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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;

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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,

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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

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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 $33^{\circ}53'17''$ and a chord which bears $N17^{\circ}49'24''W$, 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) $N84^{\circ}18'45''E$, a distance of 142.18 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 2) $N79^{\circ}26'34''E$, a distance of 100.24 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, and
- 3) $N88^{\circ}45'18''E$, 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) $N87^{\circ}41'40''E$, 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.


Garrett Cavaiuolo
Registered Professional Land Surveyor
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TBPELS Firm Registration No. 10105800

Date



