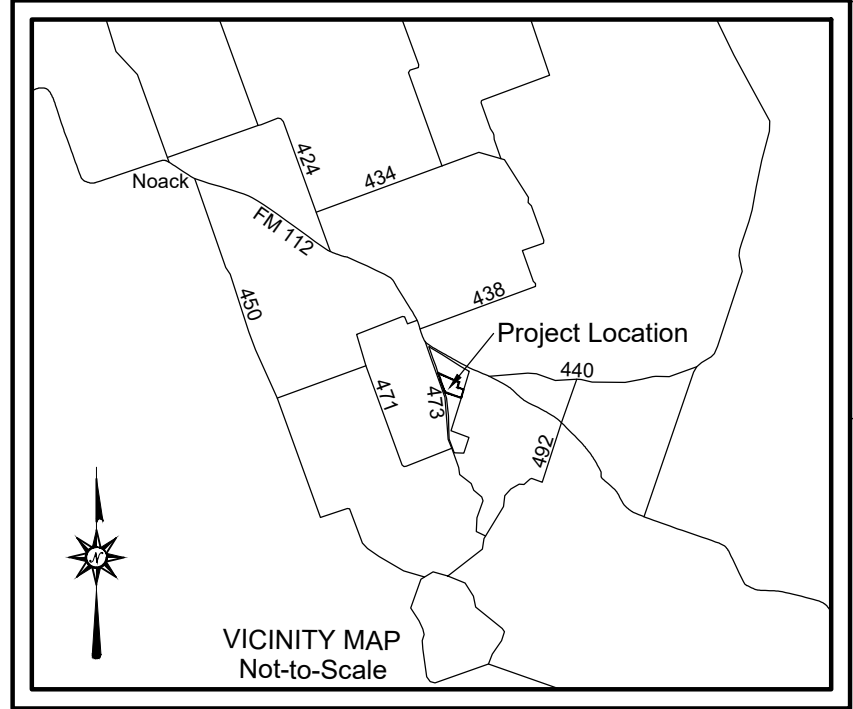
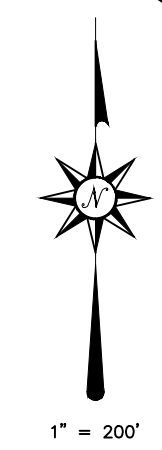


WILLIAMSON COUNTY, TEXAS



WILLIS WEST SURVEY A-656

RESIDUE OF A
CALLED 175.11 ACRES
BARBARA BROWN HOSICK
TO
LEISSNER RANCH JOINT VENTURE
DECEMBER 22, 2020
DOCUMENT NO. 2020163693

LINE	BEARING	DISTANCE
L1	N 21°16'56" W	38.45'
L2	N 21°16'56" W	38.45'
L3	N 21°16'56" W	366.23'
L4	N 21°16'56" W	38.45'
L5	N 21°16'56" W	38.45'
L6	N 21°16'56" W	335.36'
L7	N 21°16'56" W	38.45'
L8	N 21°16'56" W	38.45'
L9	N 21°16'56" W	47.83'
L10	N 21°51'04" W	337.15'
L11	S 72°34'24" E	315.78'
L12	S 72°34'24" E	344.22'
L13	S 72°34'24" E	280.09'

EFFECTIVE LOT AREAS:

LOT 1	=	1.91 ACRES
LOT 2	=	3.37 ACRES
LOT 3	=	4.21 ACRES
LOT 4	=	1.90 ACRES
LOT 5	=	3.36 ACRES
LOT 6	=	4.08 ACRES
LOT 7	=	1.99 ACRES
LOT 8	=	2.47 ACRES
LOT 9	=	3.08 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
	Proposed Utility Easement
	Building set back (widths as stated in notes)
	Iron Rod Found
	Iron Rod Set
	Public Utility Easement

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.
 NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAYS.
 DRIVEWAY SPACING PER DEPARTMENT OF INFRASTRUCTURE DEVELOPMENT SERVICES & DRAINAGE:
 463' CENTERLINE TO CENTERLINE
 425' EDGE DRIVE TO EDGE DRIVE
 LOTS 2, 3, 5, 6, 8 AND 9 MAY NOT BE FURTHER SUBDIVIDED.

OWNER: EMMA RANCH HOLDINGS, LLC
 P.O. BOX 1249
 SAN MARCOS, TEXAS 78667
 (512) 396-5115

**PRELIMINARY PLAT
SAVANNAH ESTATES
WILLIS WEST SURVEY, A-656
WILLIAMSON COUNTY, TEXAS**

DRAWN BY: HH	SCALE: 1" = 200'
SURVEYED BY: SM	SHEET 1 of 2
DATE: 07-26-2022	FILE NO: 2112-S.E.DWG
REVISED: 8-16-2024	REVISED: 11-21-2025
REVISED: 9-15-2025	REVISED: 01-06-2026
REVISED: 9-24-2025	REVISED: 01-16-2026
REVISED: 9-30-2025	

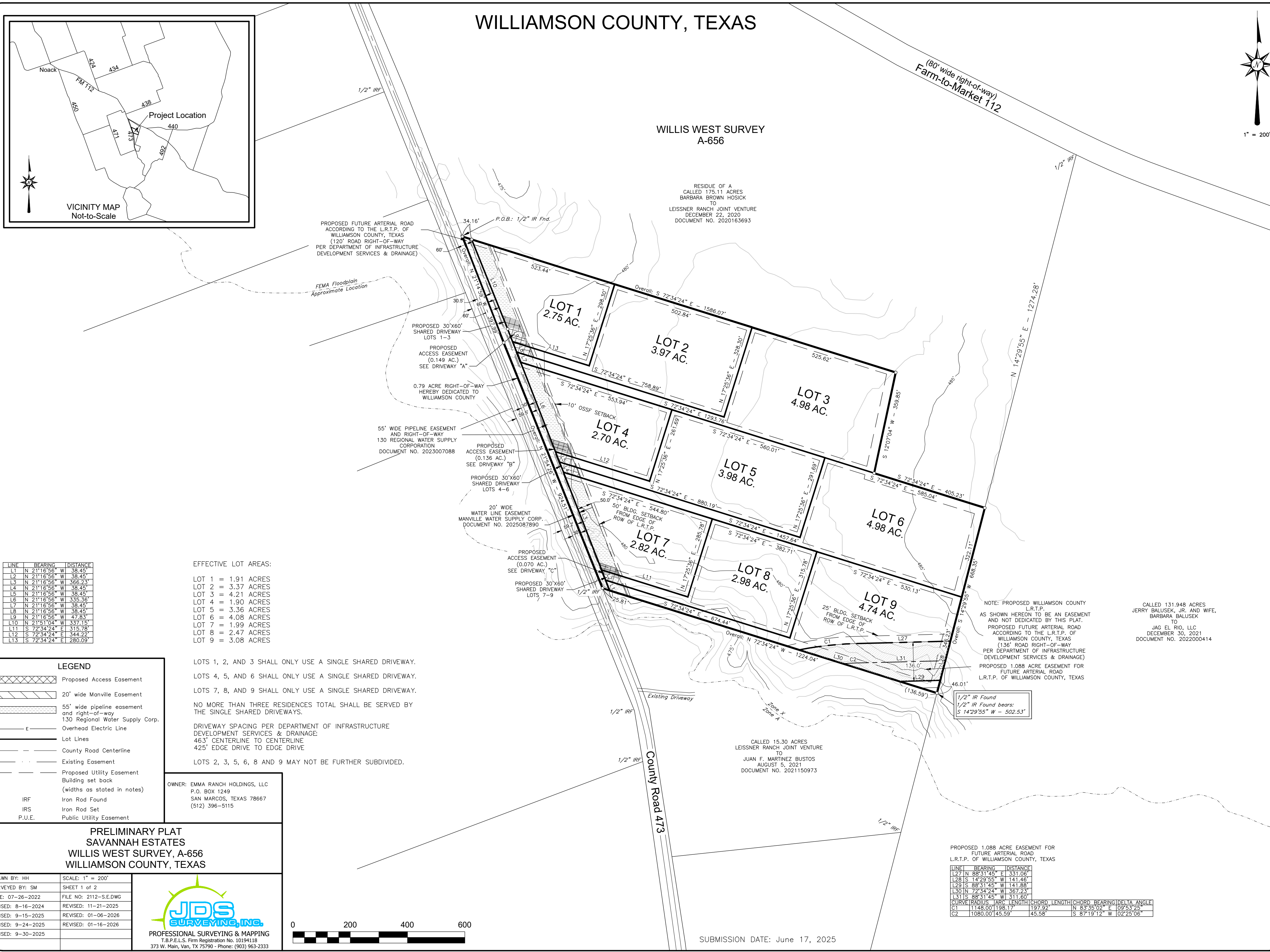


SUBMISSION DATE: June 17, 2025

PROPOSED 1.088 ACRE EASEMENT FOR FUTURE ARTERIAL ROAD L.R.T.P. OF WILLIAMSON COUNTY, TEXAS

LINE	BEARING	DISTANCE
L27	N 88°31'45" E	331.06'
L28	S 14°29'55" W	141.46'
L29	S 88°51'45" W	141.88'
L30	N 72°34'24" W	367.23'
L31	S 88°31'45" W	311.60'

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	DELTA ANGLE
C1	1148.00'	198.17'	197.92'	N 83°35'02" E	09°53'25"
C2	1080.00'	45.59'	45.58'	S 87°19'12" W	02°25'06"



WILLIAMSON COUNTY, TEXAS

OWNERS CERTIFICATE

WHEREAS, EMMA RANCH HOLDINGS, LLC IS THE OWNER OF A TRACT OF LAND IN THE WILLIS WEST SURVEY, ABSTRACT NUMBER 656, WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION

34.69 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 ALL OF A 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 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND THIS 34.69 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHEAST LINE OF COUNTY ROAD 473, AT THE WEST COMMON CORNER OF SAID 34.69 ACRE TRACT AND 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;

THENCE WITH THE COMMON LINE OF SAID 34.69 ACRE TRACT AND THE RESIDUE OF SAID 175.11 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 72 DEG. 34 MIN. 24 SEC. EAST, A DISTANCE OF 1,586.07 FEET TO A 1/2" IRON ROD SET FOR CORNER;

SOUTH 12 DEG. 07 MIN. 04 SEC. WEST, A DISTANCE OF 359.85 FEET TO A 1/2" IRON ROD SET FOR CORNER;

SOUTH 72 DEG. 34 MIN. 24 SEC. EAST, A DISTANCE OF 405.23 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE WEST LINE OF A CALLED 131.948 ACRE TRACT AS DESCRIBED IN A DEED FROM JERRY BALUSEK, JR. AND WIFE, BARBARA BALUSEK TO JAG EL RIO, LLC, DATED DECEMBER 30, 2021 AND RECORDED IN DOCUMENT NO. 2022000414, AT THE EAST COMMON CORNER OF SAID 34.69 ACRE TRACT AND THE RESIDUE OF SAID 175.11 ACRE TRACT, FROM WHICH 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 SAID 131.948 ACRE TRACT BEARS NORTH 14 DEG. 29 MIN. 55 SEC. EAST, A DISTANCE OF 1,274.28 FEET;

THENCE SOUTH 14 DEG. 29 MIN. 55 SEC. WEST, WITH THE COMMON LINE OF SAID 34.69 ACRE TRACT AND SAID 131.948 ACRE TRACT, A DISTANCE OF 668.35 FEET TO A 1/2" IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID 34.69 ACRE TRACT AND A CALLED 15.30 ACRE TRACT AS DESCRIBED IN A DEED FROM LEISSNER RANCH JOINT VENTURE TO JUAN F. MARTINEZ BUSTOS, DATED AUGUST 5, 2021 AND RECORDED IN DOCUMENT NO. 2021150973, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 131.948 ACRE TRACT BEARS SOUTH 14 DEG. 29 MIN. 55 SEC. WEST, A DISTANCE OF 902.53 FEET;

THENCE NORTH 72 DEG. 34 MIN. 24 SEC. WEST, WITH THE COMMON LINE OF SAID 34.69 ACRE TRACT AND SAID 15.30 ACRE TRACT, A DISTANCE OF 1,224.04 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHEAST LINE OF SAID COUNTY ROAD 473;

THENCE NORTH 21 DEG. 54 MIN. 26 SEC. WEST, WITH THE NORTHEAST LINE OF SAID COUNTY ROAD 473, A DISTANCE OF 924.51 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE NORTH 21 DEG. 14 MIN. 59 SEC. WEST, WITH THE NORTHEAST LINE OF SAID COUNTY ROAD 473, A DISTANCE OF 397.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.69 ACRES OF LAND.

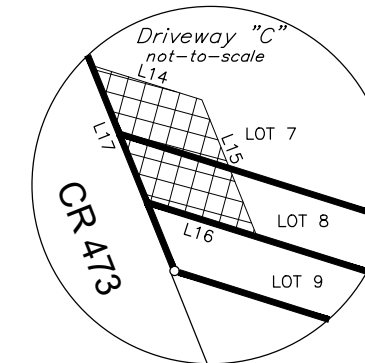
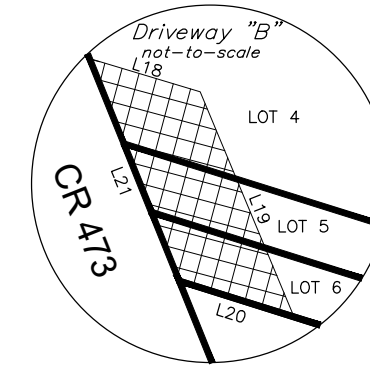
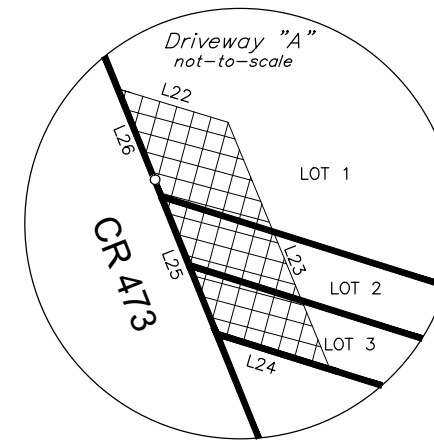
SURVEYOR: JDS SURVEYING, INC.
373 W. MAIN
VAN, TEXAS 75790
(903) 963-2333

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

OWNER: EMMA RANCH HOLDINGS, LLC
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
(512) 396-5115

**PRELIMINARY PLAT
SAVANNAH ESTATES
WILLIS WEST SURVEY, A-656
WILLIAMSON COUNTY, TEXAS**

DRAWN BY: HH	SCALE: 1" = 200'
SURVEYED BY: SM	SHEET 2 of 2
DATE: 07-26-2022	FILE NO: 2112-S.E.DWG
REVISED: 8-16-2024	REVISED: 11-21-2025
REVISED: 9-15-2025	REVISED: 01-06-2026
REVISED: 9-24-2025	REVISED: 01-16-2026
REVISED: 9-30-2025	



PROPOSED ACCESS EASEMENTS

Easement A - Lots 1 2 3
Easement B - Lots 4 5 6
Easement C - Lots 7 8 9

LINE	BEARING	DISTANCE
L14	S 72°34'24" E	60.00'
L15	S 21°58'13" E	65.97'
L16	N 72°34'24" W	60.00'
L17	N 21°58'13" W	65.97'
L18	S 72°34'24" E	60.00'
L19	S 21°58'13" E	125.78'
L20	N 72°34'24" W	61.94'
L21	N 21°16'56" W	124.56'
L22	S 72°34'24" E	60.00'
L23	S 21°58'13" E	138.37'
L24	N 72°34'24" W	61.49'
L25	N 21°16'56" W	86.27'
L26	N 21°51'04" W	51.17'

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: 33.90 acres in 9 Lots, 0.79 of an acre in dedication to Williamson County, Total of 34.69 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 C.R. 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.