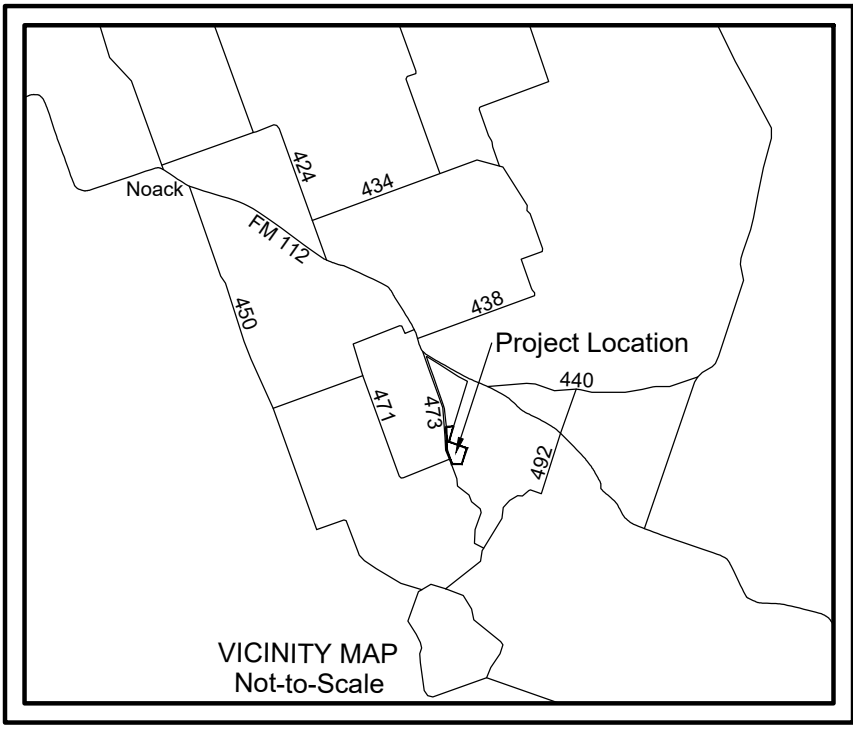


BRUSHY MEADOWS WILLIAMSON COUNTY, TEXAS



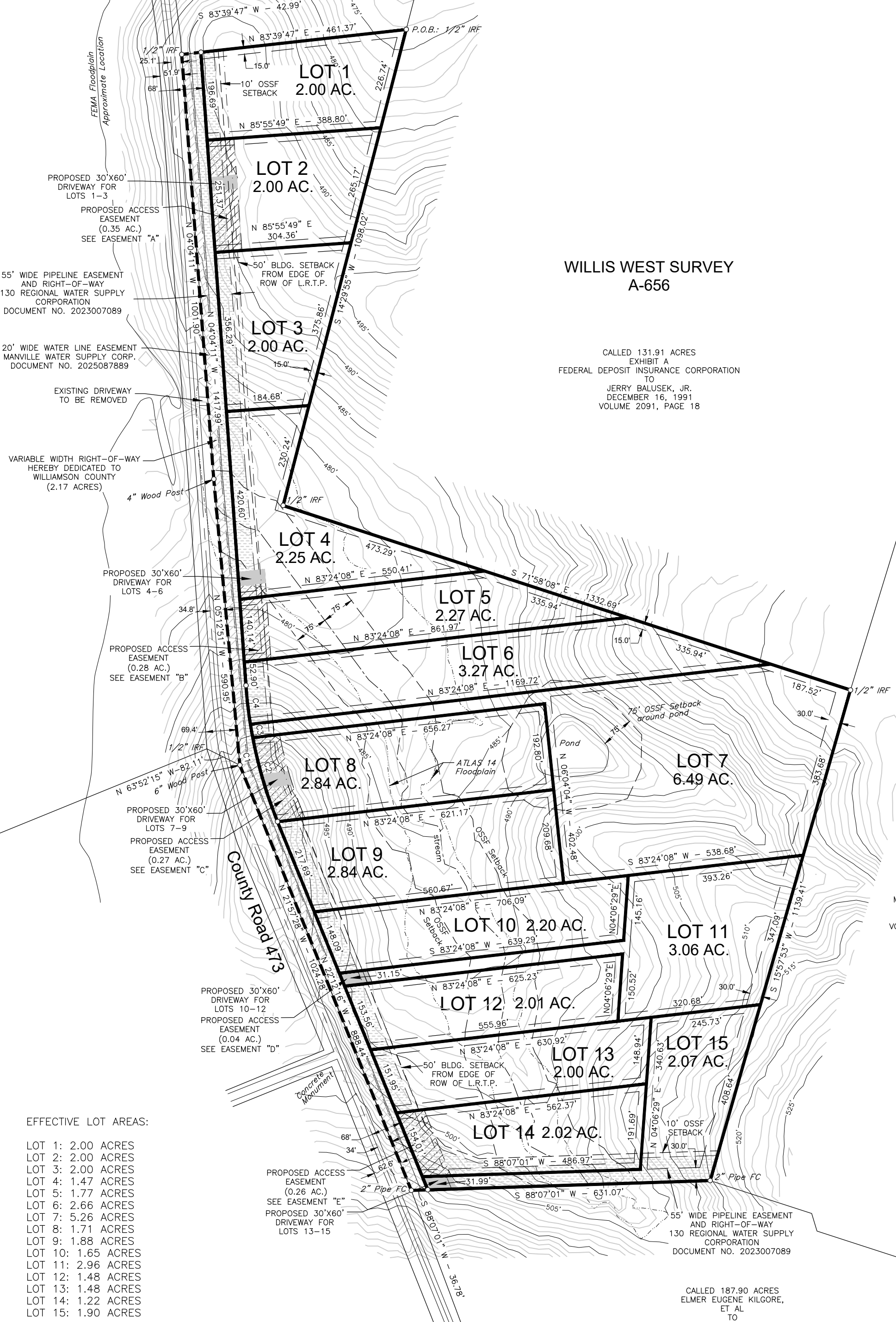
CALLLED 15.30 ACRES
LEISSNER RANCH JOINT VENTURE
TO
JUAN F. MARTINEZ BUSTOS
AUGUST 5, 2021
DOCUMENT NO. 2021150973

CALLLED 11.13 ACRES
LEISSNER RANCH JOINT VENTURE
TO
MANUEL ALEJANDRO ESTRADA AND
LOLIANNETTE MARIE MARRERO VAZQUEZ
JUNE 16, 2021
DOCUMENT NO. 2021091342

ATLAS 14 FLOODPLAIN PROVIDED BY OTHERS

75' OSSF Setback from
Approximate centerline
of stream

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, 11, AND 12 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
LOTS 13, 14, AND 15 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
LOTS 7, 11, AND 15 MAY NOT BE FURTHER SUBDIVIDED.
DRIVEWAY SPACING PER DEPARTMENT OF INFRASTRUCTURE DEVELOPMENT SERVICES & DRAINAGE:
MINIMUM 425' EDGE DRIVE TO EDGE DRIVE



WILLIS WEST SURVEY
A-656

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

CALLLED 220 ACRES
LOUELLE RYAN
TO
MARY LU RYAN HASE
FIRST TRACT
DECEMBER 28, 1976
VOLUME 655, PAGE 788

CALLLED 187.90 ACRES
ELMER EUGENE KILGORE,
ET AL
TO
DWAIN DOHERTY AND WIFE,
LISA DOHERTY
OCTOBER 16, 2013
DOCUMENT NO. 2013099720

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|-------------|------------|---------------|--------------|
| C1 | 1000.00' | 17°56'42" | 313.20' | N 13°02'32" W | 311.92' |
| C2 | 1000.00' | 11°13'40" | 195.96' | N 16°24'02" W | 195.65' |
| C3 | 1000.00' | 1°43'19" | 30.05' | N 09°55'33" W | 30.05' |
| C4 | 1000.00' | 4°59'42" | 87.18' | N 06°34'02" W | 87.15' |
| C5 | 940.00' | 11°58'16" | 196.40' | S 17°02'24" E | 196.04' |

EFFECTIVE LOT AREAS:
LOT 1: 2.00 ACRES
LOT 2: 2.00 ACRES
LOT 3: 2.00 ACRES
LOT 4: 1.47 ACRES
LOT 5: 1.77 ACRES
LOT 6: 2.66 ACRES
LOT 7: 5.26 ACRES
LOT 8: 1.71 ACRES
LOT 9: 1.88 ACRES
LOT 10: 1.65 ACRES
LOT 11: 2.96 ACRES
LOT 12: 1.48 ACRES
LOT 13: 1.48 ACRES
LOT 14: 1.22 ACRES
LOT 15: 1.90 ACRES

| LEGEND | |
|--------|---|
| | Proposed Access Easement |
| | 20' wide Manville Easement |
| | 55' wide pipeline easement and right-of-way 130 Regional Water Supply Corp. |
| | Overhead Electric Line |
| | Lot Lines |
| | County Road Centerline |
| | Existing Easement |
| | Approximate centerline of stream |
| | OSSF setback |
| | Proposed Utility Easement (widths as stated in notes) |
| | Iron Rod Found |
| | Fence Corner |
| | Public Utility Easement |

OWNER: PWG RANCH INVESTMENTS, LTD
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
(512) 396-5115

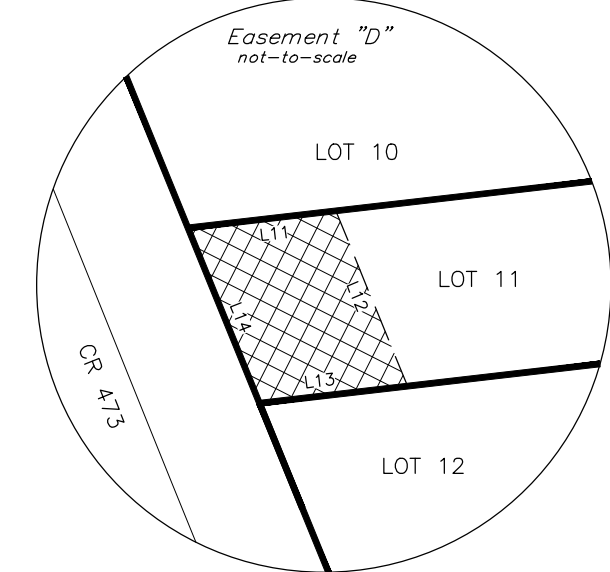
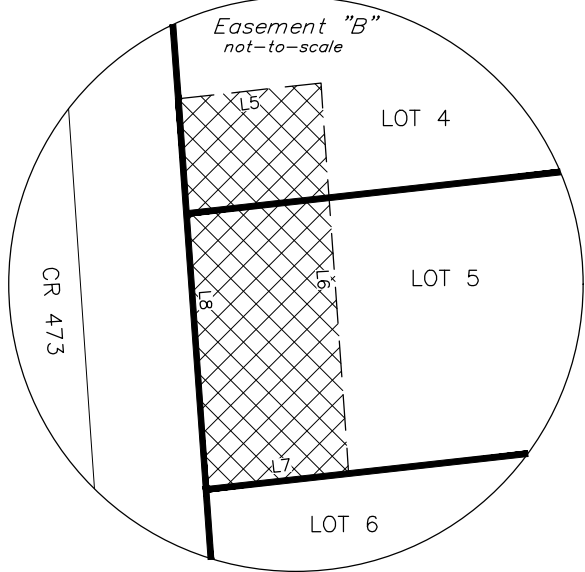
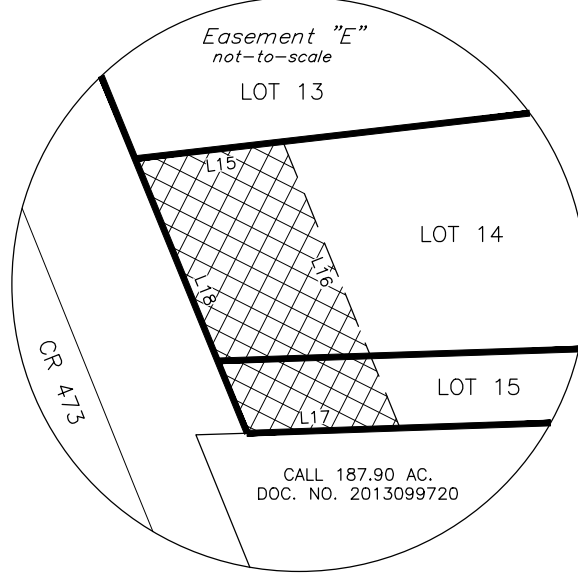
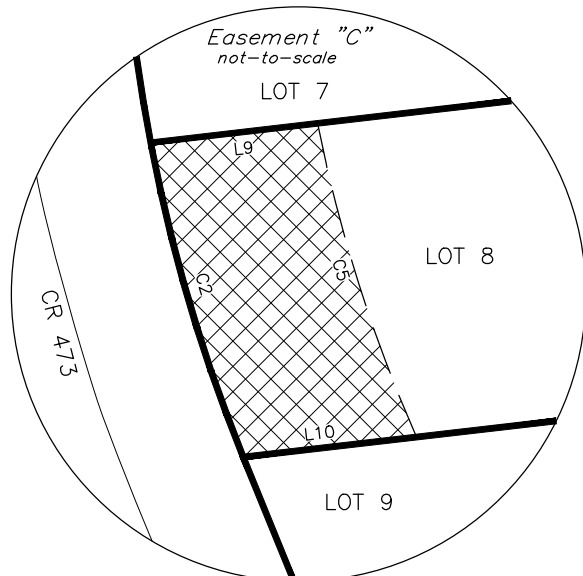
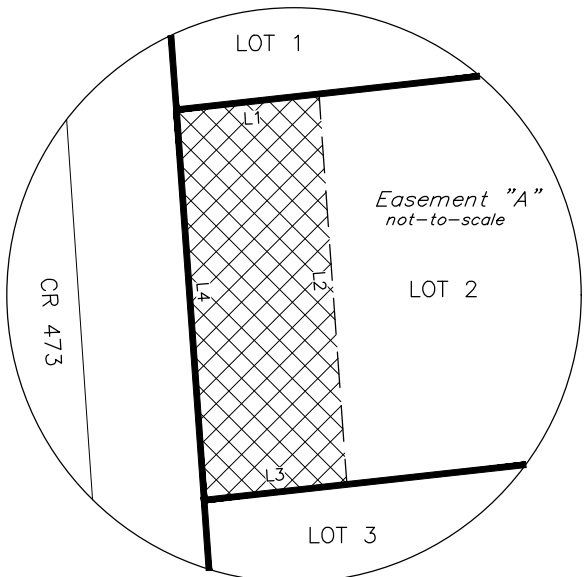
PRELIMINARY PLAT BRUSHY MEADOWS WILLIS WEST SURVEY, A-656 WILLIAMSON COUNTY, TEXAS

| | |
|---------------------|-----------------------|
| DRAWN BY: SJ | SCALE: 1" = 200' |
| SURVEYED BY: SM | SHEET 1 of 2 |
| DATE: 07-22-2022 | FILE NO: 2112-B.M.DWG |
| REVISED: 5-30-2024 | |
| REVISED: 3-25-2025 | |
| REVISED: 9-23-2025 | |
| REVISED: 11-21-2025 | |



SUBMISSION DATE: September 23, 2025

BRUSHY MEADOWS WILLIAMSON COUNTY, TEXAS



Access Easements

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 85°55'49" E | 60.00' |
| L2 | S 04°04'11" E | 251.37' |
| L3 | S 85°55'49" W | 60.00' |
| L4 | N 04°04'11" W | 251.37' |
| L5 | N 83°24'08" E | 60.00' |
| L6 | S 04°04'11" E | 200.41' |
| L7 | S 83°24'08" W | 60.00' |
| L8 | N 04°04'11" W | 200.41' |
| L9 | N 83°24'08" E | 60.17' |
| L10 | S 83°24'08" W | 62.39' |
| L11 | N 83°24'08" E | 62.22' |
| L12 | S 21°57'28" E | 31.11' |
| L13 | S 83°24'08" W | 62.22' |
| L14 | N 21°57'28" W | 31.11' |
| L15 | N 83°24'08" E | 62.30' |
| L16 | S 22°10'35" E | 191.42' |
| L17 | S 88°07'01" W | 63.88' |
| L18 | N 22°12'18" W | 186.00' |

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 12
- Easement E - Lots 13 14 15

OWNERS CERTIFICATE

WHEREAS, PWG RANCH INVESTMENTS, LTD. IS THE OWNER OF A TRACT OF LAND IN THE WILLIS WEST SURVEY, ABSTRACT NUMBER 656, WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION

39.32 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 A PORTION OF A CALLED 41.49 ACRE TRACT AS DESCRIBED IN A DEED FROM LEISSNER RANCH JOINT VENTURE TO PWG RANCH INVESTMENTS, LTD., DATED JANUARY 20, 2021 AND RECORDED IN DOCUMENT NO. 2021021483 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND THIS 39.32 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST LINE OF 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, AND BEING AT THE SOUTHWEST CORNER OF A CALLED 11.13 ACRE TRACT AS DESCRIBED IN A DEED FROM LEISSNER RANCH JOINT VENTURE TO MANUEL ALEJANDRO ESTRADA AND LOLIANNETTE MARIE MARRERO VAZQUEZ, DATED JUNE 16, 2021 AND RECORDED IN DOCUMENT NO. 2021091342, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 131.91 ACRE TRACT BEARS NORTH 14 DEG. 29 MIN. 55 SEC. EAST, A DISTANCE OF 3,240.37 FEET;

THENCE SOUTH 14 DEG. 29 MIN. 55 SEC. WEST, WITH THE WEST LINE OF SAID 131.91 ACRE TRACT, A DISTANCE OF 1,098.02 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAME;

THENCE SOUTH 71 DEG. 58 MIN. 08 SEC. EAST, WITH THE SOUTH LINE OF SAID 131.91 ACRE TRACT, A DISTANCE OF 1,332.69 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAME AND BEING IN THE WEST LINE OF A CALLED 220 ACRE TRACT, DESCRIBED AS FIRST TRACT IN A DEED FROM LOUELLE RYAN TO MARY LU RYAN HAASE, DATED DECEMBER 28, 1976 AND RECORDED IN VOLUME 655, PAGE 788;

THENCE SOUTH 15 DEG. 57 MIN. 53 SEC. WEST, WITH THE WEST LINE OF SAID 220 ACRE TRACT, A DISTANCE OF 1,139.41 FEET TO A 2" PIPE FENCE CORNER FOUND AT THE SOUTHWEST CORNER OF SAME, AND BEING AT AN ELL CORNER OF A CALLED 187.90 ACRE TRACT AS DESCRIBED IN A DEED FROM ELMER EUGENE KILGORE, ET AL TO DWAIN DOHERTY AND WIFE, LISA DOHERTY, DATED OCTOBER 16, 2013 AND RECORDED IN DOCUMENT NO. 2013099720;

THENCE SOUTH 88 DEG. 07 MIN. 01 SEC. WEST, WITH THE NORTH LINE OF SAID 187.90 ACRE TRACT, A DISTANCE OF 631.07 FEET TO 1/2" IRON ROD SET FOR CORNER, FROM WHICH A 2" PIPE FENCE CORNER FOUND IN THE NORTHEAST LINE OF COUNTY ROAD 473 AND BEING AT THE NORTHWEST CORNER OF SAID 187.90 ACRE TRACT, BEARS SOUTH 88 DEG. 07 MIN. 01 SEC. WEST, A DISTANCE OF 36.78 FEET;

THENCE ACROSS SAID 41.49 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 22 DEG. 12 MIN. 16 SEC. WEST, A DISTANCE OF 888.44 FEET TO A 1/2" IRON ROD SET FOR CORNER AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 17 DEG. 56 MIN. 42 SEC., A RADIUS OF 1,000.00 FEET, AND A CHORD BEARING AND LENGTH OF NORTH 13 DEG. 02 MIN. 32 SEC. WEST, 311.92 FEET;
- WITH SAID CURVE TO RIGHT, AN ARC LENGTH OF 313.20 FEET TO A 1/2" IRON ROD SET FOR CORNER;
- NORTH 04 DEG. 04 MIN. 11 SEC. WEST, A DISTANCE OF 1,417.99 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID 11.13 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE EAST LINE OF SAID COUNTY ROAD 473 AND BEING AT THE SOUTHWEST CORNER OF SAID 11.13 ACRE TRACT, BEARS SOUTH 83 DEG. 39 MIN. 47 SEC. WEST, A DISTANCE OF 42.99 FEET;

THENCE NORTH 83 DEG. 39 MIN. 47 SEC. EAST, WITH THE SOUTH LINE OF SAID 11.13 ACRE TRACT, A DISTANCE OF 461.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.32 ACRES OF LAND.

LEGEND

XXXXXX Proposed access easement

— Lot Lines

SURVEYOR: JDS SURVEYING, INC.
373 W. MAIN
VAN, TEXAS 75790
(903) 963-2333

ENGINEER: CUATRO CONSULTANTS, LTD.
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TX 78666
(512) 312-5040

OWNER: PWG RANCH INVESTMENTS, LTD
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
(512) 396-5115

**PRELIMINARY PLAT
BRUSHY MEADOWS
WILLIS WEST SURVEY, A-656
WILLIAMSON COUNTY, TEXAS**

| | |
|---------------------|-----------------------|
| DRAWN BY: SJ | SCALE: 1" = 200' |
| SURVEYED BY: SM | SHEET 1 of 2 |
| DATE: 07-22-2022 | FILE NO: 2112-B.M.DWG |
| REVISED: 5-30-2024 | |
| REVISED: 3-25-2025 | |
| REVISED: 9-23-2025 | |
| REVISED: 11-21-2025 | |


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

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).

Iron rods set capped with plastic caps stamped (JDS 10194118) at all newly established lot corners.

" " 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, 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: 39.32 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:

1. Fifteen foot (15') wide area on the sides of each Lot that share a common boundary line with another Lot.
2. 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.
3. Fifty foot (50') wide setback from the front Lot line along County Road 473.

All sidewalks shall be maintained by each of the adjacent property owners.

This development is considered exempt from on-site stormwater detention controls based on Williamson County subdivision regulation B11.1.3, which states that a proposed development may be considered exempt from providing on-site stormwater detention if all lots are 2 acres or more and less than 20% of impervious cover per lot.

Maximum of 20% impervious cover per lot, otherwise stormwater management controls shall be designed, constructed and maintained by owner. If impervious cover is proposed to exceed maximum percentage allowed, contact Williamson County floodplain administration to review the stormwater management controls proposed on lot.