



DRIPPING SPRINGS
Texas

Attachment 1

CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO

Box 384 Dripping Springs, TX 78620

512.858.4725 • www.cityofdrippingsprings.com

**ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER
APPLICATION**

CONTACT INFORMATION

PROPERTY OWNER NAME Oryx Land Holdings
STREET ADDRESS 3404 Kerbey Lane
CITY Austin STATE Texas ZIP CODE 78703
PHONE 512-294-4017 EMAIL [REDACTED]@s.com

APPLICANT NAME Daniel Campbell
COMPANY ME Headwaters REG, LP
STREET ADDRESS 7000 Mopac Service Road Suite 200
CITY Austin STATE Texas ZIP CODE 78731
PHONE 512-963-8770 EMAIL _____

APPLICATION TYPE

☐ ALTERNATIVE STANDARD

☐ VARIANCE

☐ SPECIAL EXCEPTION

☐ WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Headwaters
PROPERTY ADDRESS	Highway 290 and Canyonwood Drive
CURRENT LEGAL DESCRIPTION	43.439 ACRES (APPROXIMATELY 1,892,201 SQ. FT.) IN THE WILLIAM WALKER SURVEY NO. 130, ABSTRACT NO. 475 IN HAYS COUNTY, TEXAS.
TAX ID#	41-3171705
LOCATED IN	☒ CITY LIMITS ☐ EXTRATERRITORIAL JURISDICTION ☐ HISTORIC DISTRICT OVERLAY

○ Description of request & reference to section of the Code of Ordinances applicable to request:
See attached letter.

○ Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:
See attached letter.

○ Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:
See attached letter.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Daniel Campbell is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.)

Britt Benton (Britt Benton)
Name

Managing Member
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 21st day of July,
2026 by Britt Benton.

Brandi Daugherty
Notary Public, State of Texas

My Commission Expires: 8/29/28

Daniel Campbell
Name of Applicant



All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:

Signed by:

Daniel Campbell

7/21/2026

Applicant Signature

Date

CHECKLIST

STAFF	APPLICANT	
☐	☐	Completed Application Form - including all required signatures and notarized
☐	☐	Application Fee (<i>refer to Fee Schedule</i>)
☐	☐	PDF/Digital Copies of all submitted documents
☐	☐	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
☐	☐	Billing Contact Form
☐	☐	Photographs
☐	☐	Map/Site Plan/Plat
☐	☐	Architectural Elevations (if applicable)
☐	☐	Description and reason for request (<i>attach extra sheets if necessary</i>)
☐	☐	Public Notice Sign - \$25
☐	☐	Proof of Property Ownership-Tax Certificate or Deed
☐	☐	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

Received on/by: _____



Date, initials

BILLING CONTACT FORM

Project Name: Headwaters
 Project Address: Highway 290 and Canyonwood Drive
 Project Applicant Name: Daniel Campbell

Billing Contact Information

Name: Daniel Campbell
 Mailing Address: 7000 Mopac Service Road Suite 200
Austin, Texas 78731
 Email: [REDACTED] Phone Number: _____

Type of Project/Application (check all that apply):

- | | |
|---|--|
| ☐ Alternative Standard | ☐ Special Exception |
| ☐ Certificate of Appropriateness | ☐ Street Closure Permit |
| ☐ Conditional Use Permit | ☐ Subdivision |
| ☐ Development Agreement | ☐ Waiver |
| ☐ Exterior Design | ☐ Wastewater Service |
| ☐ Landscape Plan | ☐ Variance |
| ☐ Lighting Plan | ☐ Zoning |
| ☐ Site Development Permit | ☐ Other _____ |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Signed by:

Daniel Campbell

7AFFED72C4C0408...

Signature of Applicant

7/21/2026

Date



marathon
EQUITY

Supplemental Letter



July 17, 2026

Tory Carpenter
 Planning Director
 City of Dripping Springs
 511 Mercer Street Dripping Springs, Texas 78620

Re: Parking Ratio Variance Request

Mr. Carpenter,

On behalf of Marathon Equity, we respectfully request a variance from the City's retail parking requirements to allow a parking ratio of 4 spaces per 1,000 square feet in lieu of the currently required 5 spaces per 1,000 square feet for the Headwaters commercial tract. This request applies solely to retail uses, and all other parking requirements established by the City of Dripping Springs Code of Ordinances will remain unchanged. As outlined below, the requested ratio is consistent with regional practice, reflects anticipated parking demand, and would support a more efficient site design while continuing to provide adequate parking for customers and tenants.

As part of our evaluation, we surveyed the retail parking requirements of five rapidly growing suburban municipalities within the Austin metropolitan area: Round Rock, Cedar Park, Bee Cave, San Marcos, and Georgetown. Four of the five surveyed cities require one parking space per 250 square feet of retail floor area, equivalent to 4.0 spaces per 1,000 square feet. Round Rock requires one parking space per 225 square feet for shopping centers with a mixture of uses, equivalent to approximately 4.44 spaces per 1,000 square feet. None of the surveyed cities require 5.0 spaces per 1,000 square feet currently mandated in Dripping Springs. The table below summarizes our findings and provides citations to the applicable code provisions.

City	Retail Use Category	Requirement	SF / Space	Spaces / 1,000 SF	Code Section
Round Rock	Shopping Centers (Mixture of Uses)	1 per 225	225	4.4	Article VI. — Off-Street Parking and Loading
Cedar Park	Personal Service & Retail	1 per 250	250	4.0	Article 14.05 Access and Off-Street Parking, § 14.05.005(j)(2)
Bee Cave	Retail Store “Big Box”	1 per 250	250	4.0	UDC § 3.3.6 Parking Rate by Use
San Marcos	Retail & Medical Office	1 per 250	250	4.0	Chapter 7, Division 2: Minimum Parking Requirements
Georgetown	Retail	1 per 250	250	4.0	Section 4.09.070 — Parking
Austin Metro Average	—	1 per 245	245	4.1	—
Dripping Springs (current)	Retail	1 per 200	200	5.0	Current Code

Based on this comparison, Dripping Springs currently requires a higher retail parking ratio than any of the comparable communities surveyed and approximately 22% more parking than the regional average reflected in the provided table. These municipalities share many of the same characteristics as Dripping Springs, including similar retail development patterns, suburban growth trends, and customer travel behaviors. Given these similarities, we have not identified any traffic, safety, or market conditions that would warrant requiring a parking ratio meaningfully above the prevailing regional standard.

The current parking requirement also exceeds the parking demand anticipated by many prospective tenants. Throughout the leasing and site planning process for the Headwaters commercial tract, we have reviewed tenant-specific parking demand criteria and found them to be consistently below the City's current standard. By way of example, one of our prospective home improvement retailers requires only 3.3 spaces per 1,000 square feet under its internal parking model, well below both the existing City requirement and the 4.0 per 1,000 ratio requested through this variance. Based on our experience with the anticipated tenant mix, we expect this trend to be representative of many future retail users at the project.

When parking requirements exceed demonstrated demand, the result is not improved customer convenience or public safety. Instead, valuable land is devoted to underutilized pavement that generates little public benefit while increasing development costs and limiting opportunities for more productive uses. Excess parking also increases impervious cover, contributes to stormwater runoff, and can exacerbate heat island effects during the summer months.

Reducing the parking ratio to align with regional standards would allow the project to achieve a more efficient and balanced site design. A lower parking requirement would support improved pedestrian connectivity and a more walkable retail environment while continuing to provide an adequate parking supply for customers and tenants. It would also allow a greater portion of the site to be devoted to retail buildings and other productive uses that generate property tax value, sales tax revenue, and economic activity for the City. These outcomes are consistent with the planning objectives established for Headwaters and the vision that has guided the project throughout the entitlement process.

For these reasons, Marathon Equity respectfully requests approval of a variance reducing the required retail parking ratio for the Headwaters commercial tract from 5.0 spaces per 1,000 square feet to 4.0 spaces per 1,000 square feet. We appreciate the Department's consideration of this request and would welcome the opportunity to provide additional tenant parking data or answer any questions regarding the proposed variance.

Should you have any questions, please contact Daniel Campbell at daniel@marathon-equity.com.

Sincerely,
Marathon Equity

Daniel Campbell

Daniel Campbell
President

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS: THAT
COUNTY OF HAYS §

THE E.E. TOWNES FAMILY TRUST ("Grantor"), for the consideration stated paid and secured to be paid by **ORYX DEVELOPMENT, LLC**, a Texas limited liability company ("**Grantee**"), whose mailing address is P.O. Box 302663, Austin, Texas 78703, the receipt and sufficiency of which consideration are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the following described property:

- (i) That certain real property in located in Hays County, Texas, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Land");
- (ii) All structures, fixtures, buildings and improvements situated on the Land (collectively, the "Improvements"); and
- (iii) All right, title and interest of Grantor in and to any utilities, adjacent streets, alleys, strips, gores, and rights-of-way adjacent to or related to the Land (all of the foregoing being referred to herein collectively as the "Appurtenances").

The Land, Improvements, and Appurtenances are collectively referred to herein as the "Property."

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to: (a) all of the title exceptions revealed in or by the recorded documents and other matters listed on Exhibit "B" attached hereto and incorporated herein by reference; and (b) all standby fees, taxes and assessments by any taxing authority for the current and all subsequent years, and all liens securing the payment of any of the foregoing.

Conductor Title 16-0157-D

Grantor hereby expressly reserves from the conveyance hereunder all oil, gas and other mineral rights in and to the Property which are now owned by Grantor. Grantor waives the right to enter upon, use, occupy or disturb the surface of the Property, but reserves the right to pool the Property with other properties and further reserves the right to remove oil, gas and other minerals from the Property so long as such removal is accomplished without entering upon, penetrating, weakening, undermining or disturbing the surface of the Property.

The consideration for this conveyance is as follows: (i) Ten Dollars (\$10.00) and other good and valuable cash consideration to Grantor in hand paid by Grantee; (ii) one certain promissory note of even date herewith in the original principal amount of \$3,660,000.00, made, executed and delivered by Grantee, payable to the order of Pioneer Bank, SSB ("First Lien Note"); and (iii) one certain promissory note of even date herewith in the original principal sum of \$1,400,000.00, made, executed and delivered by Grantee, payable to the order of Service Lloyds Insurance Company ("Second Lien Note"). The First Lien Note and Second Lien Note are by reference incorporated herein as fully and completely as if the same were here set forth verbatim.

A first and prior vendor's lien, together with superior title remaining in Grantor, as vendor (the "First Vendor's Lien"), is retained against the Property in favor of the holder of the First Lien Note ("First Lien Beneficiary") for the security of and until the full and final payment of the First Lien Note, and the First Vendor's Lien is hereby assigned and transferred to the First Lien Beneficiary without recourse or warranty of any kind or nature. Payment of the First Lien Note is additionally secured by a deed of trust lien on the Property created in the deed of trust ("First Lien Deed of Trust") of even date herewith from Grantee to Rex G. Baker, III, Trustee, and in the event of default in the payment of the First Lien Note, or in the event of default in the performance of any of the covenants or conditions contained in the First Lien Deed of Trust which on the part of the grantor therein are to be kept and performed, then First Lien Beneficiary shall have the option to mature the First Lien Note and to foreclose the First Vendor's Lien herein retained or the First Lien Deed of Trust lien which secures the payment of the First Lien Note, or both of said liens, either under the power of sale contained in the First Lien Deed of Trust or by court proceedings, as First Lien Beneficiary may elect.

A second and subordinate vendor's lien, together with superior title remaining in Grantor, as vendor (the "Second Vendor's Lien"), is retained against the Property, in favor of the holder of the Second Lien Note ("Second Lien Beneficiary") for the security of and until the full and final payment of the Second Lien Note, and the Second Vendor's Lien is hereby assigned and transferred to the Second Lien Beneficiary without recourse or warranty of any kind or nature. Payment of the Second Lien Note is additionally secured by a deed of trust lien on the Property created in the second lien deed of trust ("Second Lien Deed of Trust") of even date herewith from Grantee to Cosmo A. Palmieri, Trustee, and in the event of default in the payment of the Second Lien Note, or in the event of default in the performance of any of the covenants or conditions in the Second Lien Deed of Trust which on the part of the grantor therein are to be kept and performed, then the Second Lien Beneficiary shall have the option to mature the Second Lien Note and foreclose the Second Vendor's Lien herein retained or the Second Lien Deed of Trust lien which secures the payment of the Second Lien Note, or both of said liens, either under the power of sale contained in the Second Lien Deed of Trust or by court proceedings, as Second Lien Beneficiary may elect.

GRANTOR HAS EXECUTED AND DELIVERED THIS SPECIAL WARRANTY DEED AND HAS CONVEYED THE PROPERTY AND GRANTEE HAS RECEIVED AND ACCEPTED THIS SPECIAL WARRANTY DEED AND HAS PURCHASED THE PROPERTY IN ITS "AS IS", "WHERE IS", AND "WITH ALL FAULTS" CONDITION AND WITHOUT REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL (EXCEPT FOR THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN AND THE WARRANTIES AND REPRESENTATIONS IN THAT CERTAIN COMMERCIAL CONTRACT - UNIMPROVED PROPERTY BY AND BETWEEN GRANTOR AND GRANTEE). WITHOUT LIMITATION ON THE FOREGOING, GRANTEE, BY ACCEPTANCE OF THIS DEED, ACKNOWLEDGES THAT (EXCEPT FOR THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN AND THE WARRANTIES AND REPRESENTATIONS IN THAT CERTAIN COMMERCIAL CONTRACT - UNIMPROVED PROPERTY BY AND BETWEEN GRANTOR AND GRANTEE) GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE ACREAGE, WATER, SOIL OR GEOLOGY OF THE PROPERTY OR ANY SURROUNDING AREAS, (B) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING WITHOUT LIMITATION ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, (C) THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY ASBESTOS, PCB EMISSIONS, HYDROCARBONS, RADON GAS, OR HAZARDOUS OR TOXIC MATERIALS, (D) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO THE PROPERTY, (E) THE STATE OF REPAIR OR LACK OF REPAIR OF THE IMPROVEMENTS LOCATED WITHIN OR UPON THE PROPERTY, OR (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY.

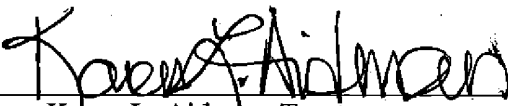
[SIGNATURES ON FOLLOWING PAGE]

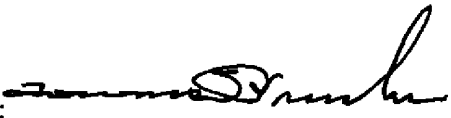
EXECUTED AND DELIVERED as of the 29 day of Nov., 2016.

GRANTOR:

THE E.E. TOWNES FAMILY TRUST

By: 
Susan Townes Gesford, Trustee

By: 
Karen L. Aidman, Trustee

By: 
Townes G. Pressler, Trustee

[ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

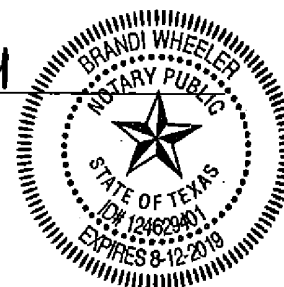
THE STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me this 29 day of Nov., 2016 by
Susan Townes Gesford, Trustee of The E.E. Townes Family Trust.

(SEAL)

Brandi Wheeler
Notary Public Signature



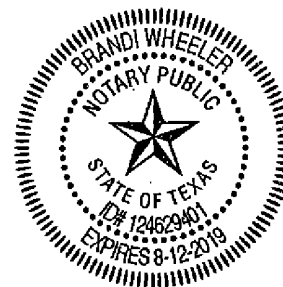
THE STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me this 29 day of Nov., 2016 by
Karen L. Aidman, Trustee of The E.E. Townes Family Trust.

(SEAL)

Brandi Wheeler
Notary Public Signature



THE STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me this 29 day of Nov., 2016 by
Townes G. Pressler, Trustee of The E.E. Townes Family Trust.

(SEAL)

Brandi Wheeler
Notary Public Signature

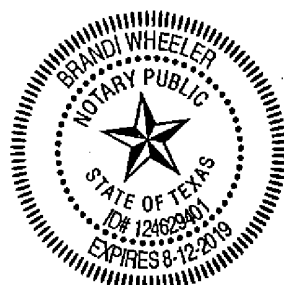


EXHIBIT "A"

EAGLE EYE
CONSTRUCTION LAYOUT, LLC



Eagle Eye Construction Layout, LLC
3000 Joe DiMaggio Blvd., Suite 84
Round Rock, Texas 78665
(512) 464-4468
TBPLS FIRM # 10194139

EXHIBIT "A"

A DESCRIPTION OF A 39.712 ACRE TRACT OF LAND OUT OF THE WILLIAM WALKER SURVEY No. 130, ABSTRACT No. 475, HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE E.E. TOWNES FAMILY TRUST PER DEED RECORDED IN VOLUME 2475, PAGE 482 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE TRACT CONVEYED TO PAUL PRESSLER FAMILY GENERATION SKIPPING TRUST, ET AL., PER DEED RECORDED IN VOLUME 1911, PAGE 481, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 39.712 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found with a cap for the northwest corner of the herein described 39.712 acre tract, being a point on the southerly line of a 1034.73 acre tract described in a deed to WFC Headwaters owner VII, L.P. and appearing of record in Volume 4832, Page 118 of the Official Public Records of Hays County, Texas, also being the northeasterly corner of a 135.92 acre tract described in a deed to Brodie Partners, L.P. and appearing of record in Volume 3553, Page 379 of the Official Public Records of Hays County, Texas;

THENCE South 63°23'40" East, along the northerly line of the herein described 39.712 acre tract, same being a southerly line of the aforementioned 1034.73 acre WFC Headwaters tract, a distance of 762.25 feet to a ½ inch iron rod found with a cap for a point of intersection;

THENCE South 63°20'46" East, continuing along the common line of the said 39.712 acre tract, and the aforementioned 1034.73 acre tract, a distance of 125.08 feet to a ½ inch iron rod found with a cap for the northeasterly corner of the said 39.712 acre tract;

THENCE along the easterly and northerly lines of the said 39.712 acre tract, same being the westerly and southerly lines of the aforementioned 1034.73 acre WFC Headwaters tract, also being the apparent right-of-way line of a proposed roadway the following eight (8) courses and distances:

1. South 22°08'16" East, a distance of 519.72 feet to a 1/2 inch iron rod with a cap set;

2. Along a curve to the left having an arc distance of 810.13 feet, a radius of 375.00 feet and a chord which bears South 84°01'39" East, a distance of 661.53 feet to a 1/2 inch iron rod with a cap set;
3. North 34°04'58" East, a distance of 144.26 feet to a 1/2 inch iron rod with a cap set;
4. Along a curve to the right having an arc length of 418.23 feet, a radius of 200.00 feet and a chord which bears South 86°00'35" East, a distance of 346.09 feet to a 1/2 inch iron rod with a cap set;
5. South 26°06'08" East, a distance of 298.27 feet to a 1/2 inch iron rod with a cap set;
6. Along a curve to the right having an arc length of 260.61 feet, a radius of 490.00 feet, and a chord which bears South 10°51'54" East, a distance of 257.56 feet to a 1/2 inch iron rod with a cap set;
7. South 04°22'20" West, a distance of 211.26 feet to a 1/2 inch iron rod with a cap set and;
8. Along a curve to the right having an arc length of 23.56 feet, a radius of 15.00 feet and a chord which bears South 49°22'20" West, a distance of 21.21 feet to a 1/2 inch iron rod with a cap set on the northerly right-of-way line of Highway 290 West (right-of-way width varies) for the southeasterly corner of the herein described 39.712 acre tract;

THENCE along the northerly right-of-way line of Highway 290 West, being the southerly line of the herein described 39.712 acre tract, the following two (2) courses and distances:

1. North 85°37'26" West, a distance of 498.17 feet to a TXDOT concrete monument found and;
2. North 81°15'29" West, a distance of 1504.23 feet to a 1/2 inch iron rod with a cap set for a southwesterly corner of the herein described 39.712 acre tract, being also a southeasterly corner of a 1.00 acre tract described in a deed to the City of Dripping Springs, and appearing of record in Volume 2967, Page 696 of the Official Public Records of Hays County, Texas;

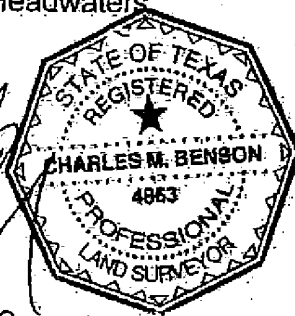
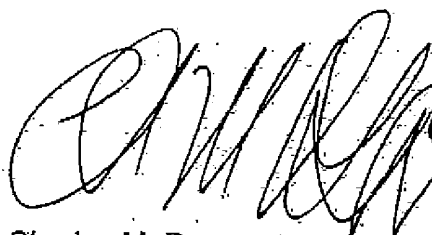
THENCE along the common westerly and southerly line of the herein described 39.712 acre tract, with the aforementioned easterly and northerly lines of the 1.00 acre City of Dripping Springs tract, the following two (2) courses and distances:

1. North 01°17'53" West, a distance of 210.33 feet to a 1/2 inch iron rod with a cap set and;
2. North 81°15'22" West, a distance of 210.33 feet to a 1/2 inch iron rod with a cap set on the westerly line of the herein described 39.712 acre tract, being the northwesterly corner of the aforementioned 1.00 acre City of Dripping Springs tract, also being a point of the easterly line of the aforementioned 135.92 acre Brodie Partners tract;

THENCE North 01°17'50" West, along the westerly line of the herein described 39.712 acre tract, being the easterly line of the aforementioned 135.92 acre Brodie Partners tract, a distance of 1088.97 feet to the **POINT OF BEGINNING** containing 39.712 acres (1,729,853 Square feet) of land, more or less.

Bearing Basis: A southerly line of the 1034.73 acre WFC Headwaters Tract: North
68°55'06" East, a distance of 1662.39 feet.

Attachment: Survey Drawing Headwaters



Charles M. Benson
Registered Professional Land Surveyor
State of Texas No. 4863

Date: November 28, 2016, 2016

DESCRIPTION OF A TRACT OF LAND CONTAINING 127.087 ACRES OUT OF THE WILLIAM WALKER SURVEY NO. 130, ABSTRACT NO. 475, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THE TRACT CONVEYED TO THE E.E. TOWNES FAMILY TRUST PER DEED RECORDED IN VOLUME 2475, PAGE 482 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), AND ALSO BEING A PORTION OF THE TRACT CONVEYED TO PAUL PRESSLER FAMILY GENERATION SKIPPING TRUST, ET AL PER DEED RECORDED IN VOLUME 1911, PAGE 481, O.P.R.H.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch Iron rod found at the southerly common corner of the 1034.73 acre tract conveyed to WFC Headwaters Owner VII, L.P. per deed recorded in Volume 4832, Page 118, O.P.R.H.C.T., and of Lot 1031, Sunset Canyon, Section V, a subdivision of record in Volume 3, Page 284 of the Plat Records of Hays County, Texas, and amended in Volume 4, Page 234 of the Plat Records of Hays County, Texas, for the POINT OF BEGINNING hereof;

THENCE along the southerly line of said Lot 1031, North 88°30'10" East, a distance of 228.89 feet to a ½-inch Iron rod with "Baseline" cap found at the northwest corner of Lot 5, Sunset Hills, a subdivision of record in Volume 13, Pages 267-268 of the Plat Records of Hays County, Texas;

THENCE along the westerly boundary of said Sunset Hills, passing at a distance of 203.62 feet a ½-inch Iron rod with "Baseline" cap found at the westerly common corner of Lot 5 and of Lot 4 of said Sunset Hills, and passing at a distance of 110.08 feet a ½-inch Iron rod with "Baseline" cap found at the westerly common corner of Lot 4 and of Lot 3 of said Sunset Hills, and passing at a distance of 109.83 feet a ½-inch Iron rod with "Baseline" cap found at the westerly common corner of Lot 3 and of Lot 2 of said Sunset Hills, and passing at a distance of 110.07 feet a ½-inch Iron rod with "Baseline" cap found at the westerly common corner of Lot 2 and of Lot 1 of said Sunset Hills, for a total distance of 643.68 feet to a ½-inch Iron rod with "Baseline" cap found at the southwest corner of said Lot 1;

THENCE along the southerly line of said Lot 1, North 86°29'52" East, a distance of 400.01 feet to a ½-inch Iron rod with "Baseline" cap found at the southeast corner of said Lot 1, said point being on the westerly right-of-way line of Canyonwood Drive;

THENCE along the westerly right-of-way line of Canyonwood Drive, South 04°32'43" East, a distance of 295.40 feet to a ½-inch Iron rod found at the westerly corner of the intersection of Canyonwood Drive and U.S. Highway 290 West;

THENCE along the northerly right-of-way line of U.S. Highway 290 West, the following six (6) courses and distances:

1. South 68°53'15" West, a distance of 358.73 feet to a calculated point;
2. South 81°35'50" West, a distance of 995.99 feet to a found concrete marker;
3. South 78°39'52" West, a distance of 229.36 feet to a calculated point;
4. South 87°15'13" West, a distance of 2,023.51 feet to a found concrete marker;
5. South 87°52'49" West, a distance of 152.93 feet to a found concrete monument;
6. North 85°37'40" West, a distance of 345.73 feet to a calculated point at the beginning of a 15.00 foot radius curve concave northeasterly;

THENCE along the most southerly easterly line and then the southerly line of said 1034.73 acre tract the following fifteen (15) courses and distances:

1. Along the arc of last said 15.00 foot radius curve a distance of 23.56 feet through a central angle of 90°00'00", and a chord bearing North 40°37'24" West and distance of 21.21 feet to a calculated point;
2. Tangent to last said 15.00 foot radius curve, North 04°22'20" East, a distance of 378.48 feet to a calculated point at the beginning of a tangent 700.00 foot radius curve concave westerly;
3. Along the arc of said 700.00 foot radius curve a distance of 372.31 feet through a central angle of 30°28'28", and a chord bearing North 10°51'54" West and distance of 367.94 feet, to a calculated point;
4. Tangent to said 700.00 foot radius curve, North 26°06'08" West, a distance of 98.37 feet to a calculated point at the beginning of a tangent 400.00 foot radius curve concave southerly;
5. Along the arc of said 400.00 foot radius curve a distance of 836.47 feet through a central angle of 119°48'54", and a chord bearing North 86°00'35" West and distance of 692.17 feet, to a calculated point;
6. Tangent to said 400.00 foot radius curve, South 34°04'58" West, a distance of 170.97 feet to a calculated point at the beginning of a tangent 225.00 foot radius curve concave northerly;
7. Along the arc of said 225.00 foot radius curve a distance of 486.08 feet through a central angle of 123°46'46", and a chord bearing North 84°01'39" West and distance of 396.92 feet, to a calculated point;

8. Tangent to said 225.00 foot radius curve, North 22°08'16" West a distance of 378.88 feet to a found ½-inch iron rod with "Grogan" cap;
9. South 63°17'55" East, a distance of 276.77 feet to a found ½-inch iron rod with "Grogan" tag;
10. North 68°55'06" East, a distance of 1662.37 feet to a found ½-inch iron rod with "Grogan" cap;
11. North 89°31'56" East, a distance of 1111.39 feet to a found ½-inch iron rod with "Grogan" cap;
12. South 55°46'10" East, a distance of 802.10 feet to a found ½-inch iron rod with "Grogan" cap;
13. North 83°57'56" East, a distance of 335.38 feet to a found ½-inch iron rod with "Grogan" cap;
14. North 83°53'44" East, a distance of 131.20 feet to a found ½-inch iron rod with "Grogan" cap;
15. North 83°56'19" East, a distance of 749.40 feet to the POINT OF BEGINNING, and containing 127.087 acres of land, more or less.

Bearing Basis: Texas State Plane Coordinate System, South Central Zone, NAD83 (CORS).

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Restrictive covenants recording in Volume 2475, Page 402, and Volume 2644, Page 559, Official Public Records of Hays County, Texas.
2. Reservation of one-sixteenth (1/16) royalty of all oil, gas and other minerals, and one eighth (1/8) royalty of all sulfur and other minerals in Patent from the State of Texas to John F. Gilbert, recorded in Volume 116, Page 638, Deed Records of Hays County, Texas, together with all rights related thereto, express or implied.
3. Terms, conditions and stipulations of Boundary Line Agreement by and between E.E. Townes Trust No. 2, et al., and Vincent Taylor and Virginia Taylor, recorded in Volume 485, Page 183, Real Property Records of Hays County, Texas.
4. Easement as granted to Pedernales Electric Cooperative, Inc., by Paul Pressler Family Generation Skipping Trust, et al., in instrument recorded in Volume 2475, Page 368, Official Public Records of Hays County, Texas.
5. Easement as granted to LCRA in instrument recorded in Volume 1686, Page 307, Official Public Records of Hays County, Texas.
6. Easement as granted to Pedernales Electric Cooperative, Inc., in instrument recorded in Volume 206, Page 136, Official Public Records of Hays County, Texas.
7. Terms and conditions of that certain Easement Agreement recorded in Volume 3280, Page 871, Official Public Records of Hays County, Texas.
8. Utility Easement as granted to Pedernales Electric Cooperative, Inc. by Paul Pressler Family Generation Skipping Trust, et al., in instrument recorded in Document No. 9920530, and Volume 2475, Page 385, Official Public Records of Hays County, Texas.
9. Terms, conditions and stipulations of Access Easement Agreement by and between Paul Pressler Family Generation Skipping Trust, et al., and Rathgeber Investments Company, Ltd. recorded on June 2, 2004 in Volume 2475, Page 458, Official Public Records of Hays County, Texas.
10. Terms and conditions of that certain Development Agreement recorded in Volume 2675, Page 649, Official Public Records of Hays County, Texas.

(W0714134.4)

Exhibit "B" -1



Received on/by: _____



Date, initials

BILLING CONTACT FORM

Project Name: Headwaters
 Project Address: Highway 290 and Canyonwood Drive
 Project Applicant Name: Daniel Campbell

Billing Contact Information

Name: Daniel Campbell
 Mailing Address: 7000 Mopac Service Road Suite 200
Austin, Texas 78731
 Email: daniel@marathon-equity.com Phone Number: 512-963-8770

Type of Project/Application (check all that apply):

- | | |
|---|--|
| ☐ Alternative Standard | ☐ Special Exception |
| ☐ Certificate of Appropriateness | ☐ Street Closure Permit |
| ☐ Conditional Use Permit | ☐ Subdivision |
| ☐ Development Agreement | ☐ Waiver |
| ☐ Exterior Design | ☐ Wastewater Service |
| ☐ Landscape Plan | ☐ Variance |
| ☐ Lighting Plan | ☐ Zoning |
| ☐ Site Development Permit | ☐ Other _____ |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Signed by:

Daniel Campbell

7AFFED72C4C0408...

Signature of Applicant

7/21/2026

Date

DIMENSION NOTE: THIS PRELIMINARY PLAT IS AT GRID COORDINATES.

GENERAL NOTES

- THIS DEVELOPMENT IS SUBJECT TO THE RESTATED HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, RECORDED IN DOCUMENT NUMBER 2002129, OR AS AMENDED.
- THIS DEVELOPMENT IS SUBJECT TO CITY OF DRIPPING SPRINGS ORDINANCE 1220.130, PLANNED DEVELOPMENT DISTRICT NO. 6 HEADWATERS COMMERCIAL TRACT, AND AS AMENDED.
- THIS DEVELOPMENT IS LOCATED IN THE CITY LIMITS OF THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.
- THIS DEVELOPMENT IS LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE EDWARDS AQUIFER PROTECTION PROGRAM OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- DEVELOPMENT DESIGN STANDARDS PER THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, P.D. NO. 6, OR THE CITY OF DRIPPING SPRINGS AS APPLICABLE.
- UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
 - WATER: HEADWATERS MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY
 - WASTEWATER: HEADWATERS MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY
 - ELECTRICITY: P.E.C.
 - TELEPHONE: TIME WARNER CABLE
- ALL NEW TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES, LOCATED WITHIN A PUBLIC STREET ROW, SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
- THE FOLLOWING LOTS WILL BE UTILIZED FOR WATER QUALITY TREATMENT, DRAINAGE, MUNICIPAL UTILITY DISTRICT FACILITIES AND ACCESS, OPEN SPACE OR OTHER NON-RESIDENTIAL USES:
 - LOT 1, BLOCK "A"
- ALL PROPOSED STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 10' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- PUBLIC STORMWATER DETENTION & WATER QUALITY PONDS SHALL BE OPERATED & MAINTAINED BY THE HEADWATERS MUD.
- NO LOT WITHIN THIS SUBDIVISION IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48200C01080 EFFECTIVE JANUARY 17, 2025 AND MAP NO. 48200C01080 EFFECTIVE JANUARY 17, 2025 AND ISSUED BY FEMA FOR HAYS COUNTY, TEXAS.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
- ALL EXISTING BUILDINGS, DRIVEWAYS, ROADS, ETC. WILL BE REMOVED, EXCEPT AS NOTED IN FUTURE CONSTRUCTION PLANS.
- FINAL DETERMINATION OF NEED FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
- THE PROPOSED DEVELOPMENT SHALL DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS ESTABLISHED IN THE 2018 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.
- DRIPPING SPRINGS WILL MAINTAIN ALL PUBLIC STREETS AND SIDEWALKS.
- THE AREA WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT IS ENTIRELY WITHIN THE DRIPPING SPRINGS ISD SERVICE BOUNDARY.
- PROJECT IS LOCATED IN HAYS COUNTY EMERGENCY SERVICES DISTRICTS 1 AND 6.
- PROJECT IS LOCATED IN THE HAYS TRUNITY GROUNDWATER CONSERVATION DISTRICT.

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, HEADWATERS STATION PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, AND IS HEREBY APPROVED.

APPROVED ON THIS _____ DAY OF _____, 20____

BY: _____
TORY CARPENTER, PLANNING DIRECTOR

LEGAL DESCRIPTION

55.13 AC. PORTION OUT OF 1,035.74 ACRES
CONVEYED TO WFC HEADWATERS OWNER, L.P., IN
DEED RECORDED IN VOL. 4832, PAGE 118 OF HAYS
COUNTY PUBLIC RECORDS.

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE
STATE OF TEXAS, DO HEREBY CERTIFY, TO THE
BEST OF MY KNOWLEDGE, THAT ALL REQUIRED
DOCUMENTS ENCLOSED ARE ACCURATE AND
COMPLETE AND THAT THE PROVISIONS CONTAINED
ON THIS PLAN COMPLY WITH THE DEVELOPMENT
ORDINANCES AND DRAINAGE POLICIES ADOPTED BY
THE CITY OF DRIPPING SPRINGS AND OTHER
FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS
IN EFFECT ON THIS DATE.

_____, 03/11/2026
LONDON M. MCCLELLAN
REGISTERED PROFESSIONAL ENGINEER NO. 142710
MALONE/WHEELER, INC. (F-788)
5113 SOUTHWEST PKWY.,
SUITE 260
AUSTIN, TEXAS 78735
OFFICE: 512-899-0801

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BLAKE RUE, MANAGING MEMBER OF ORYX HOLDING, LLC BEING THE OWNER OF 55.13 AC. PORTION
OUT OF 1,035.74 ACRES CONVEYED TO WFC HEADWATERS OWNER, L.P., IN DEED RECORDED IN VOL. 4832,
PAGE 118 OF HAYS COUNTY PUBLIC RECORDS, DO HEREBY SUBDIVIDE SA D LAND IN ACCORDANCE WITH THE
PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN
AS:

HEADWATERS STATION PHASE 1

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 20____

BLAKE RUE, MANAGING MEMBER
ORYX LAND HOLD NO. LLC,
P.O. BOX 302663
AUSTIN, TEXAS 78703

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE RUE, KNOWN TO ME
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS (SEAL)

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ERIN NEEDHAM, SENIOR VICE PRESIDENT
OF TEXAS REGIONAL BANK, A LEND HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO
HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON.
I DO HEREBY APPROVE THE RECORDED OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC THE USE
FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

HEADWATERS STATION PHASE 1

WITNESS MY HAND THIS _____ DAY OF _____, 20____

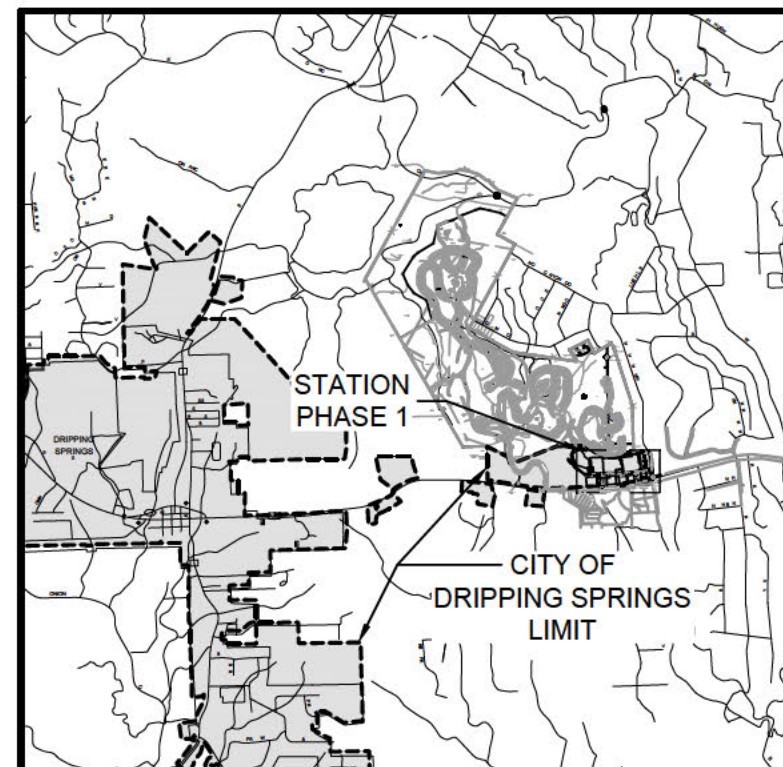
ERIN NEEDHAM, SENIOR VICE PRESIDENT
TEXAS REGIONAL BANK
333 US HIGHWAY 280 EAST STE 305
DRIPPING SPRINGS, TX 78620

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIN NEEDHAM, KNOWN TO ME
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS (SEAL)



VICINITY MAP
N.T.S.

Line Table		
Line #	Length	Direction
L1	8.82	S41°32'47.00"E
L2	60.00	S4°32'47.00"E
L3	226.58	S41°32'47.00"E
L4	60.33	S81°36'19.75"E
L5	60.01	N81°36'19.75"E
L6	76.19	S81°36'19.75"E
L7	60.00	S87°15'20.75"W
L8	90.00	S2°56'41.00"E
L9	176.33	N87°03'19.52"E
L10	14.55	S55°40'06.07"E
L11	120.64	S85°23'15.87"W
L12	1053.77	S81°50'52.23"W
L13	150.89	N80°17'29.11"W
L14	515.50	S87°03'19.52"W
L15	120.61	S85°23'15.87"W
L16	471.67	S81°50'52.23"W
L17	582.10	S81°50'52.23"W
L18	150.89	N80°17'29.11"W
L19	299.31	S87°03'19.52"W
L20	691.56	S87°03'19.52"W

Line Table		
Line #	Length	Direction
L21	120.57	N85°23'15.87"E
L22	51.64	N81°50'52.23"E
L23	200.46	N81°50'52.23"E
L24	296.00	N7°35'50.00"W
L25	295.86	N7°35'50.00"W
L26	329.32	S81°50'52.23"W
L27	75.34	N80°17'29.11"W
L28	237.21	S87°03'19.52"W
L29	395.83	S2°53'44.45"E
L30	312.17	N2°53'44.45"W
L31	83.42	N2°53'44.45"W
L32	591.56	S87°03'19.52"W
L33	144.66	N4°36'10.99"W
L34	143.66	S4°34'27.23"E
L35	154.12	N87°03'17.97"E
L36	311.63	N2°56'41.98"W

Line Table		
Line #	Length	Direction
L134	258.88	N87°03'17.97"E
L135	160.96	N2°56'42.03"W
L136	105.37	N2°56'42.03"W
L137	121.66	N87°03'15.98"E
L138	135.43	N87°03'15.98"E
L139	310.92	N2°56'42.03"W
L140	365.72	N7°35'16.87"W
L141	327.43	N8°08'16.09"W
L142	46.15	N8°08'16.09"W
L143	14.32	S81°51'42.89"W
L144	157.00	N8°08'16.09"W
L145	40.49	S81°51'42.89"W
L146	114.12	N8°08'16.09"W

Line Table		
Line #	Length	Direction
L147	171.93	N8°32'44.90"W
L148	161.05	N81°50'52.23"E
L149	164.21	S81°36'19.75"W
L150	164.21	S81°36'19.75"W
L151	45.92	N78°37'00.66"E
L152	202.29	N81°50'52.23"E
L153	75.54	S80°17'29.11"E
L154	82.10	N87°03'19.52"E
L155	301.42	N87°03'19.52"E

P.U.E.		
Line #	Length	Direction
L133	1094.88	S81°50'52.23"W
L134	150.89	N80°17'29.11"W
L135	814.55	S87°03'19.52"W
L136	120.58	N85°23'15.87"E
L137	432.06	N81°50'52.23"E
L138	305.76	N7°35'50.00"W
L139	306.10	S7°35'50.00"E
L140	541.71	N81°50'52.23"E
L141	150.89	S80°17'29.11"E
L142	309.30	N87°03'19.52"E
L143	405.85	N2°53'44.45"W
L144	405.55	S2°53'44.45"E
L145	601.57	N87°03'19.52"E

Line Table		
Line #	Length	Direction
L51	81.54	N6°03'29.33"W
L52	382.01	N83°27'15.10"E
L53	26.62	S6°32'47.90"E
L54	259.89	N87°03'17.97"E
L55	44.92	S2°56'42.03"E
L56	262.32	N41°28'59.65"W
L57	131.24	N21°28'09.48"W
L58	254.99	N6°15'05.10"W
L59	104.06	N88°33'47.83"E
L60	114.92	N26°31'17.27"W
L61	65.15	N77°48'58.73"W
L62	149.66	N2°56'42.03"W

Line Table		
Line #	Length	Direction
L63	22.89	N87°03'19.52"E
L64	286.35	S26°33'08.40"E
L65	398.36	S71°11'45.08"E
L66	432.23	S22°17'25.41"E
L67	364.27	S88°33'32.00"W
L68	30.00	S87°03'19.52"W
L69	284.80	N2°56'40.48"W
L70	170.95	S87°06'15.55"W
L71	30.00	N2°53'44.45"W
L72	200.92	N87°06'15.55"E
L73	314.77	S2°56'40.48"E

Line Table		
Line #	Length	Direction
L166	30.00	N87°03'19.52"E

Line Table		
Line #	Length	Direction
L74	16.38	S84°03'41.81"W
L75	25.93	N6°03'29.33"W
L76	412.44	S86°46'20.94"W
L77	278.93	N6°37'34.32"W
L78	101.54	N53°08'15.94"W
L79	324.21	N8°08'15.94"W
L80	15.00	N81°50'52.23"E
L81	318.00	S8°08'15.94"E
L82	101.78	S53°08'15.94"E
L83	271.24	S6°37'34.32"E
L84	413.96	N86°46'20.94"E
L85	40.17	S6°03'52.08"E

Line Table		
Line #	Length	Direction
L158	109.82	S8°08'01.52"E
L159	207.42	S8°08'01.52"E
L160	15.00	S81°36'19.75"W
L161	207.49	N8°08'01.52"W

Line Table		
Line #	Length	Direction
L86	40.19	N82°23'09.30"E
L87	81.83	S7°36'50.70"E
L88	15.00	S81°34'23.08"W
L89	67.04	N7°36'57.80"W
L90	25.19	S82°23'09.30"W
L91	15.00	N7°35'50.00"W
L92	36.24	S86°48'39.41"W
L93	15.00	N2°53'44.45"W
L94	21.17	N86°48'38.41"E
L95	78.44	N3°11'20.59"W
L96	15.00	N87°15'20.75"E
L97	93.32	S3°11'20.59"E

Line Table		
Line #	Length	Direction
L168	109.82	S8°08'01.52"E
L169	15.00	N81°51'58.48"E
L170	109.82	S8°08'01.52"E

Line Table		
Line #	Length	Direction
L98	14.57	N83°48'48.42"E
L99	40.43	S6°35'14.08"E
L100	412.25	N86°52'13.00"E
L101	109.30	S8°32'31.35"E
L102	53.88	N83°27'28.65"E
L103	15.00	S6°32'44.90"E
L104	68.88	S83°27'28.65"W
L105	110.17	N6°32'31.35"W
L106	412.37	S86°52'13.00"W
L107	60.64	N6°03'28.95"W
L108	26.52	S2°56'41.93"E
L109	573.10	S51°53'11.95"E
L110	461.06	S12°48'52.64"E
L111	368.72	S25°39'48.71"W
L112	22.61	S36°30'43.07"E
L113	386.25	N25°39'48.71"E
L114	474.83	N12°44'55.13"W
L115	598.05	N51°53'11.95"W

Line Table		
Line #	Length	Direction
L116	24.75	N89°34'02.71"E
L117	95.08	S36°30'43.07"E
L118	107.46	N83°29'16.93"E
L119	222.19	S86°30'43.03"E
L120	431.86	S31°30'43.07"E
L121	41.22	N87°03'17.97"E
L122	244.66	S1°42'42.28"E
L123	101.50	S47°56'42.03"E
L124	241.09	S2°56'42.03"E
L125	20.00	S87°03'19.52"W
L126	232.80	N2°56'42.03"W
L127	101.76	N47°56'42.03"W
L128	232.76	N1°42'42.28"W
L129	35.17	S87°03'17.97"W
L130	437.96	N21°30'43.07"W
L131	208.54	N66°30'43.07"W
L132	113.65	S83°29'16.93"W
L133	121.20	N36°30'43.07"W

Line Table		
Line #	Length	Direction
L162	15.00	N87°03'19.52"E
L163	103.43	S2°56'40.48"E
L164	15.00	S87°03'17.97"W
L165	103.43	N2°56'40.48"W

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	26.78	433.50	3.54	S83°37'04"W
C2	116.43	373.50	17.86	S89°13'18"E
C3	95.73	433.50	12.65	N86°37'05"W
C4	24.93	403.50	3.54	S83°37'04"W
C5	125.78	403.50	17.86	S89°13'18"E
C6	89.11	403.50	12.65	N86°37'05"W
C7	23.08	373.50	3.54	S83°37'04"W
C8	31.22	20.00	89.45	S37°07'31"W
C9	31.61	20.00	90.55	N52°02'20"W
C10	86.99	433.50	11.50	N87°35'49"E
C11	82.48	373.50	12.65	N86°37'05"W
C12	31.40	20.00	89.95	S42°04'48"W
C13	31.43	20.00	90.95	N47°55'12"W

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C20	48.14	433.50	6.36	S83°28'22"E

P.U.E.					
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	22.46	363.50	3.54	S83° 37' 04"W	22.45
C15	138.25	443.50	17.86	S89° 13' 18"E	137.69
C16	80.28	363.50	12.65	N86° 37' 05"W	80.11
C17	113.31	363.50	17.86	S89° 13' 18"E	112.86
C18	97.94	443.50	12.65	N86° 37' 05"W	97.74

