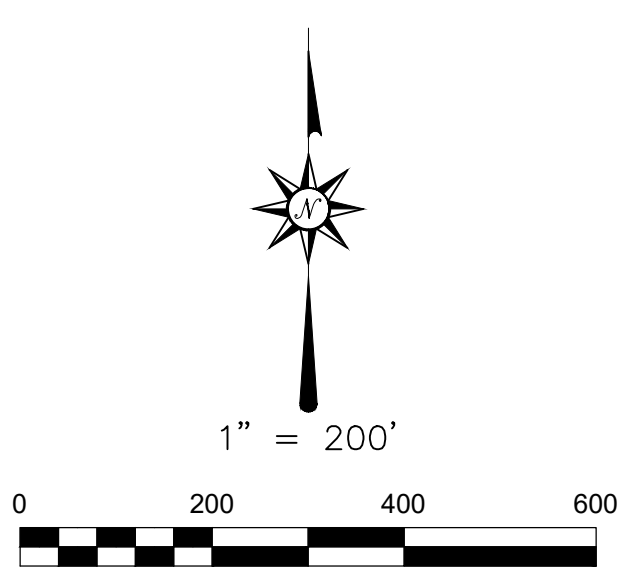
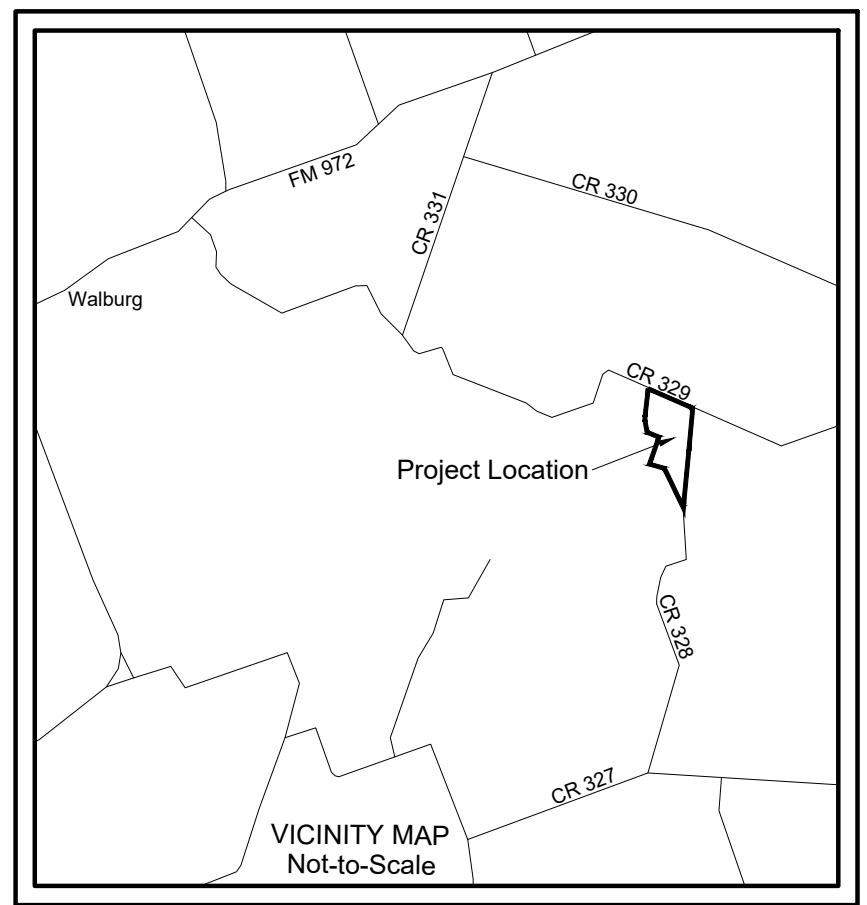


MCKINNEY & WILLIAMS SURVEY, A-460

PRELIMINARY PLAT GRANGER RANCH



LINE	BEARING	DISTANCE
L1	S 67°12'01" E	131.61'
L2	N 05°37'07" E	149.33'
L3	N 22°47'59" E	60.00'
L4	S 67°12'01" E	60.00'
L5	S 22°47'59" W	60.00'
L6	N 67°12'01" W	60.00'
L7	N 04°26'21" E	33.33'
L8	S 59°43'53" E	66.66'
L9	S 04°26'21" W	33.33'
L10	S 59°43'53" W	66.66'
L11	S 80°41'19" E	60.22'
L12	S 04°26'21" E	60.22'
L13	N 80°41'19" W	60.22'
L14	N 04°26'21" E	60.22'
L15	N 85°27'00" W	60.00'
L16	N 04°27'12" E	236.30'
L17	S 85°27'00" E	60.00'
L18	N 04°27'12" W	236.30'
L19	S 72°00'39" E	60.94'
L20	S 04°33'00" W	262.63'
L21	N 65°40'57" W	616.76'
L22	N 04°33'00" E	251.76'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1092.62	7°17'45"	139.13'	S 44°46'45" W	139.04'
C2	1161.04	22°31'51"	537.51'	S 48°05'09" W	532.72'
C3	1041.04	22°14'14"	404.04'	N 45°35'49" E	401.51'
C4	1212.62	4°56'03"	104.43'	N 43°18'10" E	104.40'
C5	1101.04	24°32'14"	471.53'	N 46°55'27" E	467.93'
C6	1152.62	6°02'32"	121.55'	N 43°59'01" E	121.49'
C7	1041.04	10°26'48"	189.81'	S 51°29'32" W	189.55'

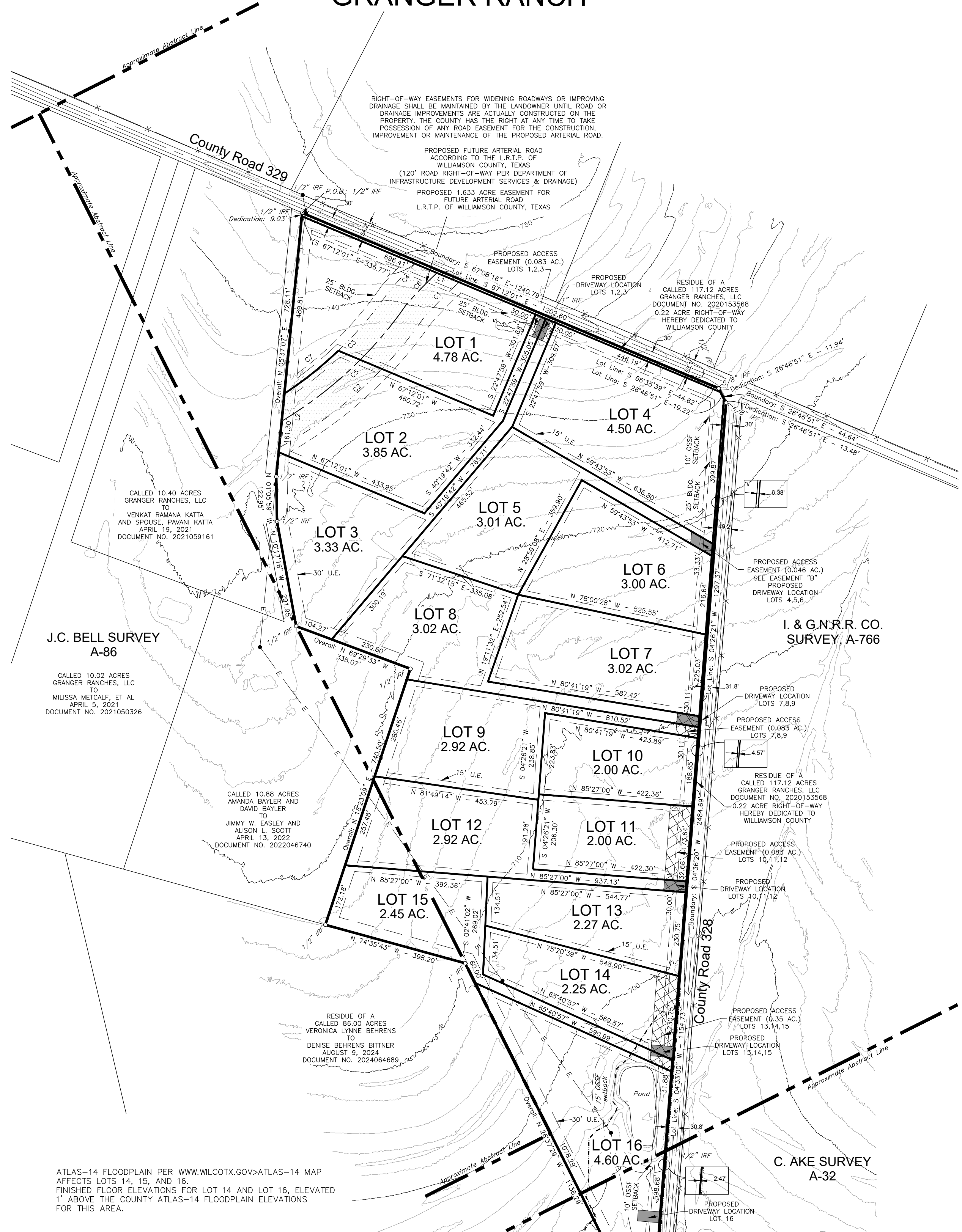
EFFECTIVE LOT AREAS:

LOT 1 = 3.63 ACRES
 LOT 2 = 3.06 ACRES
 LOT 3 = 2.21 ACRES
 LOT 4 = 3.50 ACRES
 LOT 5 = 2.26 ACRES
 LOT 6 = 2.41 ACRES
 LOT 7 = 2.41 ACRES
 LOT 8 = 2.07 ACRES
 LOT 9 = 2.08 ACRES
 LOT 10 = 1.51 ACRES
 LOT 11 = 1.51 ACRES
 LOT 12 = 2.07 ACRES
 LOT 13 = 1.70 ACRES
 LOT 14 = 1.66 ACRES
 LOT 15 = 1.63 ACRES
 LOT 16 = 2.17 ACRES

EFFECTIVE LOT AREAS WITH L.R.T.P.:

LOT 1 = 2.61 ACRES
 1.19 AC. WEST OF LRTP
 1.42 AC. EAST OF LRTP

LOT 2 = 2.32 ACRES



ATLAS-14 FLOODPLAIN PER WWW.WILCOX.GOV/ATLAS-14 MAP AFFECTS LOTS 14, 15, AND 16. FINISHED FLOOR ELEVATIONS FOR LOT 14 AND LOT 16, ELEVATED 1' ABOVE THE COUNTY ATLAS-14 FLOODPLAIN ELEVATIONS FOR THIS AREA.

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. 484903325F, effective date December 20, 2019 for Williamson County, Texas.

The bearings herein were oriented to agree with grid north and were derived using g.p.s. equipment. (Texas Central Zone - NAD 83).

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

"C" denotes 1/2" Iron Rod Set with plastic cap stamped (JDS 10194118) unless otherwise noted.

Electric service to be provided by Bartlett Electric. Sewer service for this subdivision will be provided by on-site sewage facilities. Water service to be provided by private water wells.

Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway 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: 49.93 acres in 16 Lots, 0.22 of an acre in dedication to Williamson County for County Road 328, 0.22 of an acre in dedication to Williamson County for County Road 328, Total of 50.37 acres.

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 assumes 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.

One-way "circular" driveways shall be prohibited on County Roads 328 and 329.

Any development on a lot for other than single family residential use will require compliance with Williamson County regulation 811.1 and on-site detention shall be provided as required or needed.

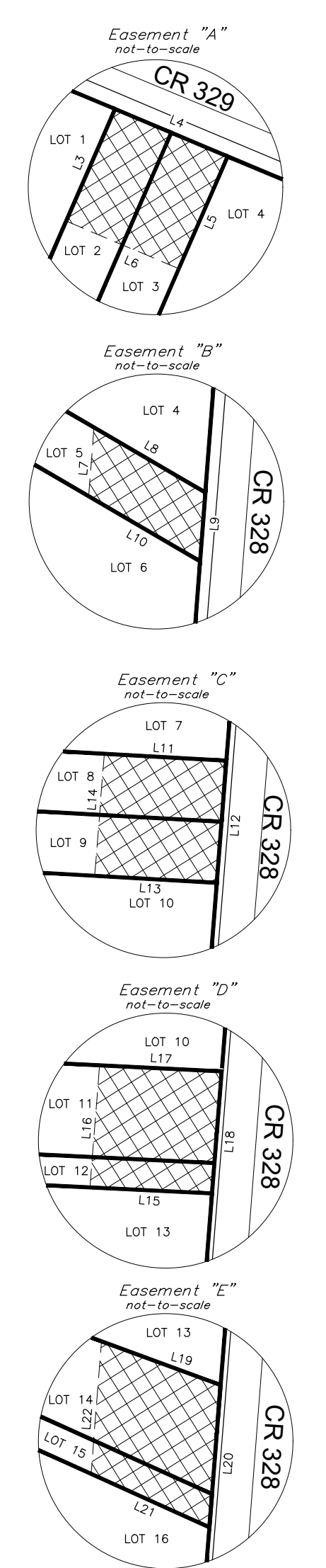
The public utility easement and building setback lines are defined as:

- Twenty-five foot (25') wide setback along C.R. 329.
- 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 foot (25') wide setback on each side of the proposed L.R.T.P. of Williamson County, Texas.

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

Improvements within the county road right-of-way including, but not limited to, landscaping, irrigation, lighting, customs signs, is prohibited without first obtaining an executed license agreement with Williamson County.

Driveway maintenance will be the responsibility of the property owner. If obstructions occur within the driveway culvert, the county reserves the right to clear obstructions that are causing adverse impacts to the roadway.



WHEREAS, GRANGER RANCHES, LLC AND ESHER, LTD. ARE THE OWNERS OF A TRACT OF LAND IN THE J.C. BELL SURVEY, ABSTRACT NO. 86, THE I. & G.N.R.R. CO. SURVEY, ABSTRACT NO. 766, AND THE C. AKE SURVEY, ABSTRACT NO. 32, WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION

50.37 ACRES

All that certain lot, tract or parcel of land located within the J.C. Bell Survey, Abstract No. 86, the C. Ake Survey, Abstract No. 32, and the I. & G.N.R.R. Co. Survey, Abstract No. 766 of Williamson County, Texas, being all of the residue of a called 117.12 acre tract as described in a deed from The Bliss Living Trust to Granger Ranches, LLC, dated November 30, 2020 and recorded in Document No. 2020153568 and being all of a called 49.92 acre tract as described in a deed from Granger Ranches, LLC to EsHER, LTD., dated September 23, 2022 and recorded in Document No. 2022121444 of the Official Records of Williamson County, Texas, and this 50.37 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found at the northeast corner of the residue of said 117.12 acre tract, being at the northeast of a called 10.88 acre tract as described in a deed from Amanda Bayler and David Bayler to Jimmy W. Easley and Allison L. Scott, dated April 13, 2022 and recorded in Document No. 2022046740, and being in the occupied south line of County Road 329;

THENCE South 67 deg. 08 min. 16 sec. East, with the north line the residue of said 117.12 acre tract and with the occupied south line of said County Road 329, a distance of 1,340.79 feet to a 5/8" Iron Rod Found in some;

THENCE South 26 deg. 46 min. 51 sec. East, with the northeast line of the residue of said 117.12 acre tract, a distance of 44.64 feet to a 5/8" Iron Rod Found in the east line of some and being in the occupied west line of County Road 328;

THENCE South 04 deg. 36 min. 20 sec. West, with the east line of the residue of said 117.12 acre tract and the occupied west line of said County Road 328, a distance of 2,484.69 feet to a 1/2" Iron Rod Found at the south corner of the residue of said 117.12 acre tract, being at the south corner of said 49.92 acre tract, being at an angle corner in the east line of the residue of a called 86.00 acre tract from Veronica Lynne Behrens to Denise Behrens Bittner, dated August 9, 2024 and recorded in Document No. 2024064689;

THENCE North 26 deg. 37 min. 29 sec. West, with the east line of the residue of said 86.00 acre tract, a distance of 1,138.29 feet to a 1" Iron Pipe Found at the northeast corner of some;

THENCE North 74 deg. 35 min. 43 sec. West, with the north line of the residue of said 86.00 acre tract, a distance of 398.20 feet to a 1/2" Iron Rod Found at the southeast corner of said 10.88 acre tract;

THENCE with the common line of said 49.92 acre tract and said 10.88 acre tract, the following courses and distances:

North 18 deg. 23 min. 09 sec. East, a distance of 740.50 feet to a 1/2" Iron Rod Found;

North 69 deg. 29 min. 33 sec. West, a distance of 335.07 feet to a 1/2" Iron Rod Found;

North 10 deg. 17 min. 16 sec. West, a distance of 291.95 feet to a 1/2" Iron Rod Found;

North 01 deg. 05 min. 59 sec. East, a distance of 122.95 feet to a 1/2" Iron Rod Found;

North 05 deg. 37 min. 07 sec. East, a distance of 728.11 feet to the POINT OF BEGINNING AND CONTAINING 50.37 ACRES OF LAND.

LEGEND

- Right-of-way Dedication
- Proposed Access Easement
- Overhead Electric Line
- Lot Lines
- County Road Centerline
- Proposed Easement
- Proposed Utility Easement
- Building set back (widths as stated in notes)
- IRF Iron Rod Found
- IRS Iron Rod Set
- U.E. Utility Easement

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: GRANGER RANCHES, LLC
 P.O. BOX 1249
 SAN MARCOS, TEXAS 78667
 (512) 396-5115

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

GRANGER RANCH BEING LOCATED IN THE J.C. BELL SURVEY, A-86, I. & G.N.R.R. CO. SURVEY, A-766 AND THE C. AKE SURVEY, A-32 WILLIAMSON COUNTY, TEXAS

DRAWN BY: SJ	SCALE: 1" = 200'
SURVEYED BY: SM	SHEET 1 OF 1
DATE: 09-30-2022	FILE NO. 2003-SUB-DWG
REVISED: 04-02-2024	REVISED: 01-28-2026
REVISED: 03-25-2025	REVISED: 02-16-2026
REVISED: 04-06-2025	REVISED: 02-23-2026
REVISED: 07-22-2025	REVISED: 03-03-2026
REVISED: 09-15-2025	

JDS SURVEYING, INC.
 PROFESSIONAL SURVEYING & MAPPING
 373 W. Main, Van, TX 75790 - Phone: (903) 963-2333

SUBMISSION DATE: June 17, 2025