



**97.44-Acre Tract
Hays County, Texas**

**D&A Job No. 1455-003
June 21, 2022**

**DESCRIPTION
97.44-Acre Tract**

BEING A 97.44-ACRE TRACT OUT OF THE PHILIP A SMITH SURVEY, ABSTRACT NUMBER 415, THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, THE IV DAVIS JR SURVEY NUMBER 130, ABSTRACT NUMBER 475, EDWARD W. BROWN SURVEY NUMBER 136, ABSTRACT NUMBER 44, AND THE WILLIAM WALKER SURVEY NUMBER 130, ABSTRACT NUMBER 475, HAYS COUNTY, TEXAS, BEING A PORTION OF A THE REMAINDER OF A CALLED 69.91-ACRE TRACT DESCRIBED TO DENNIS P. CANNON AND KATHERINE CANNON RECORDED IN VOLUME 211, PAGE 177 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], ALSO BEING A PORTION OF A CALLED 277.23-ACRE TRACT, CONVEYED TO CANNON FAMILY, LTD. (KNOWN AS SHARE NUMBER TWO) RECORDED IN VOLUME 198, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.]; SAID 97.44-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Concrete Highway monument found in the existing north right-of-way line of East Highway 290, a 100-foot wide right-of-way, according to TxDot right-of-way map AUS011307AD, for the southwest corner of said 277.23-acre tract, and for the southeast corner of a called 58.000-acre tract, conveyed to Oryx Cannon 58 LLC, recorded in Document Number 20023358 [O.P.R.H.C.T.], and for the southwest corner of the tract described herein;

THENCE, N00°23'49"E, departing the existing north right-of-way line of said East Highway 290, with the common line of said 277.23-acre tract and said 58.000-acre tract, for a distance of 344.11 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the beginning of a curve to the right, for the south corner of a 8.787-acre proposed roadway parcel, and for an angle corner of the tract described herein;

THENCE, with the southeast line of said 8.787-acre proposed roadway parcel and over and across said 277.23-acre tract, the following six (6) courses:

- 1) With said curve to the right, having an arc length of 26.27 feet, a radius of 943.00 feet, a delta angle of 01°35'47", and a chord which bears N20°28'08"E, for a distance of 26.27 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,
- 2) N21°16'01"E, for a distance of 550.66 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the beginning of a curve to the right and for an angle corner of the tract described herein,
- 3) With said curve to the right, having an arc length of 332.63 feet, a radius of 943.00 feet, a delta angle of 20°12'37", and a chord which bears N31°22'20"E, for a distance of 330.91 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,
- 4) N41°28'38"E, for a distance of 315.03 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the beginning of a curve to the left and for an angle corner of the tract described herein,

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DOUCET

- 5) With said curve to the right, having an arc length of 681.06 feet, a radius of 1,057.00 feet, a delta angle of $36^{\circ}55'03''$, and a chord which bears $N23^{\circ}01'06''E$, for a distance of 669.34 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein, and
- 6) $N04^{\circ}33'35''E$, for a distance of 12.95 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set in the common line of said 277.23-acre tract and a remainder of a called 291-1/3-acre tract, conveyed to Cynosure Corporation, recorded in Volume 258, Page 123 of the Deed Records of Hays County, Texas [D.R.H.C.T.], and for an angle corner of the tract described herein, from which a 1/2-inch iron rod with cap stamped "DOUCET" found bears $S89^{\circ}00'33''W$, for a distance of 244.21 feet;

THENCE, with the common line of said 277.23-acre tract and said 291-1/3-acre tract, the following eight (8) courses:

- 1) $N89^{\circ}00'33''E$, for a distance of 322.22 feet to a 1/2-inch iron pipe found for an angle corner of the tract described herein,
- 2) $N50^{\circ}38'14''E$, for a distance of 53.17 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,
- 3) $N21^{\circ}13'11''E$, for a distance of 64.75 feet to a MAG nail found for an angle corner of the tract described herein,
- 4) $N09^{\circ}17'53''E$, for a distance of 327.10 feet to a MAG nail found for an angle corner of the tract described herein,
- 5) $N20^{\circ}28'59''W$, for a distance of 204.36 feet to a calculated point for an angle corner of the tract described herein, from which a MAG nail found bears $S13^{\circ}52'35''E$, for a distance of 2.61 feet,
- 6) $N14^{\circ}46'26''W$, for a distance of 324.06 feet to a 1/2-inch iron pipe found for an angle corner of the tract described herein,
- 7) $N11^{\circ}59'53''W$, for a distance of 327.25 feet to a 1/2-inch iron pipe with 60D nail found for the northwest corner of the tract described herein, and
- 8) $N89^{\circ}15'51''E$, for a distance of 1,222.57 feet to an 8-inch Cedar Fence Post for the northeast corner of a called 1.097-acre tract, conveyed to Bordie Partners LP, recorded in Volume 5086, Page 174 [O.P.R.H.C.T.], and for the northeast corner of the tract described herein;

THENCE, with the common line of said 277.23-acre tract and said 1.097-acre tract, the following ten (10) courses:

- 1) $S02^{\circ}19'16''W$, for a distance of 418.07 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 2) $S05^{\circ}15'07''E$, for a distance of 88.61 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 3) $S16^{\circ}28'50''E$, for a distance of 73.40 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 4) $S03^{\circ}28'59''E$, for a distance of 14.21 feet to a 10-inch Cedar Fence Post for an angle corner of the tract described herein,
- 5) $S11^{\circ}47'06''E$, for a distance of 7.00 feet to a 10-inch Cedar Fence Post for an angle corner of the tract described herein,

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DOUCET

- 6) S22°31'47"E, for a distance of 32.14 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 7) S27°26'26"E, for a distance of 141.35 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 8) S39°07'52"E, for a distance of 222.18 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 9) S32°56'45"E, for a distance of 229.21 feet to a calculated point for an angle corner of the tract described herein, from which a 5/8-inch iron rod bears, N88°54'02"E, for a distance of 47.22 feet, and
- 10) S14°21'53"E, for a distance of 407.89 feet to a to a calculated point in the north line of Lot 4, Block A, Blue Blazes Ranch Phase 1 Subdivision, recorded in Document Number 18010223 of the Plat Records of Hays County, Texas [P.R.H.C.T.], for the southeast corner of said 277.23-acre tract and for the southwest corner of said 1.097-acre tract and for the southeast corner of the tract described herein, from which a 5/8-inch iron rod bears, N89°22'55"E, for a distance of 30.48 feet;

THENCE, S89°22'55"W, with the common line of said 277.23-acre tract and said Lot 4, for a distance of 165.73 feet to a 1/2-inch iron rod with cap stamped "G&R" found for the northwest corner of said Lot 4, Block A, same being for the northeast corner of Lot 5, Block A of said Blue Blazes Ranch Phase 1 Subdivision, a distance of 264.31 feet passing a 1/2-inch iron rod with cap stamped "G&R" found for the northwest corner of said Lot 5, Block A, and the northeast corner of the remainder of Tract A-3 of Vista Tract Ranch Tract A, a subdivision recorded in Volume 14, Page 12 [P.R.H.C.T.], a distance of 547.78 feet passing a 1/2-inch iron rod found for the northeast corner of said Tract A-3, and for the northeast corner of Lot 4, Block B of said Blue Blazes Ranch Phase 1 Subdivision and continuing for a total distance of 1,370.57 feet to a 5/8-inch iron rod with cap stamped "Charles Swart" found for the northwest corner of said Lot 4, Block B, for the northeast corner of a called 14.3372-acre tract, conveyed to Cannon Family LTD, recorded in Volume 1641, Page 423 [O.P.R.T.C.T.], same being for an angle corner of the tract described herein,

THENCE, with the common line of said 14.3372-acre tract and said Block B of said Blue Blazes Ranch Phase 1 Subdivision, the following two (2) courses:

- 1) S10°17'27"E, for a distance of 721.25 feet passing a 1/2-inch iron rod with cap stamped "G&R" found for the southwest corner of said Lot 4, Block B and for the northwest corner of Lot 3, Block B, of said Blue Blazes Ranch Phase 1 Subdivision, and continuing for a total distance of 937.32 feet to a 1/2-inch iron rod found for the west corner of Lot 3, Block B, same being for an angle corner of the tract described herein, and
- 2) S52°44'27"E, for a distance of 221.16 feet passing a 1/2-inch iron rod with cap stamped "Charles Swart" found for the south corner of said Lot 3, Block B, same being the southwest corner of Lot 2, Block B of said Blue Blazes Ranch Phase 1 Subdivision, and continuing for a total distance of 610.29 feet to a 1/2-inch iron rod found for the south corner of said Lot 2, Block B and the southeast corner of said 14.3372-acre tract, same being in the existing north right-of-way line of said East Highway 290, and for the southeast corner of the tract described herein;

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THENCE with the existing north right-of-way line of said East Highway 290, the following three (3) courses:

- 1) S57°28'55"W, for a distance of 79.36 feet to 1/2-inch iron rod with cap stamped "Charles Swart" found for the beginning of a curve to the right and for an angle corner of the tract described herein,
- 2) With said curve to the right, having an arc length of 551.63 feet passing a 5/8-inch iron rod with aluminum punched hole found for the southwest corner of said 14.3372-acre tract, same being the southeast corner of a called 6.000-acre tract conveyed to Cannon Family, LTD., recorded in Volume 1619, Page 316 [O.P.R.H.C.T.], an arc length of 756.83 feet passing a 1/2-inch iron rod found for the southwest corner of said 6.000-acre tract, same being the southeast corner of a called 5.100-acre tract conveyed to Cannon Family, LTD., recorded in Volume 1619, Page 316, [O.P.R.H.C.T.], an arc distance of 1,455.56 feet passing a Concrete Highway Monument Found, and continuing a total arc length of 1,659.68 feet, a radius of 2,814.79 feet, a delta angle of 33°46'59", and a chord which bears S74°24'06"W, for a distance of 1635.74 feet to a concrete highway monument found for an angle corner of the tract described herein;
- 3) N88°41'58"W, for a distance of 149.71 feet passing a 1/2-inch iron pipe found for the southwest corner of a called 10.0105-acre tract conveyed to Cannon Family, LTD., recorded in Volume 1619, Page 316 [O.P.R.H.C.T.], and continuing for a total distance of 393.02 feet to the **POINT OF BEGINNING** and containing 97.44 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 dividing by the surface adjustment factor of 1.000077936.

Units: U.S. Survey Feet.

I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying exhibit of even date represent an actual survey performed on the ground.



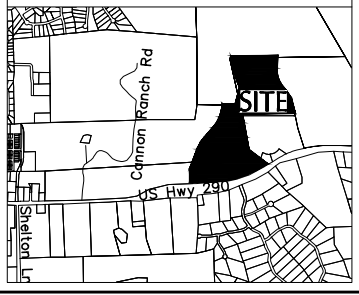
 Christopher W. Terry
 Registered Professional Land Surveyor
 Texas Registration No. 6649
 Doucet & Associates
 Cterry@DoucetEngineers.com
 TBPELS Firm Registration No. 10105800

06/21/2022

 Date

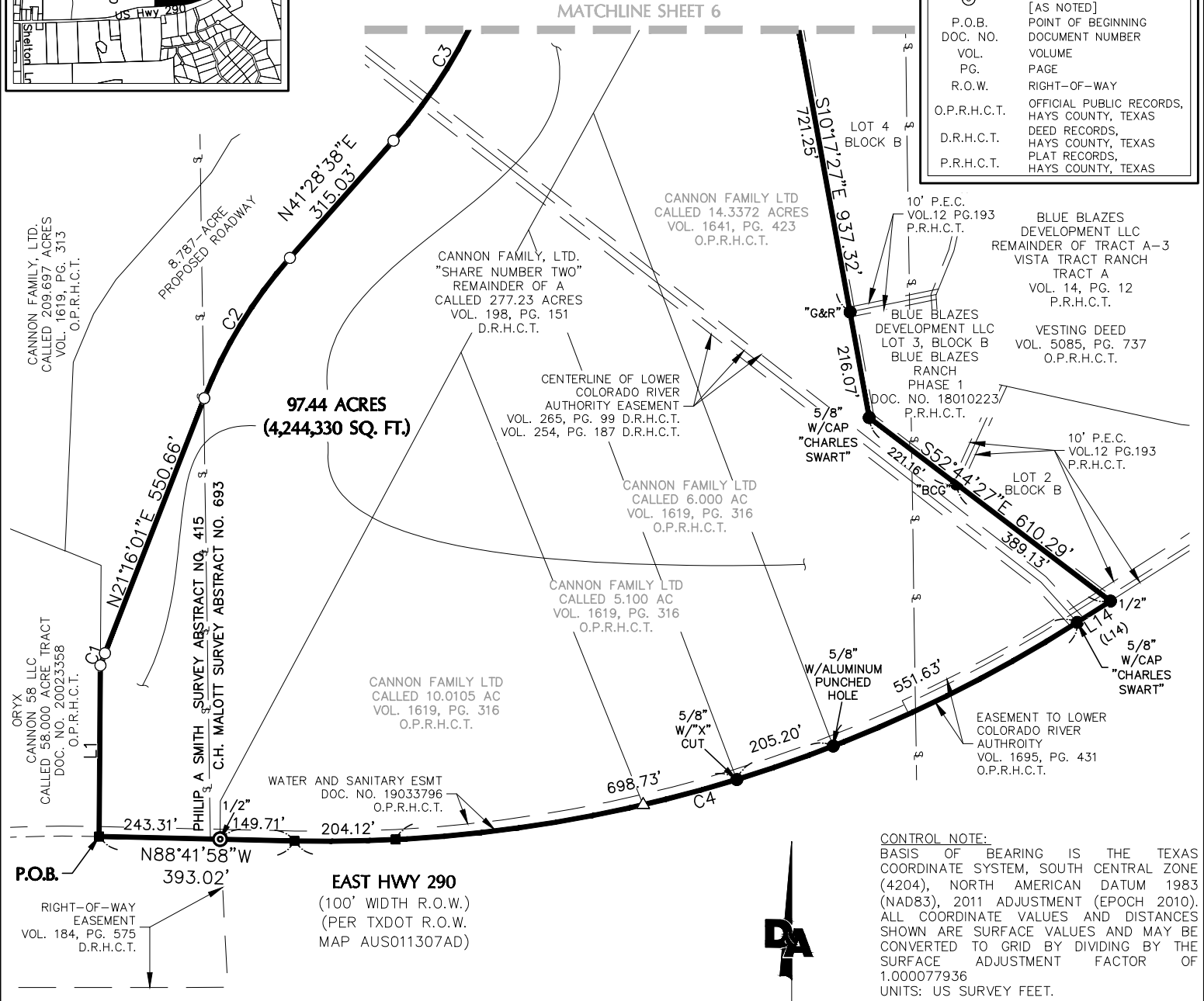


VICINITY MAP
NOT TO SCALE



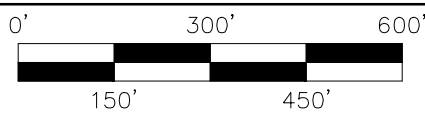
LEGEND

- SUBJECT TRACT LINE
- - - ADJOINER PROPERTY LINE
- - - APPROXIMATE SURVEY LINE
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- △ CALCULATED POINT
- RIGHT OF WAY TYPE II MONUMENT FOUND
- ⊙ IRON PIPE FOUND [AS NOTED]
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS



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 DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000077936
UNITS: US 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.



GRAPHIC SCALE: 1" = 300'

97.44 ACRE TRACT
(4,244,330 SQUARE FEET)
EXHIBIT
HAYS COUNTY, TEXAS



DOUCET

Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date: 06/21/2022
Scale: 1" = 300'
Drawn by: JRT
Reviewer: CWT
Project: 1455-003
Sheet: 5 OF 7
Field Book: 538
Party Chief: JSM
Survey Date: 07/21/2021

LEGEND

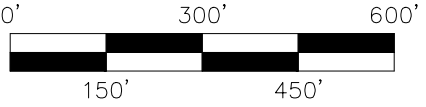
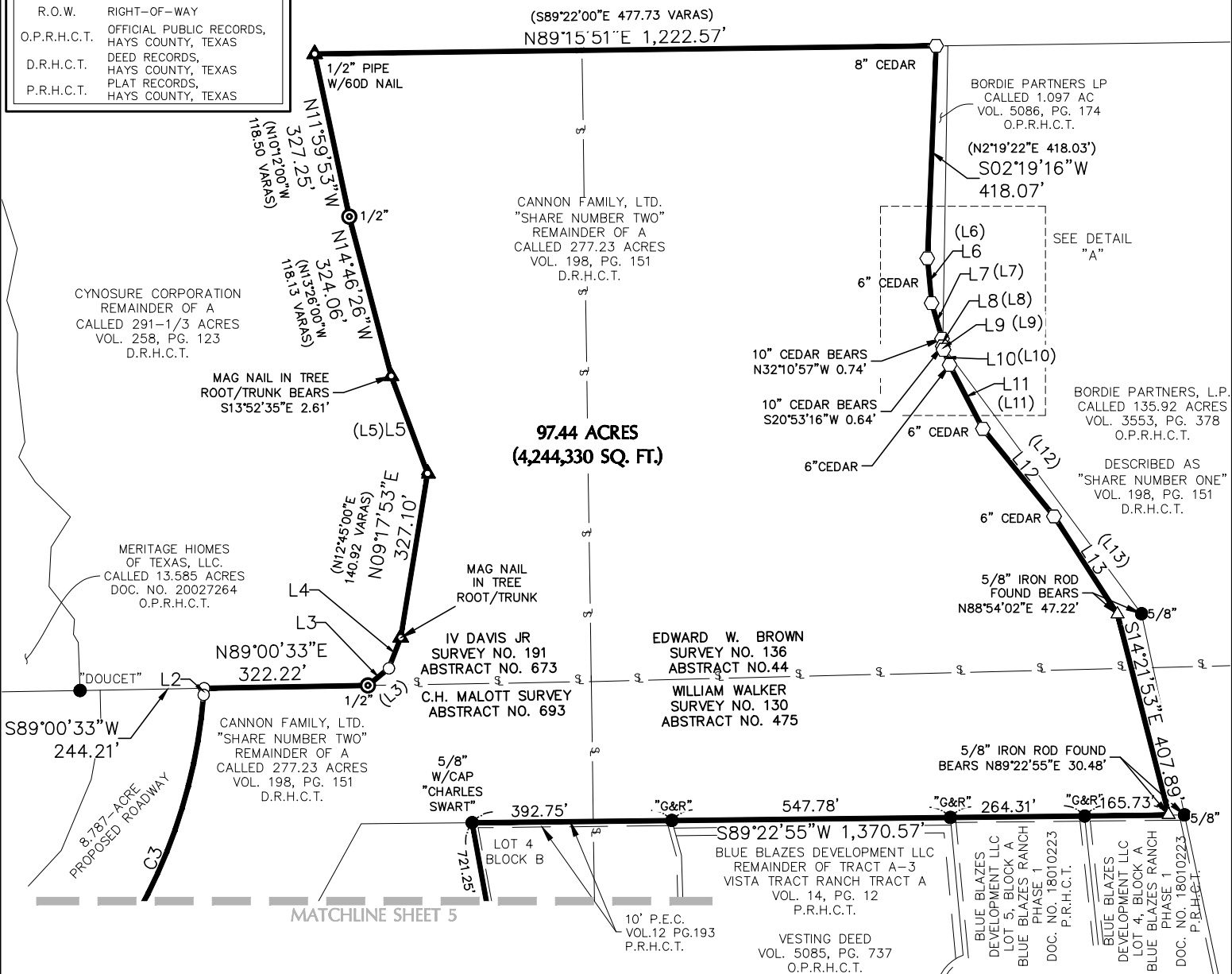
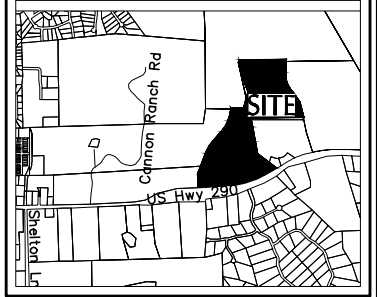
- SUBJECT TRACT LINE
- ADJOINER PROPERTY LINE
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- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- △ CALCULATED POINT
- RIGHT OF WAY TYPE II MONUMENT FOUND
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- IRON PIPE FOUND [AS NOTED]
- FENCE POST FOUND [AS NOTED]
- ▲ NAIL FOUND [UNLESS NOTED]
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
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VICINITY MAP

NOT TO SCALE



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(4,244,330 SQUARE FEET)
EXHIBIT
HAYS COUNTY, TEXAS



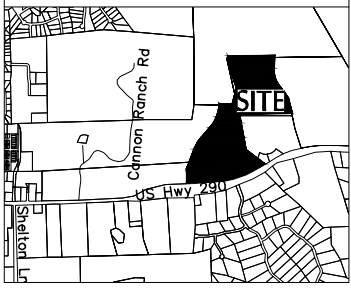
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TBPE Firm Number: 3937
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Date:	06/21/2022
Scale:	1" = 300'
Drawn by:	JRT
Reviewer:	CWT
Project:	1455-003
Sheet:	6 OF 7
Field Book:	538
Party Chief:	JSM
Survey Date:	07/21/2021

VICINITY MAP

NOT TO SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	26.27'	943.00'	1°35'47"	N20°28'08"E	26.27'
C2	332.63'	943.00'	20°12'37"	N31°22'20"E	330.91'
C3	681.06'	1,057.00'	36°55'03"	N23°01'06"E	669.34'
C4	1,659.68'	2,814.79'	33°46'59"	S74°24'06"W	1,635.74'

RECORD CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
(C1)	(1,659.73')	(2,814.86')	(33°47'01")	(S74°13'07"W)	(1,635.79')

LEGEND	
	SUBJECT TRACT LINE
	ADJOINER PROPERTY LINE
	FENCE POST FOUND [AS NOTED]
VOL.	VOLUME
PG.	PAGE
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS

RECORD LINE TABLE		
LINE	BEARING	DISTANCE
(L3)	(N52°12'00"E)	(18.72 VARA)
(L5)	(N18°55'00"W)	(73.35 VARA)
(L6)	(N5°15'01"W)	(88.60')
(L7)	(N16°28'44"W)	(73.39')
(L8)	(N3°28'53"W)	(14.21')
(L9)	(N11°47'00"W)	(7.00')
(L10)	(N22°31'41"W)	(32.14')
(L11)	(N27°26'20"W)	(141.34')
(L12)	(N39°07'46"W)	(222.16')
(L13)	(N32°56'39"W)	(229.19')
(L14)	(N56°27'07"E)	(79.35')

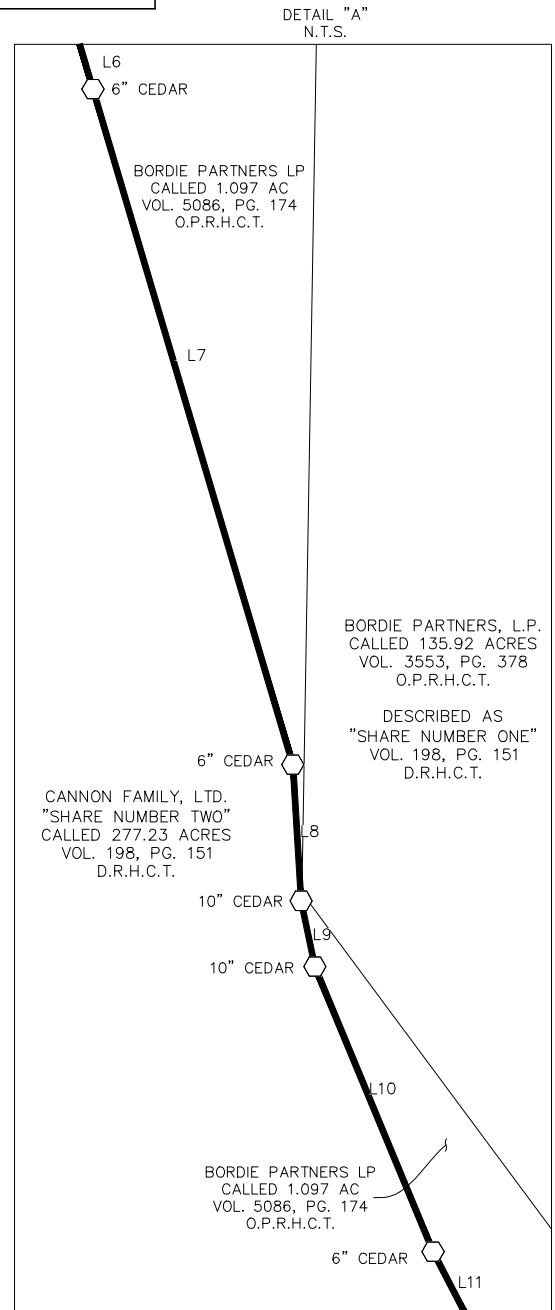
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°23'49"E	344.11'
L2	N04°33'35"E	12.95'
L3	N50°38'14"E	53.17'
L4	N21°13'11"E	64.75'
L5	N20°28'59"W	204.36'
L6	S05°15'07"E	88.61'
L7	S16°28'50"E	73.40'
L8	S03°28'59"E	14.21'
L9	S11°47'06"E	7.00'
L10	S22°31'47"E	32.14'
L11	S27°26'26"E	141.35'
L12	S39°07'52"E	222.18'
L13	S32°56'45"E	229.21'
L14	S57°28'55"W	79.36'

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I, CHRISTOPHER W. TERRY, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

Christopher W. Terry 06/21/2022
 CHRISTOPHER W. TERRY DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6649
 DOUCET & ASSOCIATES, INC.
 CTERRY@DOUCETENGINEERS.COM



97.44 ACRE TRACT
 (4,244,330 SQUARE FEET)
 EXHIBIT
 HAYS COUNTY, TEXAS



DOUCET

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 TBPELS Firm Number: 10105800

Date:	06/21/2022
Scale:	N.T.S.
Drawn by:	JRT
Reviewer:	CWT
Project:	1455-003
Sheet:	7 OF 7
Field Book:	538
Party Chief:	JSM
Survey Date:	07/21/2021