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°50'13"W, a distance of 277.81 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 796.60 feet, a radius of 975.00 feet, a delta angle of 46°48'43", 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,

(CONTINUED ON NEXT PAGE)

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EXPERIENCE YOU NEED.
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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 165.02 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set for an angle point of the tract described herein at the beginning of a curve to the left,

19) With said curve to the left, having an arc length of 249.67 feet, 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) S89°21'11"W, a distance of 715.61 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set 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 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 299.63 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set,

3) N00°50’55”W, a distance of 517.61 feet to a 1/2-inch iron rod with cap stamped “DOUCET”, set at the beginning of a curve to the left, and

(CONTINUED ON NEXT PAGE)

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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 207.29 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 11.61 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” set,

2) N79°26’34”E, a distance of 100.24 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set, and

3) N88°45’18”E, a distance of 33.52 feet to a 1/2-inch iron rod with cap stamped “DOUCET” set, 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 97.049 Acres [4,227,433 Square Feet].

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 with the benefit of a title commitment issued by Fidelity National Title Insurance Company, GF No. 20-0354-CH, with an Effective Date of February 24, 2020, and an Issued date of March 6, 2020. The surveyor has relied upon the referenced title commitment for easements, restrictions and other matters affecting this property. No additional research was performed for the purpose of this survey.

I, Garrett Cavaiuolo, 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.

GCai 4/29/20

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

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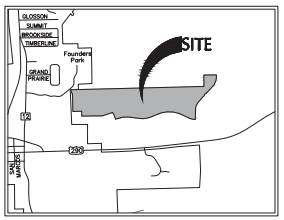
VICINITY MAP

NOT TO SCALE



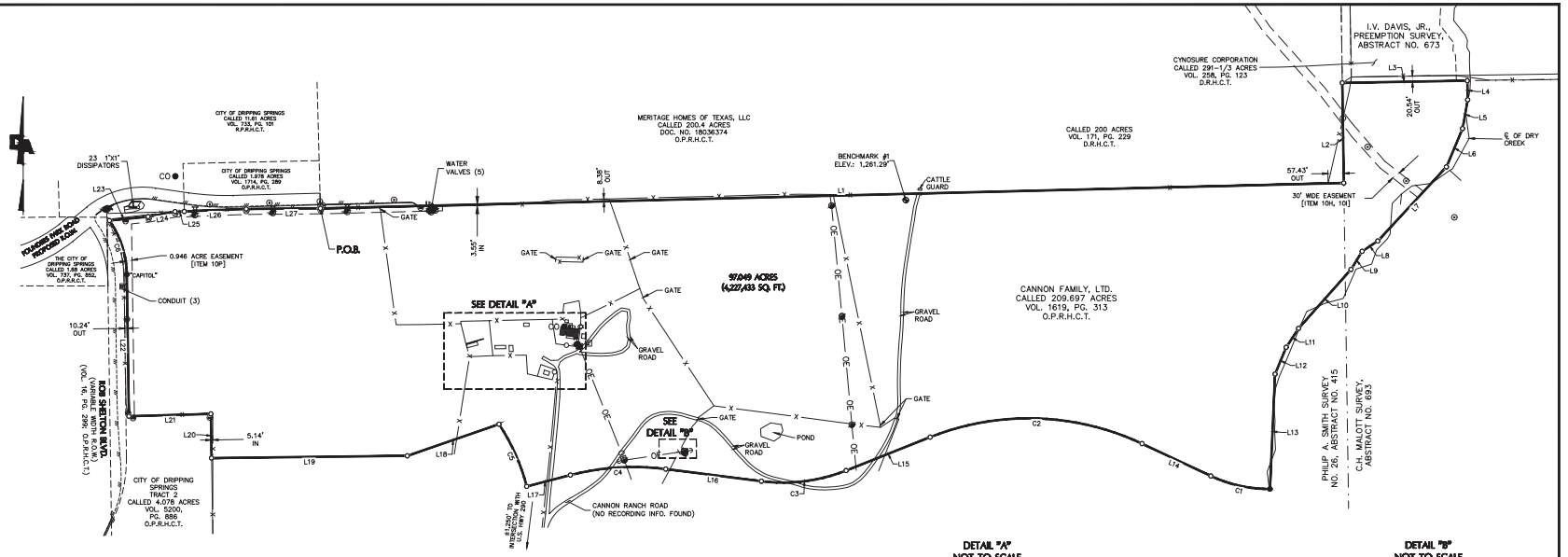
0 200 400

100 300

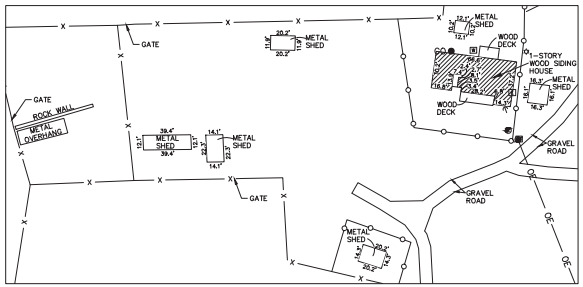
GRAPHIC SCALE: 1" = 200'

LEGEND

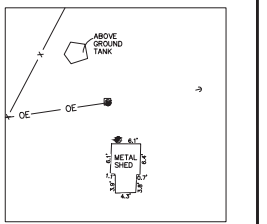
	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
OE	OVERHEAD ELECTRIC
	EXISTING WIRE FENCE
	EXISTING CHAIN LINK FENCE
	EDGE OF PAVEMENT
	SURVEY LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "DOUCET" CAP SET
▲	NAIL FOUND
CO	CLEAN OUT
	FIRE HYDRANT
	WATER VALVE
S	STORM SEWER MANHOLE
	POWER POLE
	DOWN GUY
	LIGHT POLE
	ELECTRIC TRANSFORMER
	WASTEWATER MANHOLE
W	WATER METER
E	ELECTRIC METER
G	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



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF. NO. 20-0354-ON, 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 THIS 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 ENCROACHMENT 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 11.(C)', 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 MEARLE M. BERKLEY, RECORDED OCTOBER 19, 1972, IN VOLUME 254, PAGE 187, 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 99, DEED RECORDS OF HAYS COUNTY, TEXAS. [SUBJECT TO, AS SHOWN HEREON]

J. INTENTIONALLY DELETED.

K. INTENTIONALLY DELETED.

L. EASEMENT AGREEMENT BY AND BETWEEN WILLIAM R. SCOTT AND CANNON FAMILY PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 18036205, 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 3228, PAGE 589, 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 289 [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°34'55"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 365.86 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 291-1/3 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 291-1/3 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 HEREIN;

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°50'39"W, A DISTANCE OF 368.76 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR 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 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°42'08"W, A DISTANCE OF 288.31 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR 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" SET FOR 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" SET FOR AN ANGLE POINT,

10) S02°33'22"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 HEREIN, SAME BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

11) WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 222.97 FEET, A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 25°33'03", 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°50'13"W, A DISTANCE OF 277.81 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 796.60 FEET, A RADIUS OF 975.00 FEET, A DELTA ANGLE OF 46°48'43", 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 165.02 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 249.67 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) S75°59'30"W, A DISTANCE OF 354.44 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR AN ANGLE POINT OF THE TRACT DESCRIBED HEREIN, AND

21) S89°21'11"W, A DISTANCE OF 715.61 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 299.63 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,

3) N00°50'55"W, A DISTANCE OF 517.61 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 207.33 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 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", SET,

2) N79°26'34"E, A DISTANCE OF 100.24 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET", SET,

3) N88°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) 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

2) N89°32'34"E, A DISTANCE OF 270.93 FEET BACK TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, CONTAINING 97.049 ACRES [4,227,433 SQUARE FEET].

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 1.0000779936.
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 100-114 CANNON RANCH ROAD, DRIPPING SPRINGS, TX 78620

BENCHMARK NOTE:

BENCHMARK #1
ELEVATION: 1,261.29'
DESCRIPTION: 1/2" IRON 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.

04/29/2020
DATE

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

STATE OF TEXAS
GARRETT CAVAUOLO
6714
REGISTERED
PROFESSIONAL
LAND SURVEYOR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°34'55"E	3,741.16'
L2	N00°50'48"W	365.86'
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°50'39"W	368.76'
L8	S56°32'56"W	68.53'
L9	S31°27'14"W	77.76'
L10	S41°42'08"W	288.31'
L11	S33°10'59"W	82.38'
L12	S22°35'14"W	106.02'
L13	S02°33'22"W	420.17'
L14	N64°50'13"W	277.81'
L15	S68°21'05"W	330.60'
L16	N82°44'13"W	352.20'
L17	S75°30'26"W	165.02'
L18	S70°59'50"W	354.44'
L19	S89°21'11"W	715.61'
L20	N00°51'53"W	161.19'
L21	S88°22'44"W	299.63'
L22	N00°50'55"W	517.61'
L23	N84°18'45"E	142.18'
L24	N79°26'34"E	100.24'
L25	N88°45'18"E	33.52'
L26	N87°41'40"E	226.58'
L27	N89°32'34"E	270.93'

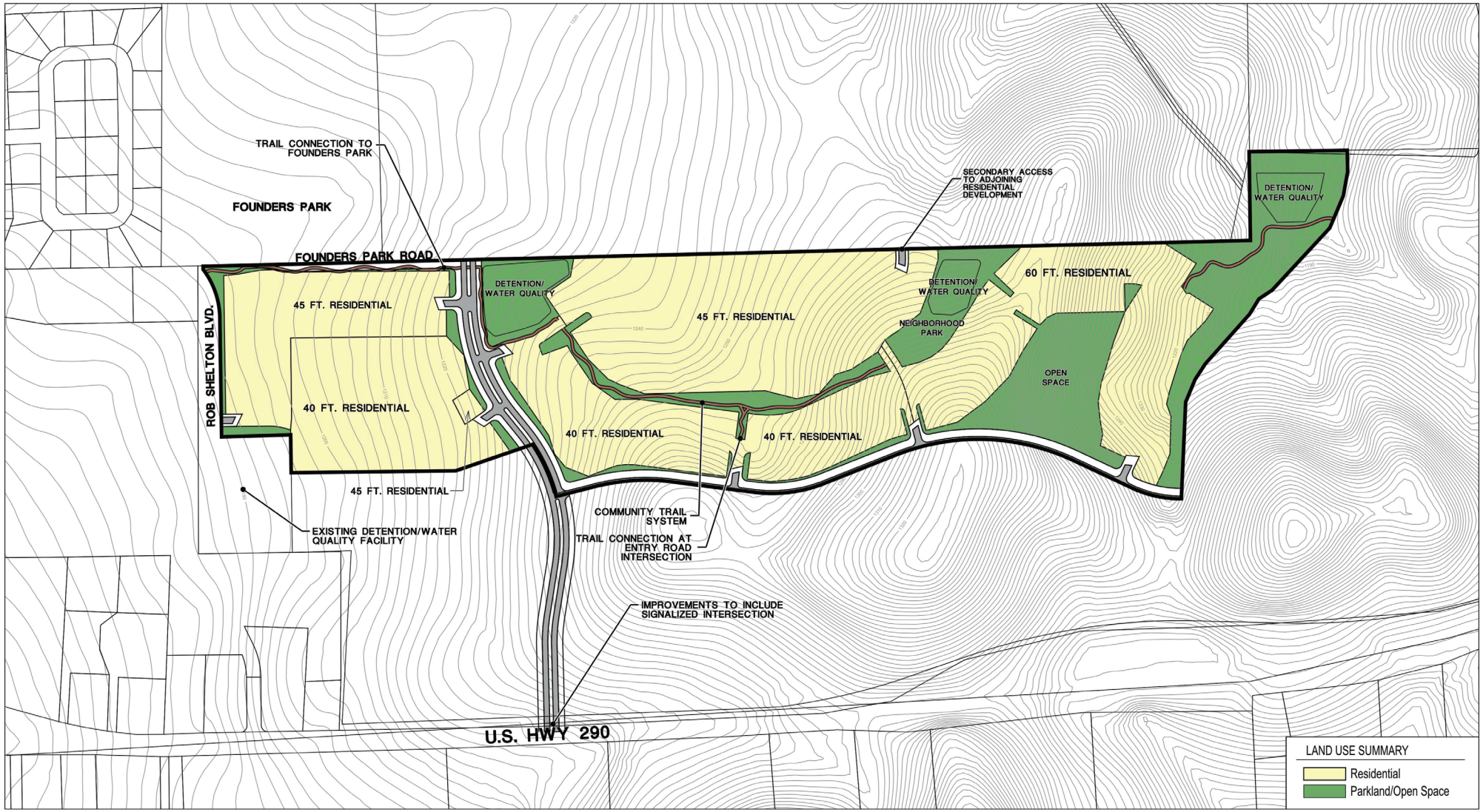
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	222.97'	500.00'	25°33'03"	N77°36'44"W	221.13'
C2	796.60'	975.00'	46°48'43"	N88°14'34"W	774.62'
C3	315.38'	625.00'	28°54'42"	S82°48'26"W	312.04'
C4	351.23'	925.00'	21°45'21"	S86°23'06"W	349.13'
C5	249.67'	750.00'	19°04'25"	N24°01'47"W	248.52'
C6	210.34'	355.63'	33°53'17"	N17°49'24"W	207.29'

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:	AAC
Reviewer:	GC
Project:	1298-003
Sheet:	3 OF 3
Field Book:	528
Party Chief:	ADM
Survey Date:	03/02/2020

EXHIBIT "B" PD Master Plan



SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
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CONCEPT PLAN

CANNON RANCH

DRIPPING SPRINGS, TEXAS

SHEET FILE: T:\190156-ASWO\Cadfiles\PLANNING\Submittals\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.

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

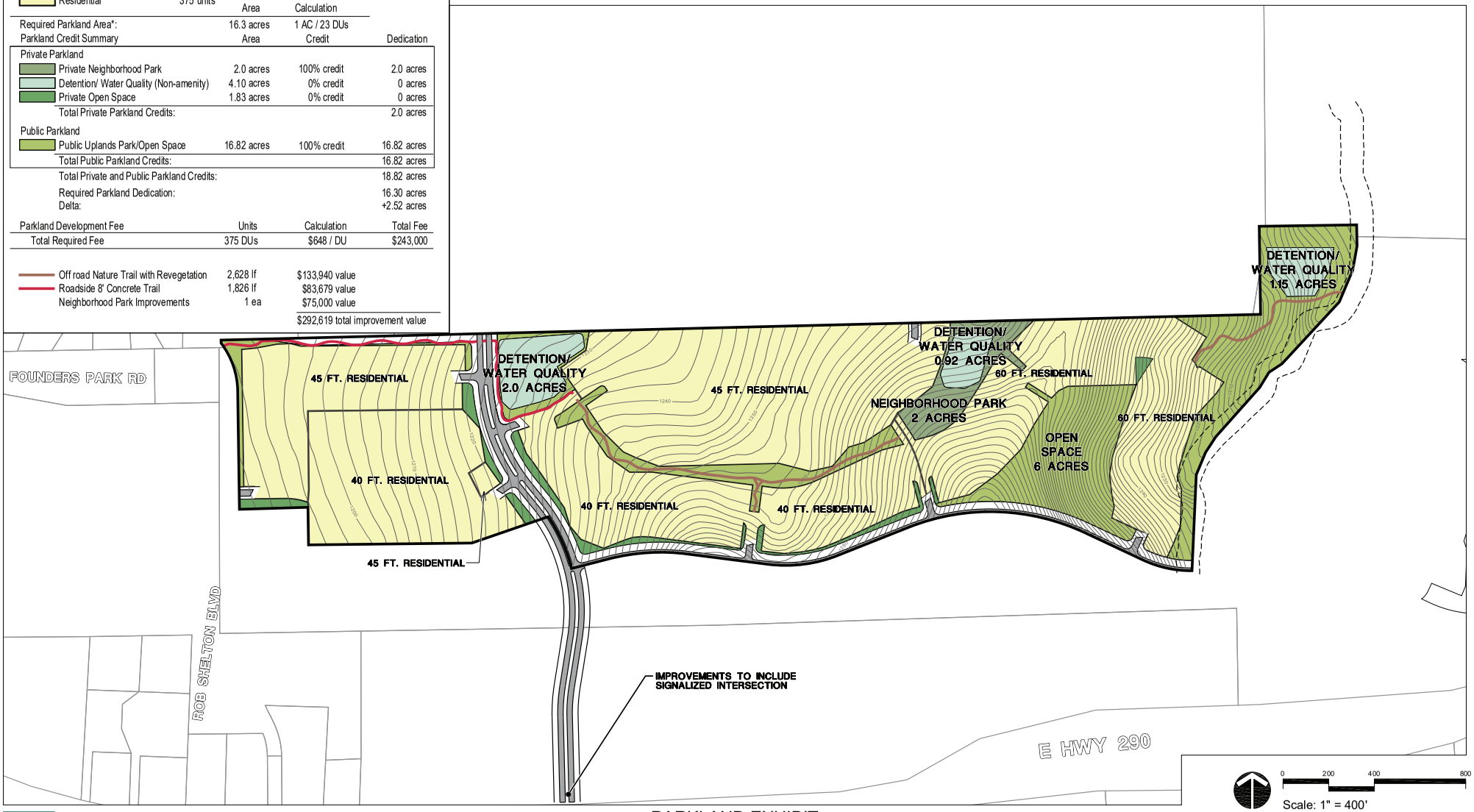
PARKLAND SUMMARY

Residential	375 units		
		Area	Calculation
Required Parkland Area*:		16.3 acres	1 AC / 23 DUs
Parkland Credit Summary		Area	Credit
Private Parkland			
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:			
Public Parkland			
Public Uplands Park/Open Space		16.82 acres	100% credit
Total Public Parkland Credits:			
Total Private and Public Parkland Credits:			
Required Parkland Dedication:			
Delta:			

Dedication
2.0 acres
0 acres
0 acres
2.0 acres
16.82 acres
16.82 acres
18.82 acres
16.30 acres
+2.52 acres

Parkland Development Fee	Units	Calculation	Total Fee
Total Required Fee	375 DUs	$648 / DU	$243,000

Off road Nature Trail with Revegetation	2,628 lf	$133,940 value
Roadside 8' Concrete Trail	1,826 lf	$83,679 value
Neighborhood Park Improvements	1 ea	$75,000 value
		$292,619 total improvement value



0 200 400 800

Scale: 1" = 400'

North Date: May 21, 2021

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

PARKLAND EXHIBIT

CANNON RANCH

DRIPPING SPRINGS, TEXAS

SHEET FILE: T:\190156-ASWO\Cadfiles\PLANNING\Parkland\Parkland Exhibit 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.

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 residentials 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		
Parkland Credit Calculations	**Area**	**Credit**	**Dedication**
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
Chapter 22, Water Quality Protection					
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.
Chapter 28, Subdivisions and Site Development					
3	(Exhibit A), 3.13	Lapse of plat approval	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	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.	Allows time for the construction of infrastructure improvements prior to recordation of plats.

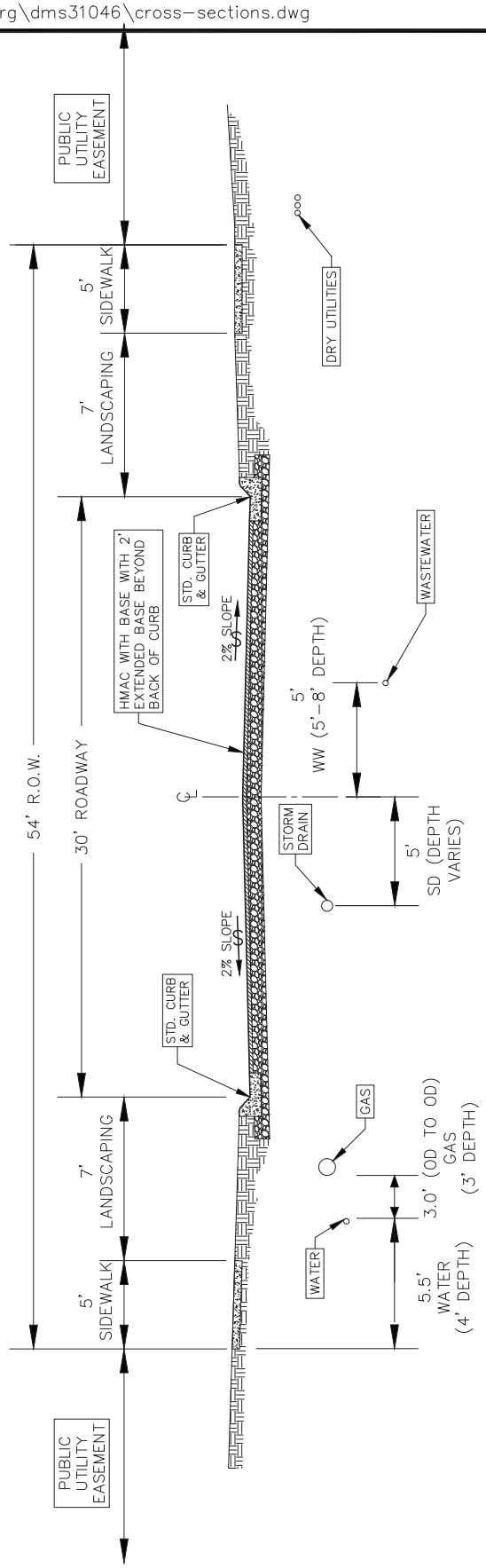
EXHIBIT "D" VARIANCE CHART

			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					
11	Table 721.02	Design Speed	Minor Collector= 35 mph	Minor Collector= 30 mph	Enhance Transportation Safety on the East/West Collector.
12	Table 721.02	Minimum Centerline Radius	Urbanized Local = 200 feet Minor Collector = 375 feet	Urbanized Local = 180 feet Minor Collector = 300 feet	Complies with AASHTO standards relative to proposed design speeds. Preserves natural character by minimizing impacts to existing topography.
13	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.
14	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.
15	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

EXHIBIT "E" PDD STREET STANDARDS

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



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

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

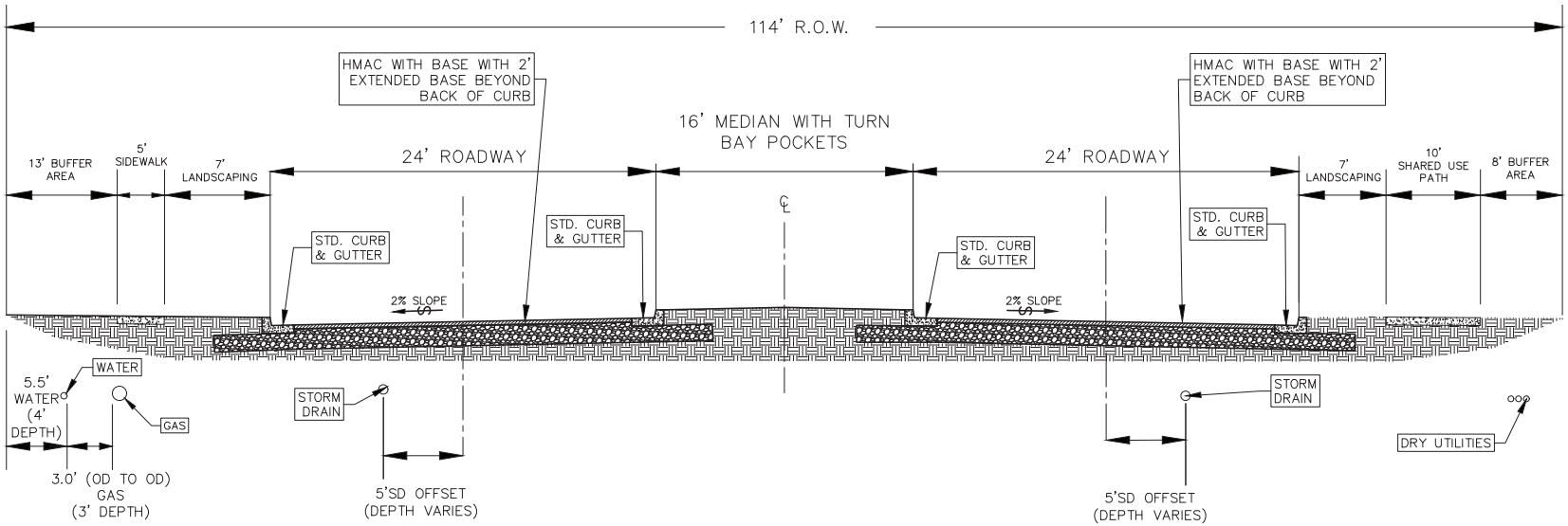
D&A DOUCET & ASSOCIATES
Civil Engineering - Entitlements - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937

TYPICAL ROAD CROSS SECTION - N-S
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 CANNON RANCH PDD DEVELOPMENT
3. ONSITE SHARED USE PATH, SIDEWALKS, AND LANDSCAPING TO BE CONSTRUCTED BY CANNON RANCH PDD DEVELOPMENT
4. LANDSCAPING WILL INCLUDE STREET TREES ON EITHER SIDE OF ROADWAY

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

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

User: JHELMBURG
Drawing: C:\pw_working\jake.helmburg\dms31046\cross-sections.dwg
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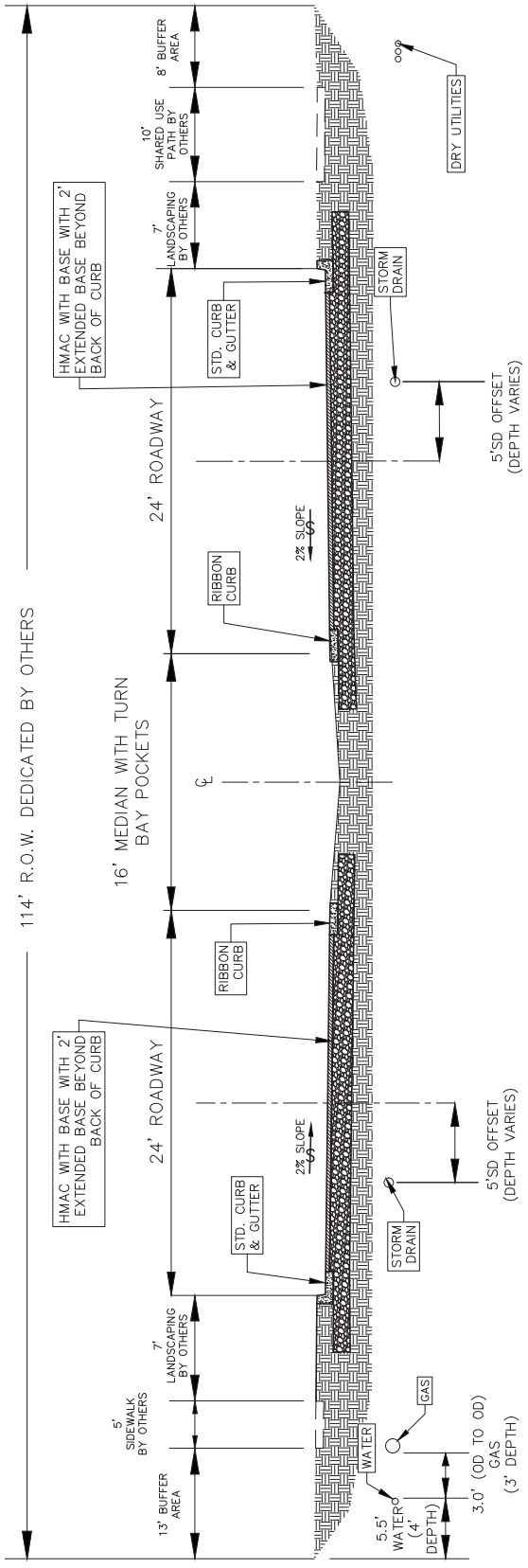

NOTE:
1. TURN BAYS AS REQUIRED
2. 114' ROW TO BE DEDICATED BY OTHERS
3. OFFSITE SHARED USE PATH, SIDEWALKS, AND LANDSCAPING TO BE CONSTRUCTED BY OTHERS
4. WATER QUALITY CONTROLS TO BE PLACED WITHIN MEDIAN

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

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

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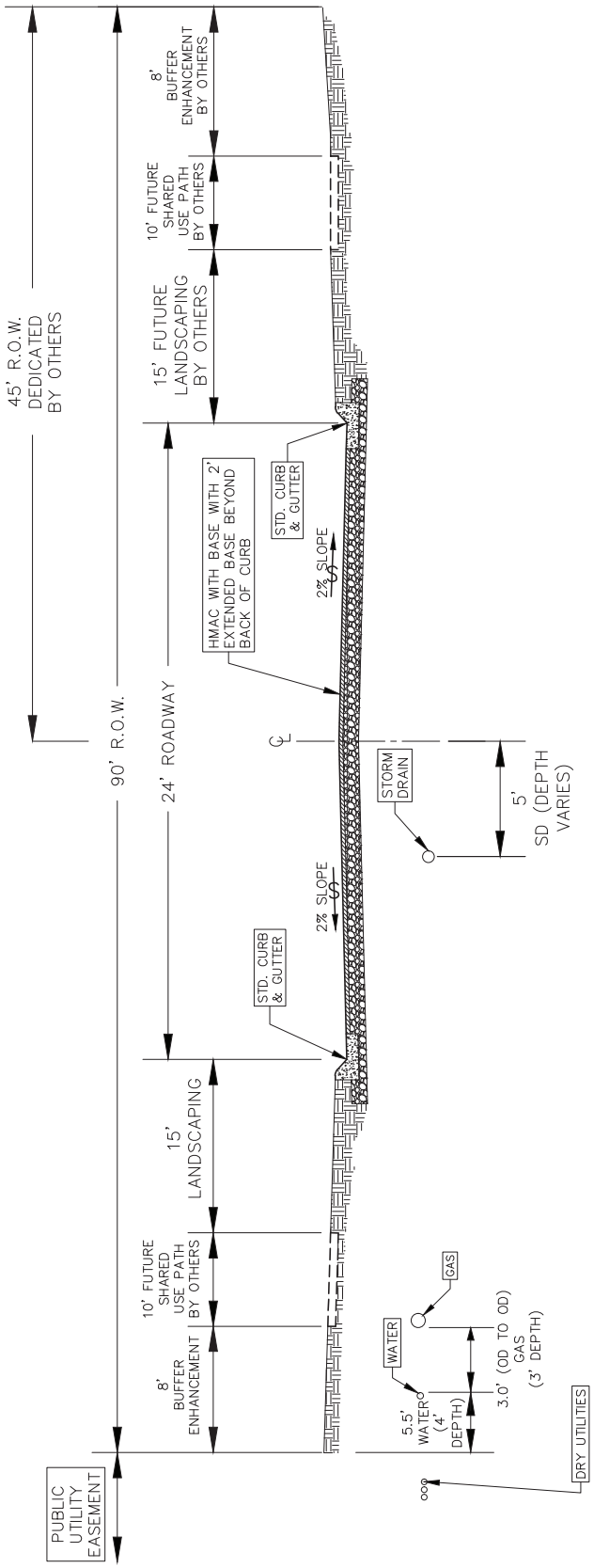
TYPICAL ROAD
CROSS SECTION - N-S
OFFSITE CANNON ROADWAY
(114' R.O.W.)

CANNON RANCH
DRIPPING SPRINGS, TX

SHEET
EXHIBIT
3 OF 5
Project No:
1298-003



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

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

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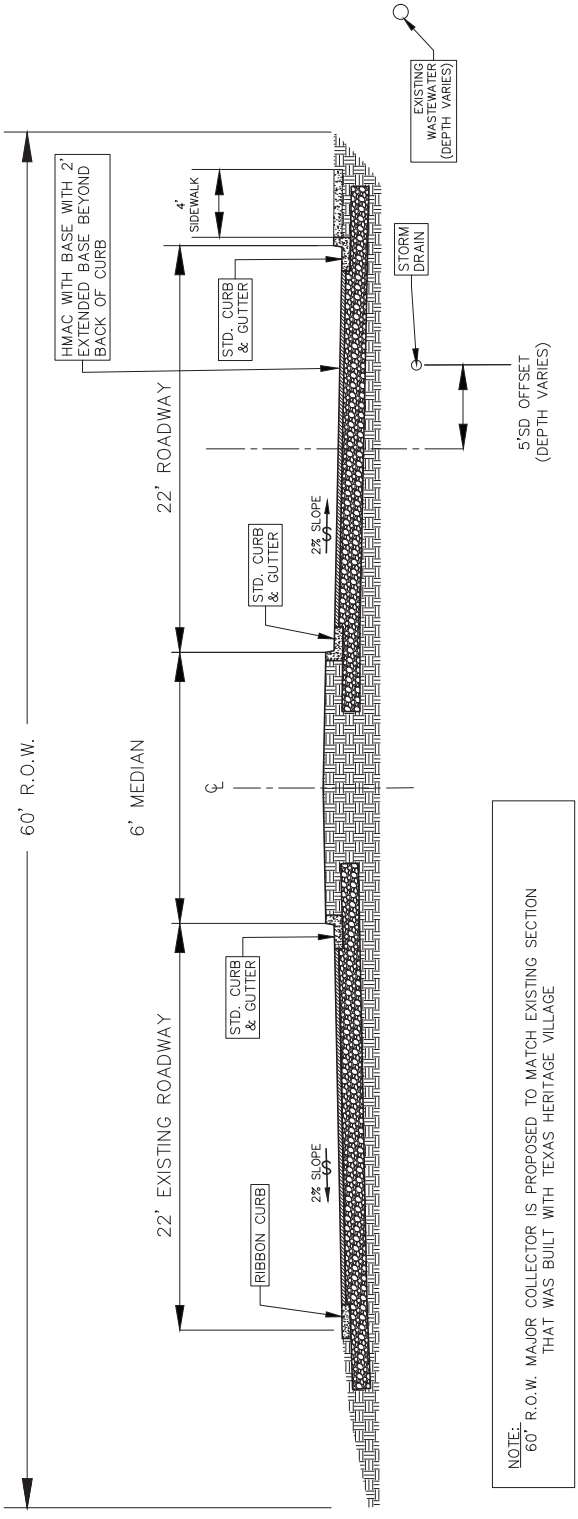
TYPICAL ROAD
CROSS SECTION - E-W
COMMERCIAL COLLECTOR
(90' R.O.W.)

CANNON RANCH
DRIPPING SPRINGS, TX

SHEET
EXHIBIT
4 OF 5
Project No:
1298-003

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



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 TYPICAL SECTION
N.T.S.

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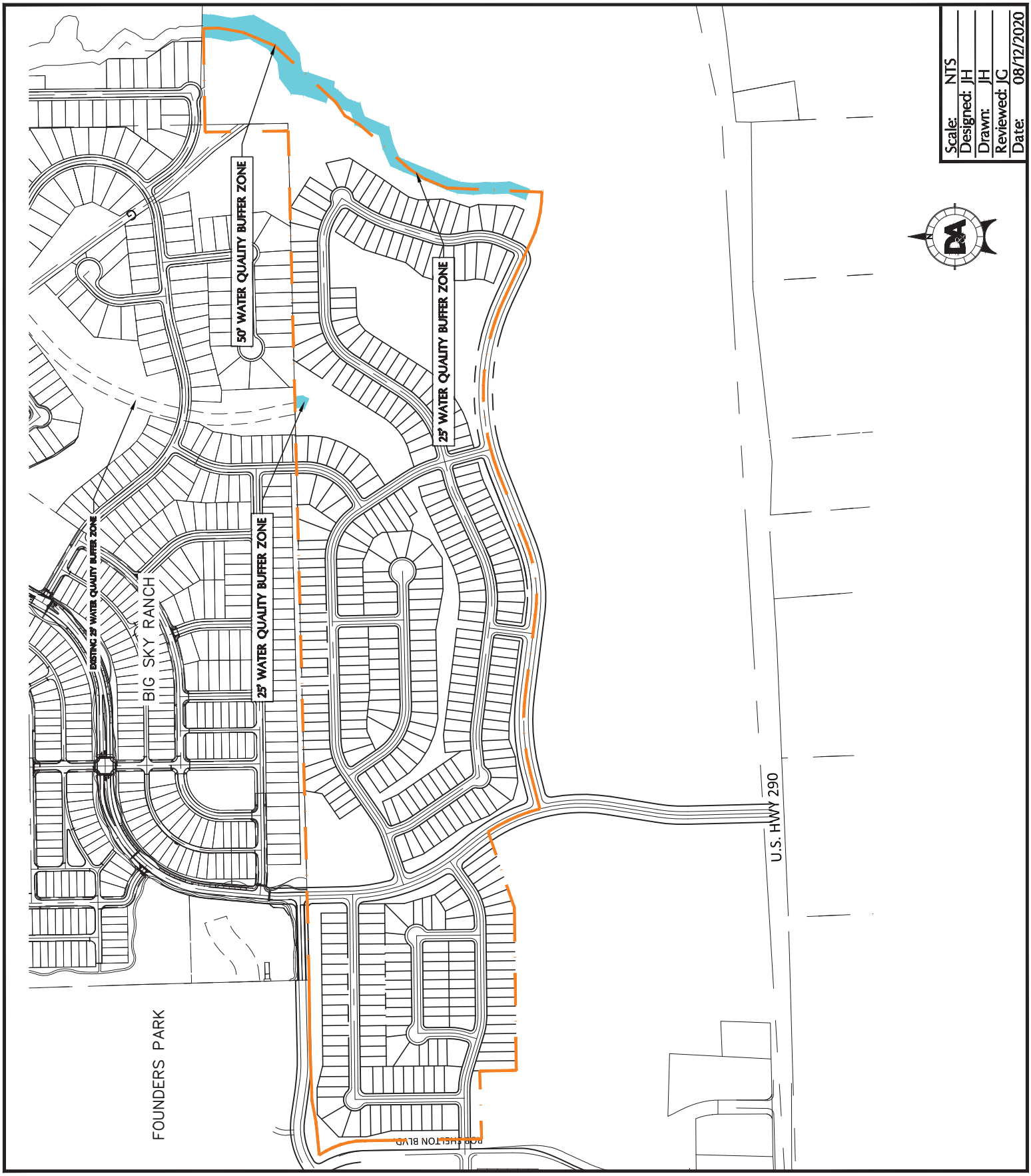
TYPICAL ROAD CROSS SECTION - ROB SHELTON (60' R.O.W.)

CANNON RANCH
DRIPPING SPRINGS, TX

SHEET
EXHIBIT
5 OF 5
Project No:
1298-003

EXHIBIT "F"

User: JHELMBURG
Plot Date/Time: Aug. 12, 20 - 12:09:04
Drawing: C:\pw_working\jake.helmburg\dms3104\1298-003 WQBZ PDD exhibit.dwg



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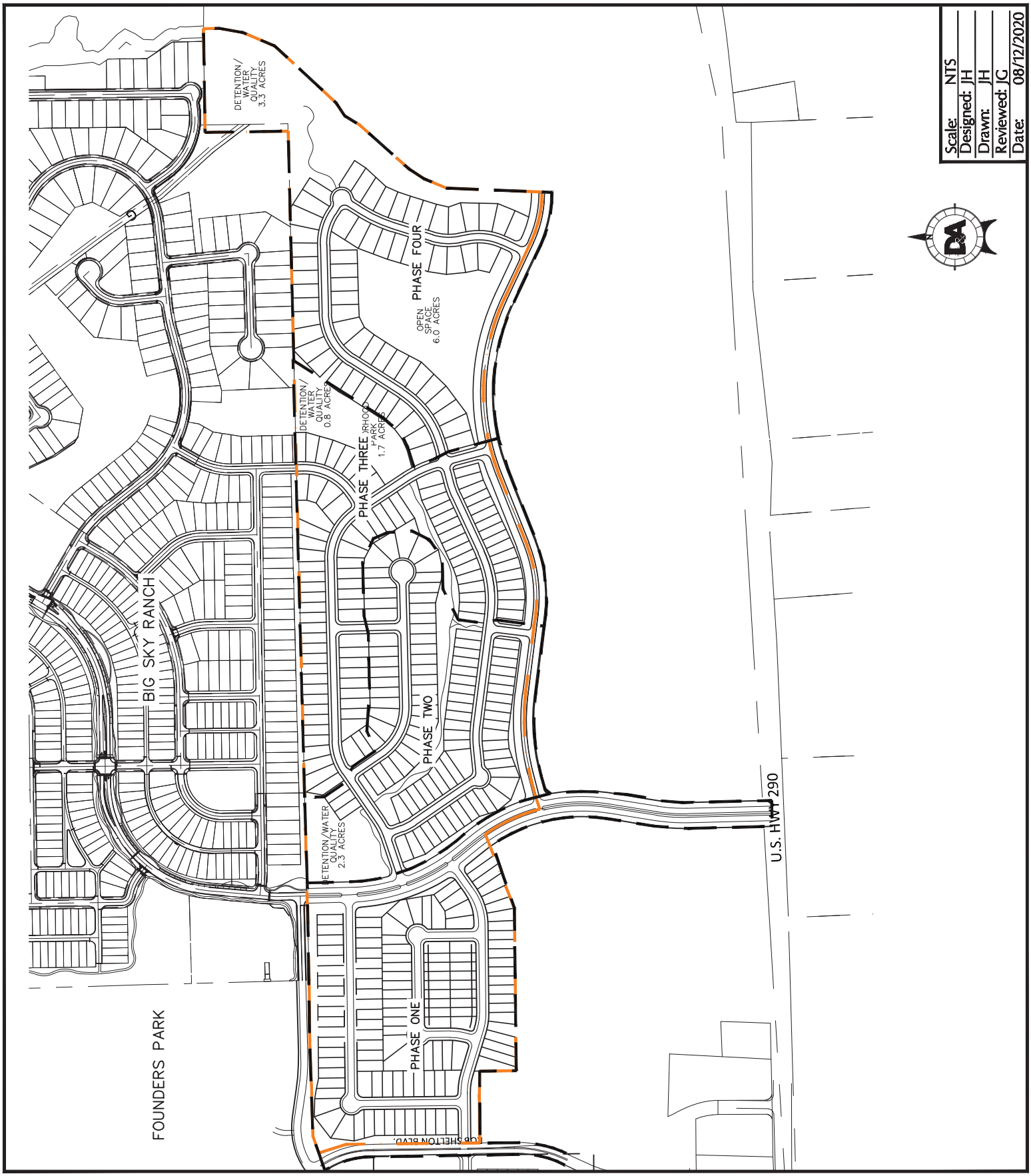
PLANNED DEVELOPMENT DISTRICT
Exhibit F - Water Quality Buffer Zones

CANNON RANCH
DRIPPING SPRINGS, TX

SHEET 1 OF 1
EXHIBIT
Project No: 1298-003

EXHIBIT "G"

User: JHELMBURG
Plot Date/Time: Apr. 14, 21 - 09:26:37
Drawing: C:\pw_working\jake.helmburg\dms3104\6\1298-003 Phasing PDD exhibit.dwg



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PLANNED DEVELOPMENT DISTRICT
Exhibit G - PHASING PLAN

CANNON RANCH
DRIPPING SPRINGS, TX

SHEET
EXHIBIT
1 OF 1
Project No:
1298-003

EXHIBIT H

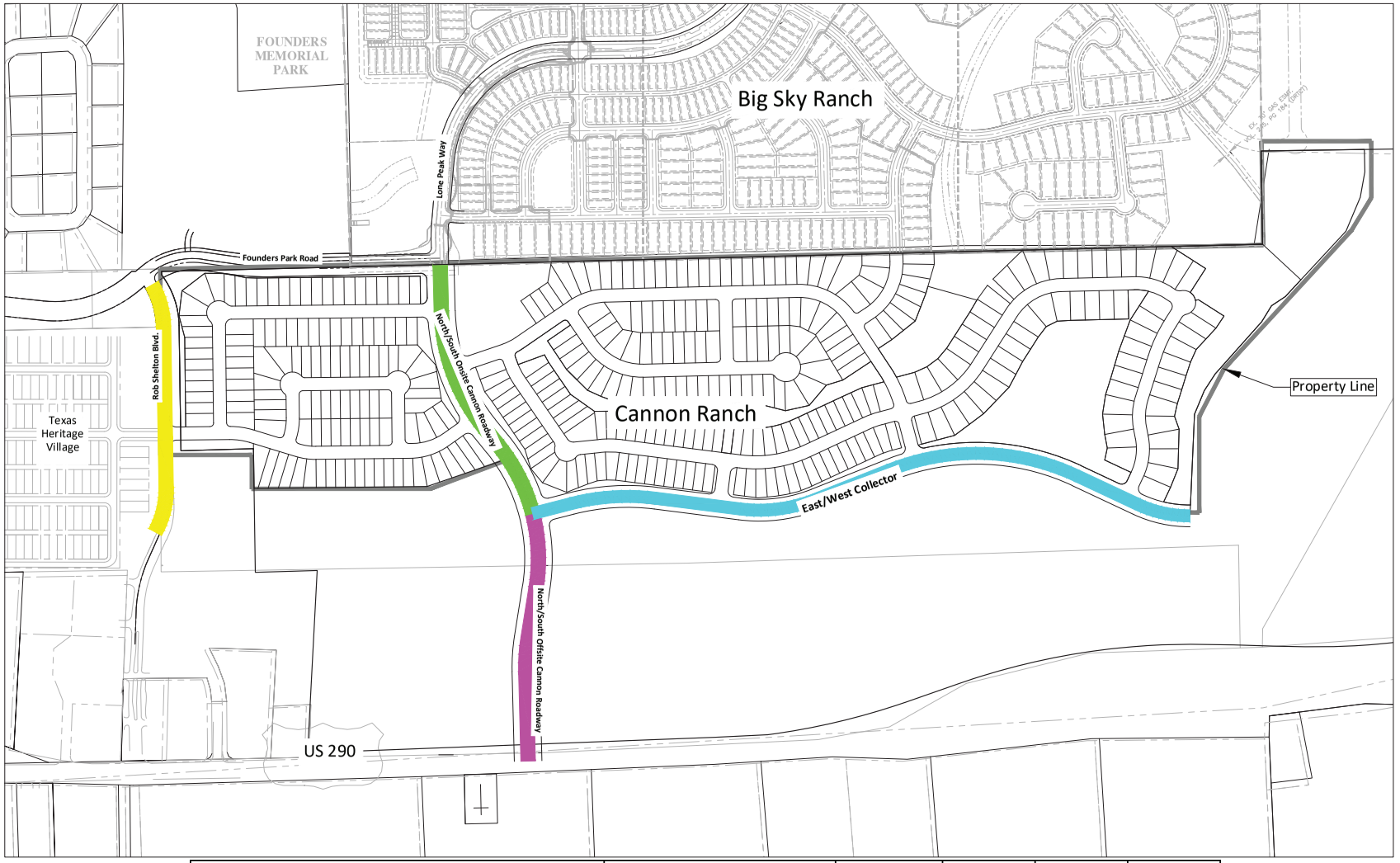
PD Uses Chart:

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



	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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TBPE Firm Number: 3937
TBPLS Firm Number: 10105800

Transportation Option
Proposed Recommendations

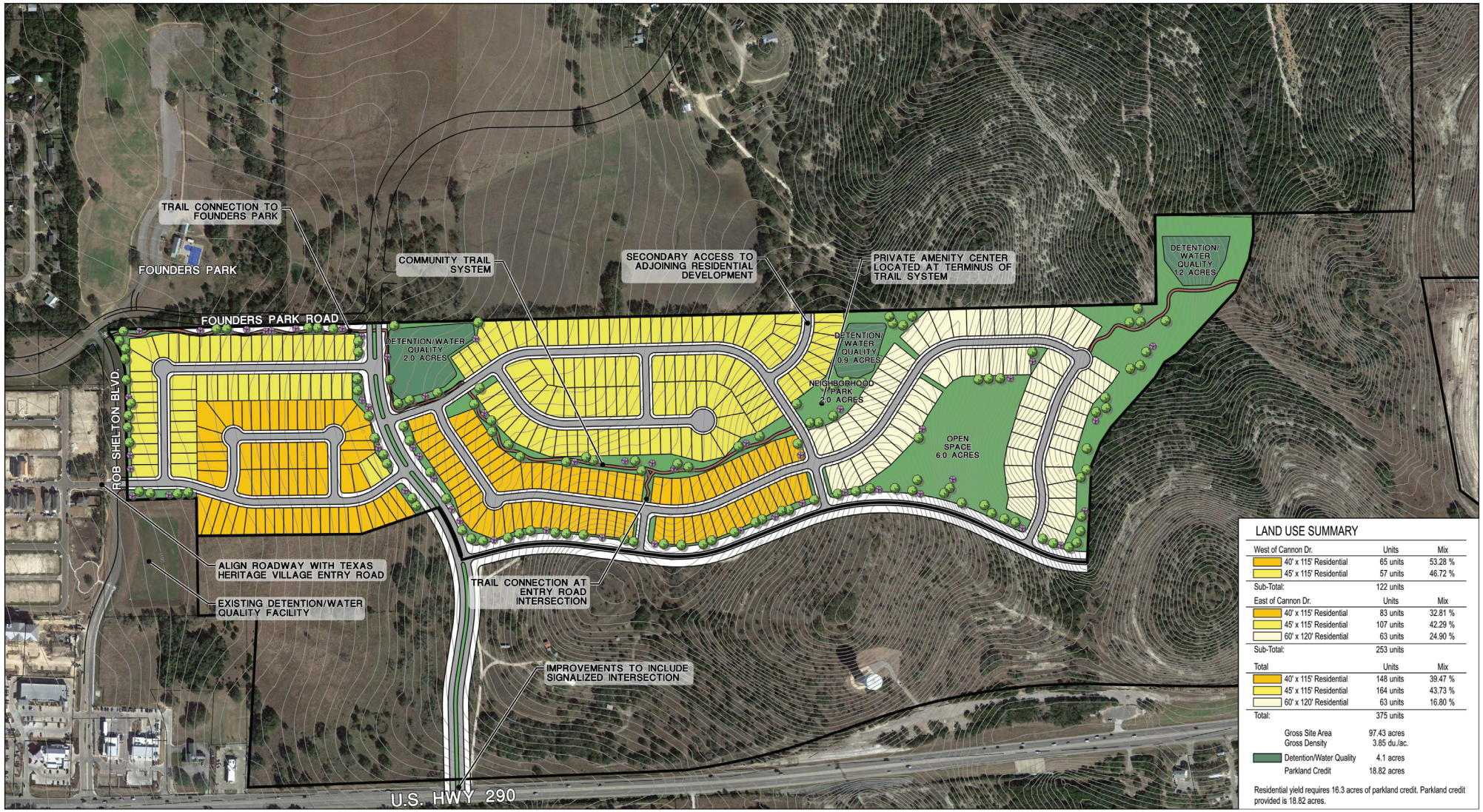
Cannon Ranch
Dripping Springs, TX

Designed: EG
Drawn: EG
Reviewed: JH
Date: 05/19/2021

SHEET
1
OF 1

Project No.: 1298-003

EXHIBIT "J" - LOTTING PLAN



LAND USE SUMMARY

West of Cannon Dr.	Units	Mix
40' x 115' Residential	65 units	53.28 %
45' x 115' Residential	57 units	46.72 %
Sub-Total:	122 units	

East of Cannon Dr.	Units	Mix
40' x 115' Residential	83 units	32.81 %
45' x 115' Residential	107 units	42.29 %
60' x 120' Residential	63 units	24.90 %
Sub-Total:	253 units	

Total	Units	Mix
40' x 115' Residential	148 units	39.47 %
45' x 115' Residential	164 units	43.73 %
60' x 120' Residential	63 units	16.80 %
Total:	375 units	

Gross Site Area	97.43 acres
Gross Density	3.85 du./ac.
Detention/Water Quality	4.1 acres
Parkland Credit	18.82 acres

Residential yield requires 16.3 acres of parkland credit. Parkland credit provided is 18.82 acres.

0 200 400 800

Scale: 1" = 400'

North

Date: May 20, 2021

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

LOTTING PLAN E

CANNON RANCH

DRIPPING SPRINGS, TEXAS

SHEET FILE: T:\190156-ASWO\Cadfiles\PLANNING\Lotting\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.