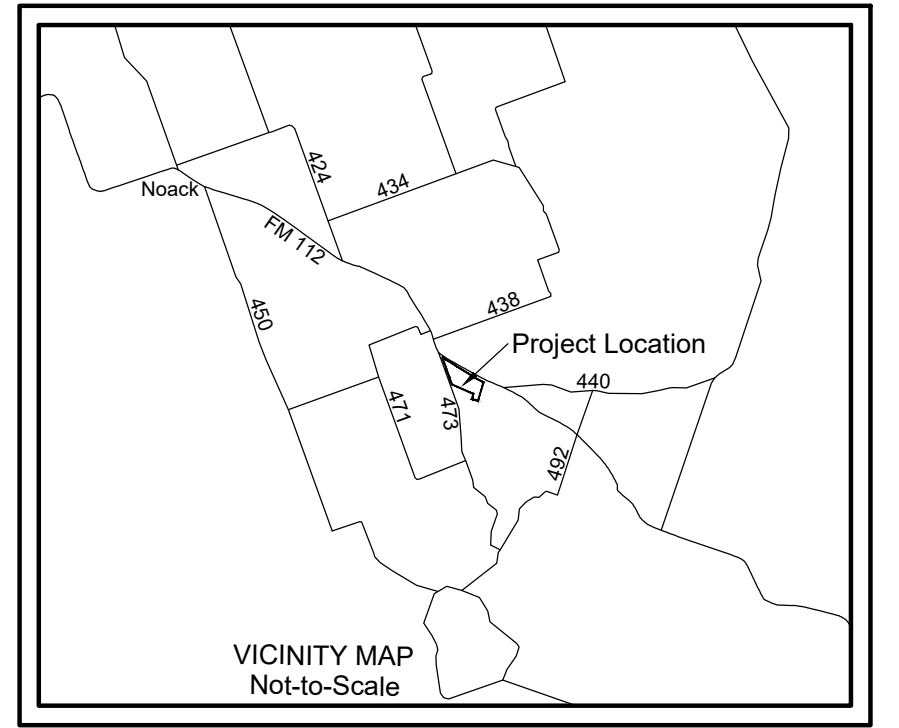


WILLIAMSON COUNTY, TEXAS

PROPOSED FUTURE ARTERIAL ROAD ACCORDING TO THE L.R.T.P. OF WILLIAMSON COUNTY, TEXAS

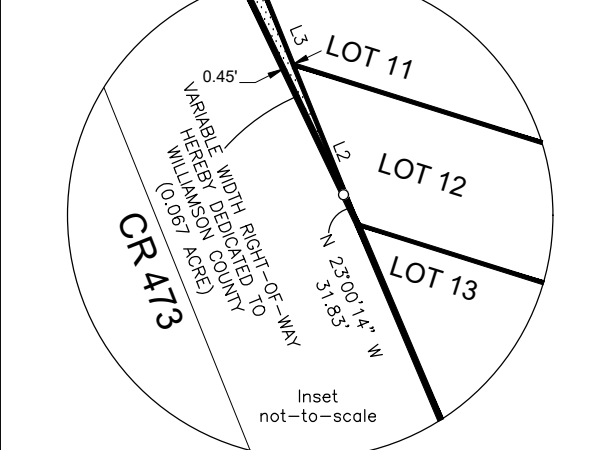
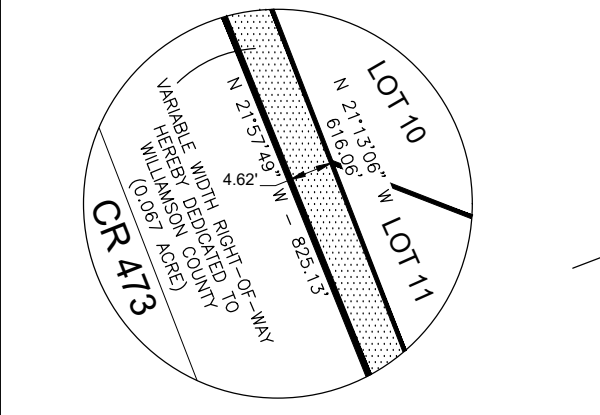
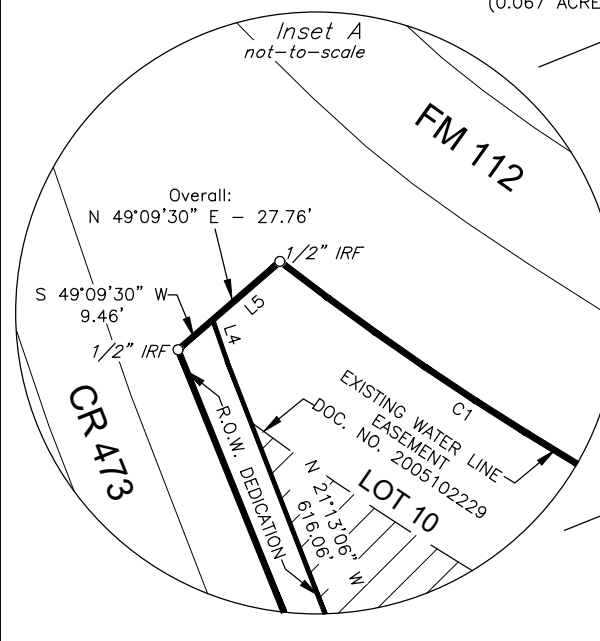
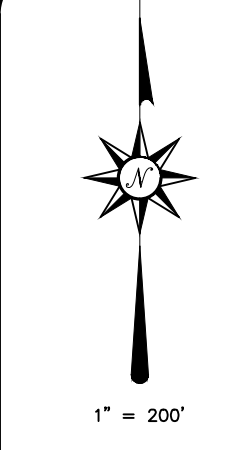
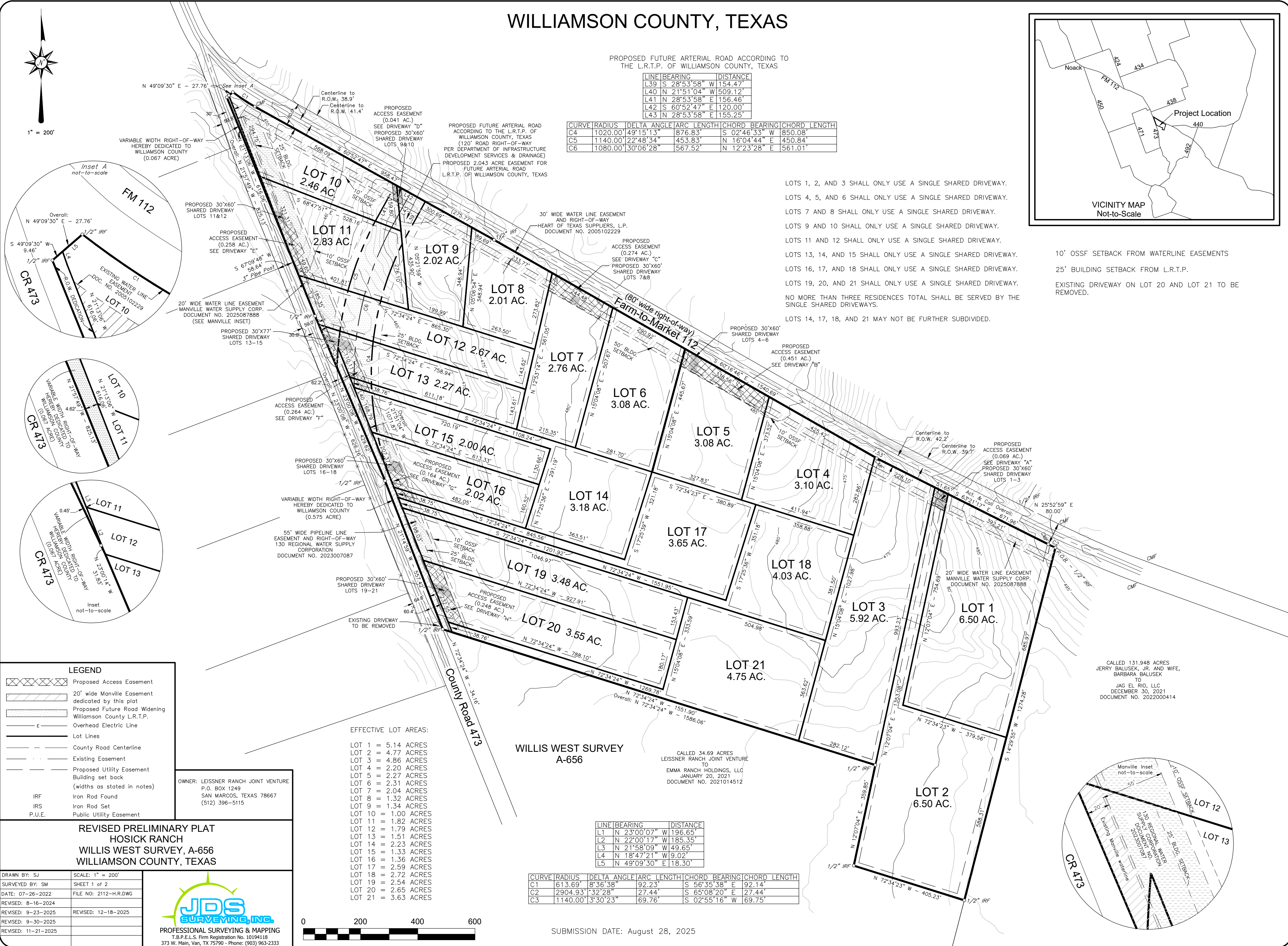
LINE	BEARING	DISTANCE
L39	S 28°53'58" W	154.47'
L40	N 21°51'04" W	509.12'
L41	N 28°53'58" E	156.46'
L42	S 60°52'47" E	120.00'
L43	N 28°53'58" E	155.25'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	1020.00'	49°15'13"	876.83'	S 02°46'33" W	850.08'
C5	1140.00'	22°48'34"	453.83'	N 16°04'44" E	450.84'
C6	1080.00'	30°06'28"	567.52'	N 12°23'28" E	561.01'



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 AND 8 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
 LOTS 9 AND 10 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
 LOTS 11 AND 12 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.
 LOTS 13, 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.
 NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAYS.
 LOTS 14, 17, 18, AND 21 MAY NOT BE FURTHER SUBDIVIDED.

10' OSSF SETBACK FROM WATERLINE EASEMENTS
 25' BUILDING SETBACK FROM L.R.T.P.
 EXISTING DRIVEWAY ON LOT 20 AND LOT 21 TO BE REMOVED.



LEGEND

- Proposed Access Easement
- 20' wide Manville Easement dedicated by this plat
- Proposed Future Road Widening Williamson County L.R.T.P.
- 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

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

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

DRAWN BY: SJ	SCALE: 1" = 200'
SURVEYED BY: SM	SHEET 1 of 2
DATE: 07-26-2022	FILE NO: 2112-H.R.DWG
REVISED: 8-16-2024	
REVISED: 9-23-2025	REVISED: 12-18-2025
REVISED: 9-30-2025	
REVISED: 11-21-2025	

EFFECTIVE LOT AREAS:

LOT 1 = 5.14 ACRES
LOT 2 = 4.77 ACRES
LOT 3 = 4.86 ACRES
LOT 4 = 2.20 ACRES
LOT 5 = 2.27 ACRES
LOT 6 = 2.31 ACRES
LOT 7 = 2.04 ACRES
LOT 8 = 1.32 ACRES
LOT 9 = 1.34 ACRES
LOT 10 = 1.00 ACRES
LOT 11 = 1.82 ACRES
LOT 12 = 1.79 ACRES
LOT 13 = 1.51 ACRES
LOT 14 = 2.23 ACRES
LOT 15 = 1.33 ACRES
LOT 16 = 1.36 ACRES
LOT 17 = 2.59 ACRES
LOT 18 = 2.72 ACRES
LOT 19 = 2.54 ACRES
LOT 20 = 2.65 ACRES
LOT 21 = 3.63 ACRES

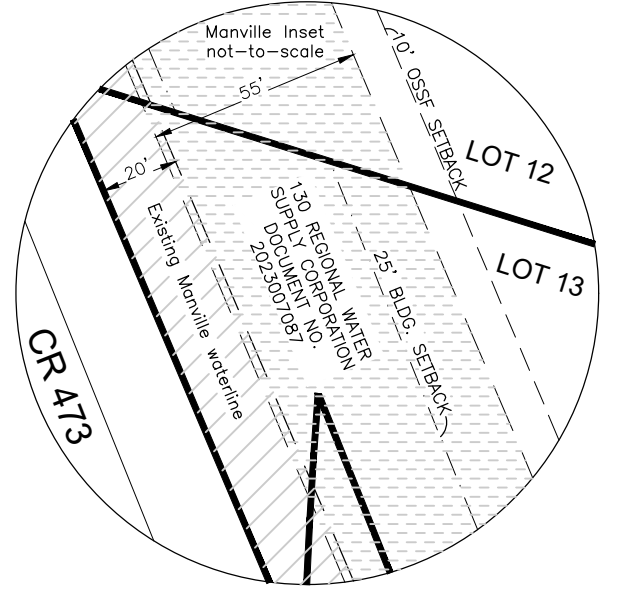
**WILLIS WEST SURVEY
 A-656**

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

LINE	BEARING	DISTANCE
L1	N 23°00'07" W	196.65'
L2	N 22°00'17" W	185.35'
L3	N 21°58'09" W	49.65'
L4	N 18°47'21" W	9.02'
L5	N 49°09'30" E	18.30'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	613.69'	8°36'38"	92.23'	S 56°35'38" E	92.14'
C2	2904.93'	3°32'28"	27.44'	S 65°08'20" E	27.44'
C3	1140.00'	3°30'23"	69.76'	S 02°55'16" W	69.75'

SUBMISSION DATE: August 28, 2025



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

72.50 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 CORRECTION AFFIDAVIT DEED TO LEISSNER RANCH JOINT VENTURE, DATED JANUARY 27, 2021 AND RECORDED IN DOCUMENT NO. 2021014280 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND THIS 72.50 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY OF FARM TO MARKET ROAD 112 (80' WIDE RIGHT-OF-WAY), AT THE NORTHWEST 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, 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 WEST LINE OF SAID 131.948 ACRE TRACT, A DISTANCE OF 1,274.28 FEET TO A 1/2" IRON ROD FOUND IN SAME AND BEING AT THE NORTHEAST CORNER 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;

THENCE WITH THE NORTH LINE OF SAID 34.69 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 72 DEG. 34 MIN. 24 SEC. WEST, A DISTANCE OF 405.23 FEET TO A 1/2" IRON ROD FOUND AT AN ELL CORNER;
- NORTH 12 DEG. 07 MIN. 04 SEC. EAST, A DISTANCE OF 359.85 FEET TO A 1/2" IRON ROD FOUND AT AN ELL CORNER;
- NORTH 72 DEG. 34 MIN. 24 SEC. WEST, A DISTANCE OF 1,596.06 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 NORTH 21 DEG. 14 MIN. 59 SEC. WEST, WITH THE RIGHT-OF-WAY OF SAID COUNTY ROAD 473, A DISTANCE OF 557.42 FEET TO A POINT FOR CORNER;

THENCE NORTH 23 DEG. 00 MIN. 08 SEC. WEST, WITH THE RIGHT-OF-WAY OF SAID COUNTY ROAD 473, A DISTANCE OF 626.26 FEET TO A 1/2" IRON ROD FOUND;

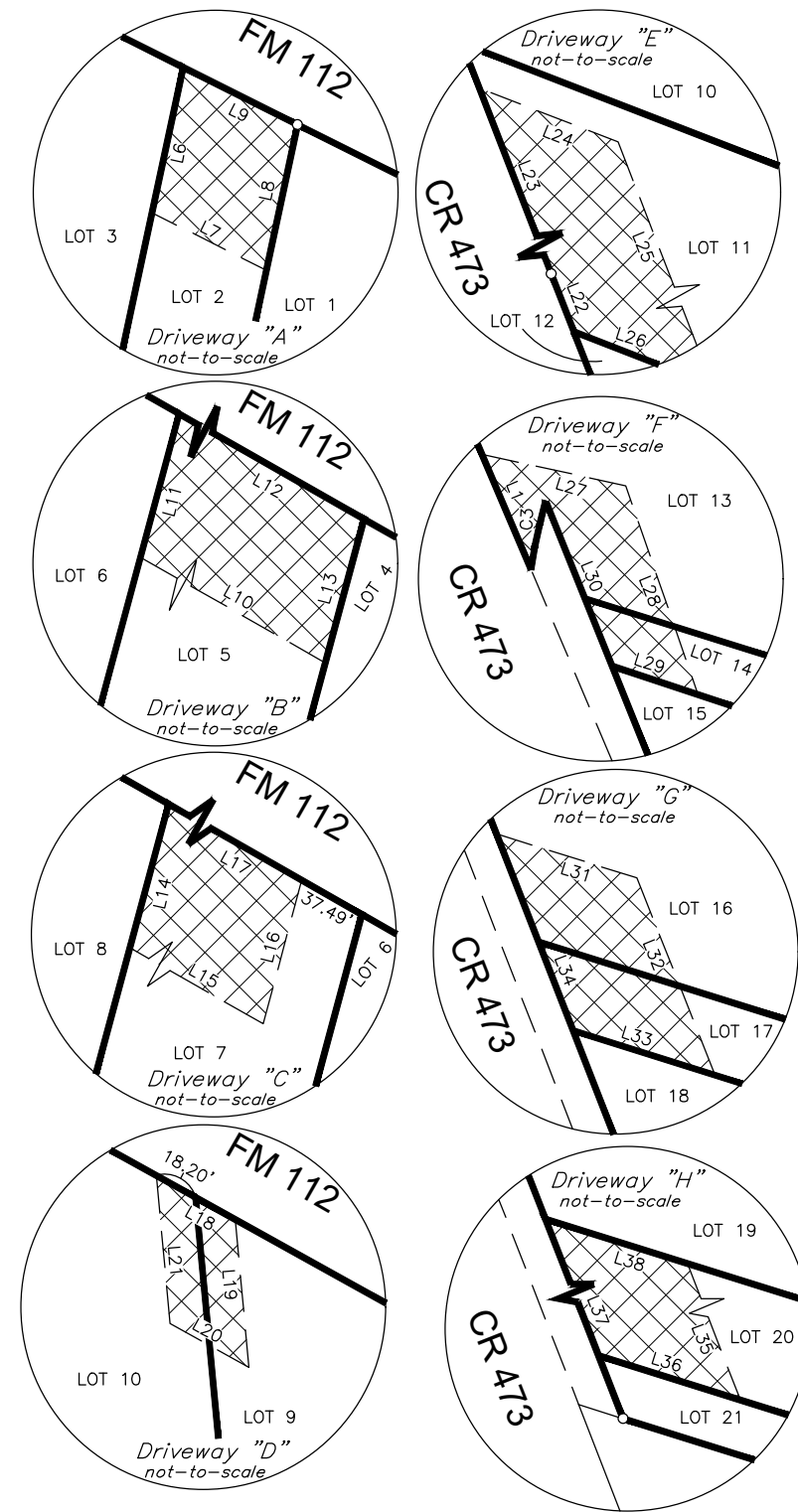
THENCE NORTH 21 DEG. 57 MIN. 49 SEC. WEST, WITH THE RIGHT-OF-WAY OF SAID COUNTY ROAD 473, A DISTANCE OF 825.13 FEET TO A 1/2" IRON ROD FOUND AN ELL CORNER IN THE SOUTH RIGHT-OF-WAY OF FARM TO MARKET ROAD 112;

THENCE NORTH 49 DEG. 09 MIN. 30 SEC. EAST, WITH THE RIGHT-OF-WAY OF SAID FARM TO MARKET ROAD 112, A DISTANCE OF 27.76 FEET TO A 1/2" IRON ROD FOUND AT AN ELL CORNER OF SAME;

THENCE WITH THE SOUTH RIGHT-OF-WAY OF SAID FARM TO MARKET ROAD 112, THE FOLLOWING 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 72.50 ACRES OF LAND.

WILLIAMSON COUNTY, TEXAS



PROPOSED ACCESS EASEMENTS

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

LINE	BEARING	DISTANCE
L6	S 12°07'04" W	60.00'
L7	S 63°21'17" E	51.65'
L8	N 12°07'04" E	60.00'
L9	N 63°21'17" W	51.65'
L10	N 60°16'46" W	338.56'
L11	N 15°04'08" E	60.00'
L12	S 60°16'46" E	338.56'
L13	S 15°04'08" W	60.00'
L14	S 12°41'29" W	60.71'
L15	S 60°16'46" E	204.59'
L16	N 15°04'08" E	60.00'
L17	N 60°16'46" W	207.20'
L18	S 60°52'47" W	36.40'
L19	S 05°21'58" E	60.00'
L20	N 60°52'47" W	36.40'
L21	N 05°21'58" W	60.00'
L22	N 21°58'13" W	49.65'
L23	N 21°13'06" W	196.82'
L24	S 68°47'51" E	60.74'
L25	S 21°50'57" E	242.98'
L26	N 72°34'24" W	60.00'
L27	S 72°34'24" E	101.16'
L28	S 21°51'04" E	190.43'
L29	N 72°34'24" W	60.00'
L30	N 21°51'04" W	148.86'
L31	S 72°34'24" E	61.54'
L32	S 21°47'08" E	150.39'
L33	N 72°34'24" W	61.31'
L34	N 21°51'04" W	150.53'
L35	S 21°51'03" E	232.55'
L36	N 72°34'24" W	60.00'
L37	N 21°51'04" W	232.55'
L38	S 72°34'25" E	60.00'

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

"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: 71.86 acres in 21 Lots, 0.64 of an acre in dedication to Williamson County, Total of 72.50 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 along F.M. 112 and a Twenty-five foot (25') setback along C.R. 473.
4. Twenty-five foot (25') building setback from L.R.T.P.

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.

<p>LEGEND</p> <p>Proposed Access Easement</p> <p>Lot Lines</p>	<p>SURVEYOR: JDS SURVEYING, INC. FIRM REGISTRATION NO. 10194118 373 W. MAIN VAN, TEXAS 75790 (903) 963-2333</p>
	<p>ENGINEER: CUATRO CONSULTANTS, LTD. FIRM REGISTRATION NO. F-3524 120 RIVERWALK DRIVE, SUITE 208 SAN MARCOS, TX 78666 (512) 312-5040</p>
<p>OWNER: LEISSNER RANCH JOINT VENTURE P.O. BOX 1249 SAN MARCOS, TEXAS 78667 (512) 396-5115</p>	

<p>REVISED PRELIMINARY PLAT HOSICK RANCH WILLIS WEST SURVEY, A-656 WILLIAMSON COUNTY, TEXAS</p>	
<p>DRAWN BY: SJ</p>	<p>SCALE: 1" = 200'</p>
<p>SURVEYED BY: SM</p>	<p>SHEET 2 of 2</p>
<p>DATE: 07-26-2022</p>	<p>FILE NO: 2112-H.R.DWG</p>
<p>REVISED: 8-16-2024</p>	
<p>REVISED: 9-23-2025</p>	<p>REVISED: 12-18-2025</p>
<p>REVISED: 9-30-2025</p>	
<p>REVISED: 11-21-2025</p>	

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