

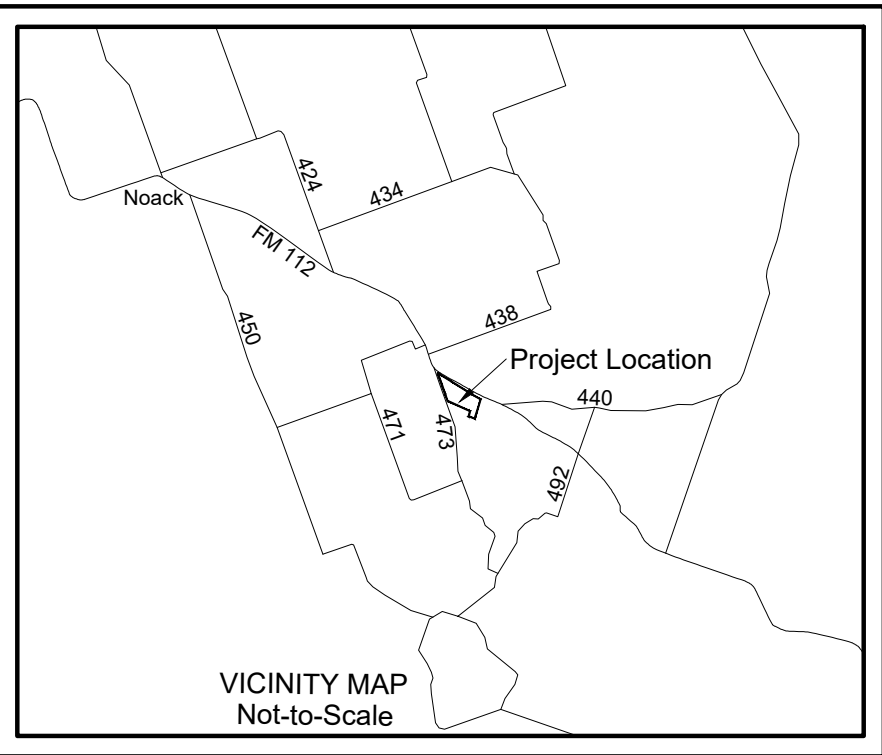
HOSICK RANCH - PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

PROPOSED 2.618 ACRE EASEMENT FOR FUTURE ROAD
WIDENING L.R.T.P. OF WILLIAMSON COUNTY, TEXAS

LINE	BEARING	DISTANCE
L131	S 60°52'47" E	120.00'
L132	S 28°53'58" W	154.47'
L133	S 21°51'04" E	562.76'
L134	N 72°34'24" W	34.16'
L135	N 21°14'59" W	557.42'
L136	N 23°00'08" W	429.62'
L137	N 28°53'58" E	156.46'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	1020.00'	876.83'	850.08'	S 02°46'33" W 49°15'13"	
C4	1140.00'	523.59'	519.00'	N 14°19'33" E 26°18'56"	

WILLIS WEST SURVEY
A-656



LOTS 1, 2, AND 3 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
LOTS 4, 5, AND 6 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
LOTS 7, 8, AND 9 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
LOTS 10 AND 11 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
LOTS 12 AND 13 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
LOTS 14 AND 15 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
LOTS 16, 17, AND 18 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
LOTS 19, 20, AND 21 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
LOTS 22, 23, AND 24 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
LOTS 19, 20, 21, AND 24 MAY NOT BE FURTHER SUBDIVIDED.

PROPOSED 2.45 ACRE - 20' WIDE WATER LINE
EASEMENT - MANVILLE WATER SUPPLY CORP.

LINE	BEARING	DISTANCE
L138	N 21°51'04" W	562.76'
L139	N 72°34'24" W	186.90'
L140	N 23°00'08" W	26.27'
L141	N 22°00'17" W	185.35'
L142	N 21°58'13" W	49.65'
L143	N 21°13'06" W	602.67'
L144	S 60°52'47" E	958.30'
L145	S 60°16'46" E	1541.34'
L146	S 63°21'17" E	673.16'
L147	S 14°29'55" W	20.31'
L148	N 63°21'17" W	673.96'
L149	N 60°16'46" W	1541.77'
L150	N 60°52'47" W	977.74'
L151	S 21°13'06" E	539.08'
L152	S 21°58'13" E	49.52'
L153	N 22°00'17" E	185.17'
L154	S 23°00'08" E	16.86'
L155	S 72°34'24" E	193.96'
L156	S 21°51'04" E	579.11'
L157	N 72°34'24" W	25.84'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	1020.00'	483.93'	479.41'	N 08°15'33" W 27°11'01"	
C6	643.69'	81.38'	81.33'	S 57°16'38" E 7°14'38"	
C7	2934.93'	33.46'	33.46'	S 65°11'14" E 0°39'11"	
C8	2954.93'	37.47'	37.47'	N 65°13'07" W 0°43'36"	
C9	1000.00'	490.59'	485.68'	S 07°47'48" E 28°06'31"	

LEGEND

- Proposed Access Easement
- 20' wide Manville Easement dedicated by this plat
- Pipeline
- Overhead Electric Line
- Lot Lines
- County Road Centerline
- Existing Easement
- Proposed Utility Easement
- Building set back (widths as stated in notes)
- IRF: Iron Rod Found
- IRS: Iron Rod Set
- P.U.E.: Public Utility Easement

OWNER: LEISSNER RANCH JOINT VENTURE
ZACH POTTS
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
(512) 396-5115

PRELIMINARY PLAT
HOSICK RANCH
WILLIS WEST SURVEY, A-656
WILLIAMSON COUNTY, TEXAS

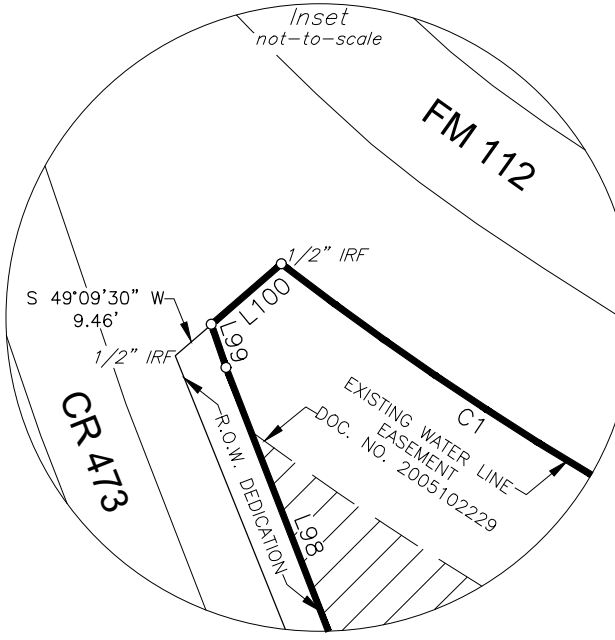
DRAWN BY: RM	SCALE: 1" = 200'
SURVEYED BY: SM	SHEET 1 of 2
DATE: 07-26-2022	FILE NO: 2112-H.R.DWG
REVISED: 01-03-2023	
REVISED: 02-23-2023	

JDS SURVEYING, INC.
WWW.JDSSURVEY.COM
PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333



CALLLED 34.69 ACRES
LEISSNER RANCH JOINT VENTURE
TO
EMMA RANCH HOLDINGS, LLC
JANUARY 20, 2021
DOCUMENT NO. 2021014512

CALLLED 131.91 ACRES
EXHIBIT A
FEDERAL DEPOSIT INSURANCE CORPORATION
TO
JERRY BALUSEK, JR.
DECEMBER 16, 1991
VOLUME 2091, PAGE 18



OWNERS CERTIFICATE

WHEREAS, LEISSNER RANCH JOINT VENTURE IS THE OWNER OF A TRACT OF LAND IN THE WILLIS WEST SURVEY, ABSTRACT NUMBER 656, WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION

72.43 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED WITHIN THE WILLIS WEST SURVEY, ABSTRACT NO. 656 OF WILLIAMSON COUNTY, TEXAS, AND BEING THE RESIDUE OF A CALLED 175.11 ACRE TRACT AS DESCRIBED IN A DEED FROM BARBARA BROWN HOSICK TO LEISSNER RANCH JOINT VENTURE, DATED DECEMBER 22, 2020 AND RECORDED IN DOCUMENT NO. 2020163693 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND THIS 72.43 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET 112 (80' WIDE RIGHT-OF-WAY), AT THE NORTH COMMON CORNER OF SAID 175.11 ACRE TRACT AND A CALLED 131.91 ACRE TRACT, DESCRIBED AS EXHIBIT A IN A DEED FROM FEDERAL DEPOSIT INSURANCE CORPORATION TO JERRY BALUSEK, JR., DATED DECEMBER 16, 1991 AND RECORDED IN VOLUME 2091, PAGE 18, FROM WHICH A CONCRETE MONUMENT FOUND IN SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID 131.91 ACRE TRACT BEARS SOUTH 66 DEG. 59 MIN. 37 SEC. EAST, A DISTANCE OF 313.60 FEET;

THENCE SOUTH 14 DEG. 29 MIN. 55 SEC. WEST, WITH THE COMMON LINE OF SAID 175.11 ACRE TRACT AND SAID 131.91 ACRE TRACT, A DISTANCE OF 1,274.28 FEET TO A 1/2" IRON ROD FOUND CALLED 34.69 ACRE TRACT AS DESCRIBED IN A DEED FROM LEISSNER RANCH JOINT VENTURE TO EMMA RANCH HOLDINGS, LLC, DATED JANUARY 20, 2021 AND RECORDED IN DOCUMENT NO. 2021014512, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF SAID 34.69 ACRE TRACT BEARS SOUTH 14 DEG. 29 MIN. 55 SEC. WEST, A DISTANCE OF 668.35 FEET;

THENCE ACROSS WITH THE COMMON LINE OF SAID 175.11 ACRE TRACT AND SAID 34.69 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 72 DEG. 34 MIN. 24 SEC. WEST, A DISTANCE OF 405.23 FEET TO A 1/2" IRON ROD FOUND;

NORTH 12 DEG. 07 MIN. 04 SEC. EAST, A DISTANCE OF 359.85 FEET TO A 1/2" IRON ROD FOUND;

NORTH 72 DEG. 34 MIN. 24 SEC. WEST, A DISTANCE OF 1,586.06 FEET TO A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 473 AT THE NORTHWEST CORNER OF SAID 34.69 ACRE TRACT;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 473, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

NORTH 21 DEG. 14 MIN. 59 SEC. WEST, A DISTANCE OF 557.42 FEET TO A 1/2" IRON ROD SET FOR CORNER;

NORTH 23 DEG. 00 MIN. 08 SEC. WEST, A DISTANCE OF 594.43 FEET TO A 1/2" IRON ROD SET FOR CORNER;

NORTH 22 DEG. 00 MIN. 17 SEC. WEST, A DISTANCE OF 185.35 FEET TO A 1/2" IRON ROD SET FOR CORNER;

NORTH 21 DEG. 58 MIN. 13 SEC. WEST, A DISTANCE OF 49.65 FEET TO A 1/2" IRON ROD SET FOR CORNER;

NORTH 21 DEG. 13 MIN. 06 SEC. WEST, A DISTANCE OF 616.06 FEET TO A 1/2" IRON ROD SET FOR CORNER;

NORTH 18 DEG. 47 MIN. 21 SEC. WEST, A DISTANCE OF 9.02 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET 112, FROM WHICH A 1/2" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID 175.11 ACRE TRACT BEARS SOUTH 49 DEG. 09 MIN. 30 SEC. WEST, A DISTANCE OF 9.46 FEET;

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET 112, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

NORTH 49 DEG. 09 MIN. 30 SEC. EAST, A DISTANCE OF 18.30 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08 DEG. 35 MIN. 38 SEC., A RADIUS OF 613.69 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 56 DEG. 35 MIN. 38 SEC. EAST, 92.14 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 92.23 FEET TO A CONCRETE MONUMENT FOUND;

SOUTH 60 DEG. 52 MIN. 47 SEC. EAST, A DISTANCE OF 958.47 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 60 DEG. 16 MIN. 46 SEC. EAST, A DISTANCE OF 1,540.69 FEET TO A CONCRETE MONUMENT FOUND;

SOUTH 63 DEG. 21 MIN. 17 SEC. EAST, A DISTANCE OF 671.96 FEET TO A CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00 DEG. 32 MIN. 28 SEC., A RADIUS OF 2,904.93 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 65 DEG. 08 MIN. 20 SEC. EAST, 27.44 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 27.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 72.43 ACRES OF LAND, MORE OR LESS.

LEGEND

- Proposed Access Easement
- 20' wide Manville Easement dedicated by this plat
- Pipeline
- Overhead Electric Line
- Lot Lines
- County Road Centerline
- Existing Easement
- Proposed Utility Easement
- Building set back (widths as stated in notes)
- Iron Rod Found
- Iron Rod Set
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OWNER: LEISSNER RANCH JOINT VENTURE
ZACH POTTS
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
(512) 396-5115

PRELIMINARY PLAT
HOSICK RANCH
WILLIS WEST SURVEY, A-656
WILLIAMSON COUNTY, TEXAS

DRAWN BY: RM
SCALE: 1" = 200'
SURVEYED BY: SM
SHEET 2 of 2
DATE: 07-26-2022
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HOSICK RANCH - PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, ZACH POTTS, PRESIDENT OF LEISSNER RANCH JOINT VENTURE, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020163693 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS HOSICK RANCH.

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 20____

LEISSNER RANCH JOINT VENTURE

BY: _____
ZACH POTTS, PRESIDENT OF CHANAN CORP.,
GENERAL PARTNER OF FORTRESS RANCH INVESTMENTS, LTD.,
JOINT VENTURER OF LEISSNER RANCH JOINT VENTURE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, ACCORDING TO AN OSSF REPORT AND SUBDIVISION REVIEW DATED MAY 6, 2021.

SUBMITTED BY:

ERIC L. WILLIAMS, P.E. 125763
WILCO ENGINEERING, PLLC
TEXAS ENGINEERING FIRM F-18639
2947 HIGHLAND LAKES DR.
MISSOURI CITY, TX 77459
713-502-0650

I, MARK ZUPAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MARK ZUPAN, P.E. 128994
SENIOR PROJECT MANAGER/PRINCIPLE

DATE

KFM ENGINEERING AND DESIGN
TEXAS ENGINEERING FIRM F-20821
1301 S. MOPAC EXPY, SUITE 150
AUSTIN, TX 78746
512-628-8281

The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone - NAD 83)

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of December, 2020.

GIVEN UNDER MY HAND & SEAL, this the 23rd day of February, 2023.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

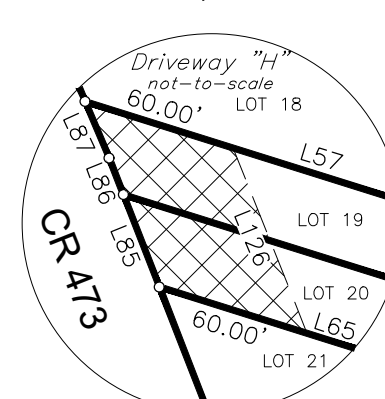
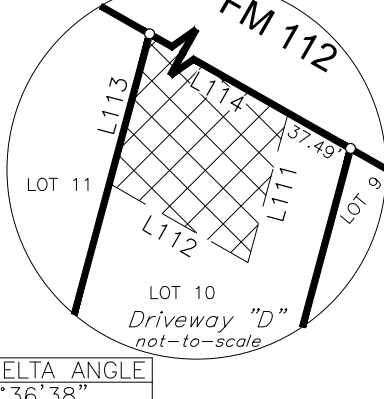
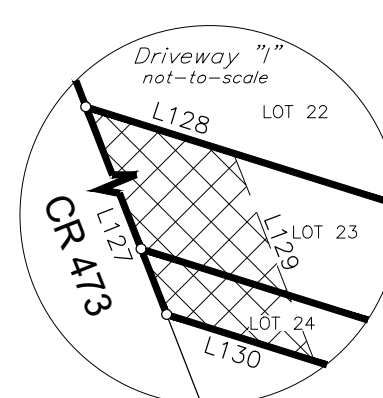
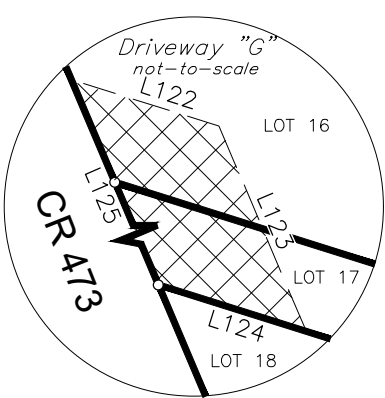
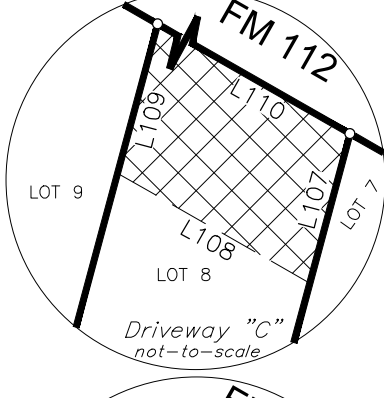
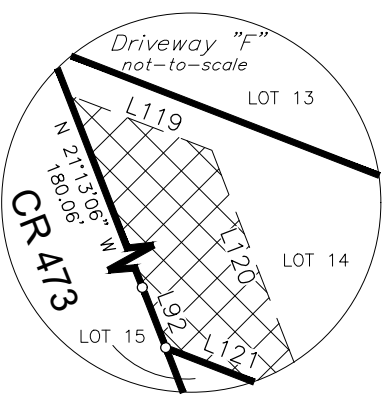
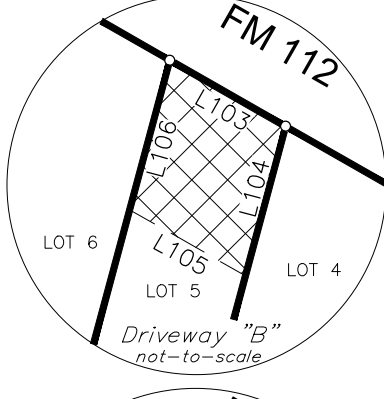
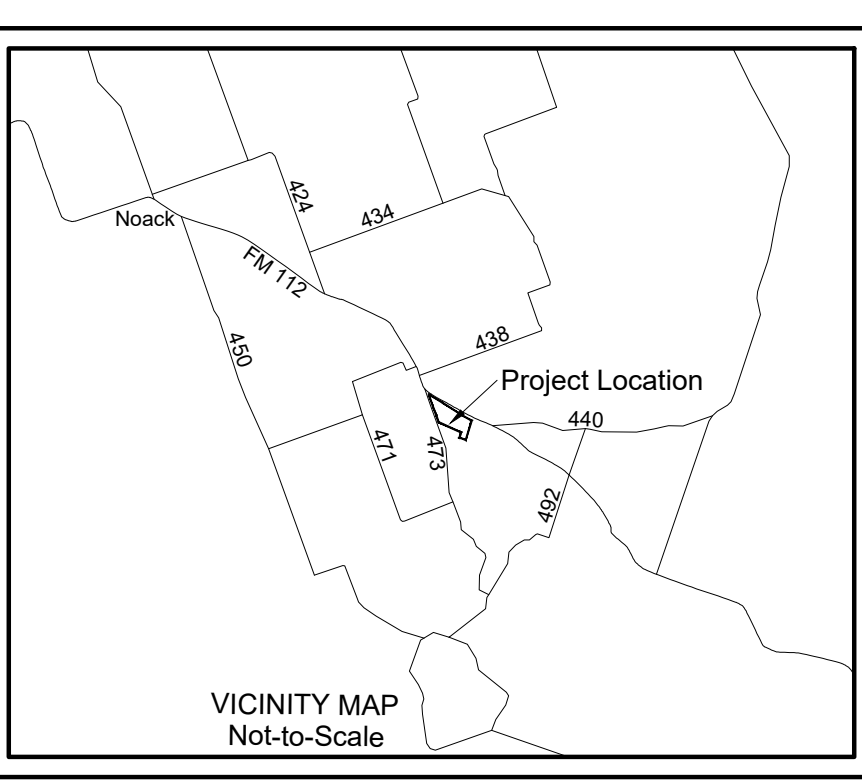
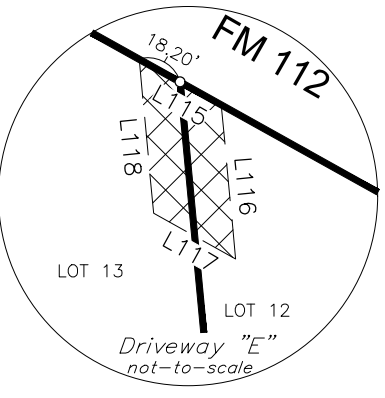
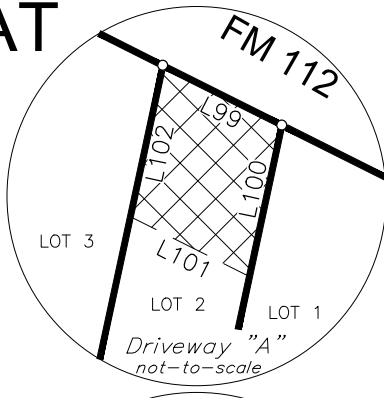
Jace D. Scarbrough - R.P.L.S. No. 6289

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 60°52'47" E	568.09'	L51	N 72°34'24" W	648.34'
L2	S 60°52'47" E	300.69'	L52	S 72°34'24" E	722.42'
L3	S 60°52'47" E	89.69'	L53	S 17°25'36" W	130.66'
L4	S 60°16'46" E	233.77'	L54	N 72°34'24" W	611.10'
L5	S 60°16'46" E	244.47'	L55	S 72°34'24" E	611.10'
L6	S 60°16'46" E	218.96'	L56	S 17°25'36" W	160.52'
L7	S 60°16'46" E	231.71'	L57	N 72°34'24" W	474.35'
L8	S 60°16'46" E	232.79'	L58	N 17°25'36" W	291.18'
L9	S 60°16'46" E	159.05'	L59	S 72°34'24" E	296.30'
L10	S 60°16'46" E	51.68'	L60	S 17°25'36" W	321.18'
L11	S 60°16'46" E	160.73'	L61	N 72°34'24" W	745.70'
L12	S 60°16'46" E	7.53'	L62	N 17°25'36" E	321.18'
L13	S 63°21'17" E	228.09'	L63	S 72°34'24" E	247.18'
L14	S 63°21'17" E	51.65'	L64	S 17°25'36" W	351.18'
L15	S 63°21'17" E	392.21'	L65	N 72°34'24" W	968.87'
L16	N 72°34'24" W	282.12'	L66	N 17°25'36" E	351.18'
L17	S 15°04'08" W	558.18'	L67	S 72°34'24" E	259.58'
L18	N 66°11'38" W	157.32'	L68	S 15°04'08" W	381.51'
L19	N 15°04'08" E	574.93'	L69	N 72°34'24" W	1220.13'
L20	S 15°04'08" W	580.32'	L70	S 72°34'24" E	910.68'
L21	N 66°11'38" W	155.68'	L71	S 15°04'08" W	153.42'
L22	N 15°04'08" E	596.90'	L72	N 72°34'24" W	794.29'
L23	S 15°04'08" W	362.02'	L73	S 72°34'24" E	794.29'
L24	N 72°34'24" W	225.41'	L74	S 15°04'08" W	180.17'
L25	N 15°04'08" E	411.63'	L75	N 72°34'24" W	657.60'
L26	S 15°04'08" W	411.63'	L76	S 72°34'24" E	657.60'
L27	N 72°34'24" W	224.37'	L77	N 15°04'08" E	333.59'
L28	N 15°04'08" E	461.01'	L78	S 72°34'24" E	309.45'
L29	S 15°04'08" W	461.01'	L79	S 15°04'08" W	363.62'
L30	N 72°34'24" W	212.01'	L80	N 72°34'24" W	944.27'
L31	N 15°04'08" E	507.67'	L81	N 21°14'59" W	38.43'
L32	S 15°04'08" W	507.67'	L82	N 21°14'59" W	230.59'
L33	N 72°34'24" W	215.35'	L83	N 21°14'59" W	196.36'
L34	N 12°53'14" E	561.05'	L84	N 21°14'59" W	38.43'
L35	S 12°53'14" W	273.82'	L85	N 21°14'59" W	38.43'
L36	N 72°34'24" W	263.50'	L86	N 21°14'59" W	15.19'
L37	S 05°06'54" E	348.94'	L87	N 23°00'08" W	23.83'
L38	S 05°06'54" W	348.94'	L88	N 23°00'08" W	210.88'
L39	N 72°34'24" W	199.99'	L89	N 23°00'08" W	171.65'
L40	N 05°21'58" W	435.90'	L90	N 23°00'08" W	188.07'
L41	S 05°21'58" E	238.79'	L91	N 22°00'17" W	185.35'
L42	N 68°47'51" W	498.93'	L92	N 21°58'13" W	49.65'
L43	S 68°47'51" E	498.93'	L93	N 21°13'06" W	225.61'
L44	S 05°21'58" E	197.11'	L94	N 21°13'06" W	390.45'
L45	N 72°34'24" W	401.81'	L95	N 18°47'21" W	9.02'
L46	S 72°34'24" E	865.30'	L96	N 49°09'30" E	18.30'
L47	S 12°53'14" W	143.61'	L97	S 67°09'46" W	58.64'
L48	N 72°34'24" W	758.94'	L98	S 78°41'33" W	72.36'
L49	S 72°34'24" E	758.94'			
L50	S 12°53'14" W	143.61'			

CURVE	RADIUS	ARC LENGTH	CHORD	LENGTH	CHORD BEARING	DELTA ANGLE
C1	613.69'	92.23'	92.14'		S 56°35'38" E	8°36'38"
C2	2904.93'	27.44'	27.44'		S 65°08'20" E	°32'28"

NOTES:

- No lot in this subdivision is encroached by a special flood hazard area inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency flood insurance rate map, community panel no. 48491C0600F, effective date December 20, 2019 for Williamson County, Texas.
- The bearings hereon were oriented to agree with grid north and were derived using g.p.s. equipment. (Texas Central Zone - NAD 83).
- All iron rods set are capped with plastic caps stamped (JDS 10194118).
- "o" denotes 1/2" iron rod set with plastic cap stamped (JDS 10194118) unless otherwise noted.
- Electric service to be provided by Bluebonnet Electric Cooperative.
- Sewer service for this subdivision will be provided by on-site sewage facilities.
- Water service to be provided by Manville Water Supply Corp.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited; and, the existing creeks or drainage channels traversing along or across the subdivided tracts will remain as open channels, and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the creeks or drainage channels; and, Williamson County will not be responsible for any property damage, property loss, personal injury, or loss of life by flooding or flooding conditions; and, Williamson County will not be responsible for the maintenance and operation of drainage ways for the control of erosion located on private property.
- Acreage: 72.43 acres
- All private drives will be signed in a manner that indicates its private status. Williamson County shall not be responsible for maintenance of private drives emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Williamson County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
- It is the responsibility of the owner, not the county, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.
- The county assures no responsibility for the accuracy of representations by other parties in this plat, floodplain data, in particular, may change. it is further understood that the owners of the tract of land conveyed by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the county.
- All public roadways and easements shown on this plat are free of liens.
- Rural mailboxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Williamson County.
- Any development on a lot for other than single family residential use will require compliance with Williamson county regulation B11.1 and on-site detention shall be provided as required or needed.
- The public utility easement and building setback lines are defined as:
 - Fifteen foot (15') wide area on the sides of each Lot that share a common boundary line with another Lot.
 - Thirty foot (30') wide area on the sides of each Lot that do not share a common boundary line with another Lot, for the benefit of utilities.
 - Twenty-five (25') wide setback on each side of the proposed L.R.T.P. of Williamson County, Texas.
 - Fifty foot (50') wide setback along F.M. 112 and a Twenty-five foot (25') setback along C.R. 473.
- All sidewalks shall be maintained by each of the adjacent property owners.



PROPOSED ACCESS EASEMENTS

Easement A - lots 1 2 3
Easement B - lots 4 5 6
Easement C - lots 7 8 9
Easement D - lots 10 & 11
Easement E - lots 12 & 13
Easement F - lots 14 & 15
Easement G - lots 16 17 18
Easement H - lots 19 20 21
Easement I - lots 22 23 24

ACCESS EASEMENTS		
LINE	BEARING	DISTANCE
L99	S 63°21'17" E	51.65'
L100	S 12°07'04" W	60.00'
L101	N 63°21'17" W	51.65'
L102	N 12°07'04" E	60.00'
L103	S 60°16'46" E	51.68'
L104	S 15°04'08" W	60.00'
L105	N 60°16'46" W	51.68'
L106	N 15°04'08" E	60.00'
L107	S 15°04'08" W	60.00'
L108	N 60°16'46" W	231.71'
L109	N 15°04'08" E	60.00'
L110	S 60°16'46" E	231.71'
L111	S 15°04'08" W	60.00'
L112	N 60°16'46" W	204.59'
L113	N 12°53'14" E	60.65'
L114	S 60°16'46" E	206.98'
L115	S 60°52'47" E	36.40'
L116	S 05°21'58" E	60.00'
L117	N 60°52'47" W	36.40'
L118	N 05°21'58" W	60.00'
L119	S 68°47'51" E	60.74'
L120	S 21°53'46" E	226.22'
L121	N 72°34'24" W	60.00'
L122	S 72°34'24" E	60.00'
L123	S 23°00'08" E	280.69'
L124	N 72°34'24" W	60.00'
L125	N 23°00'08" W	280.69'
L126	S 21°47'21" E	77.44'
L127	N 21°14'59" W	269.01'
L128	S 72°34'24" E	60.00'
L129	S 21°14'59" E	269.01'
L130	N 72°34'24" W	60.00'

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 20__ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL, JR