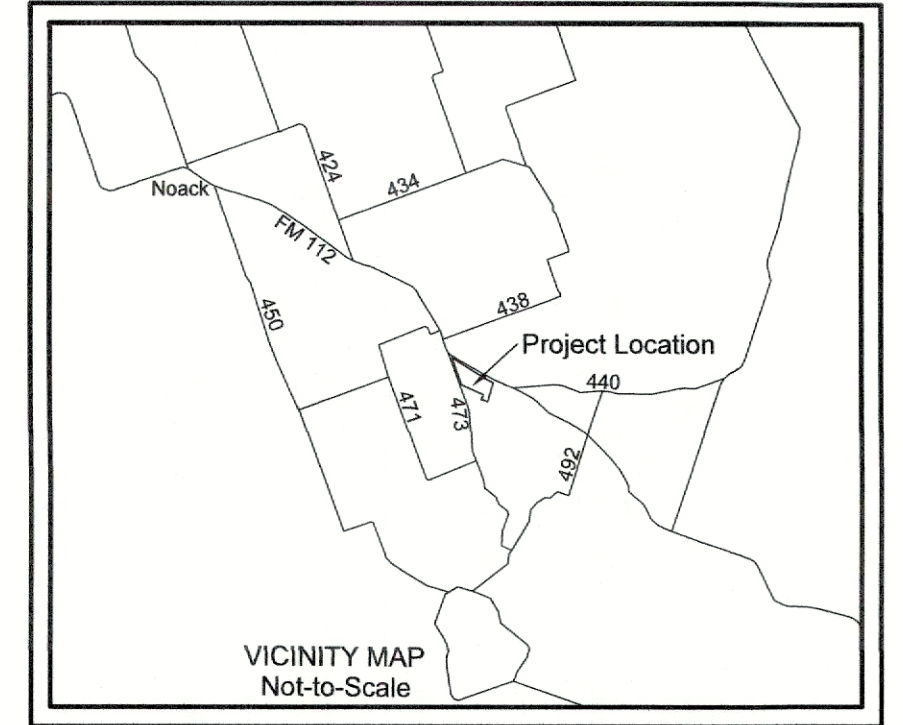


WILLIAMSON COUNTY, TEXAS

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'



VICINITY MAP
Not-to-Scale

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.

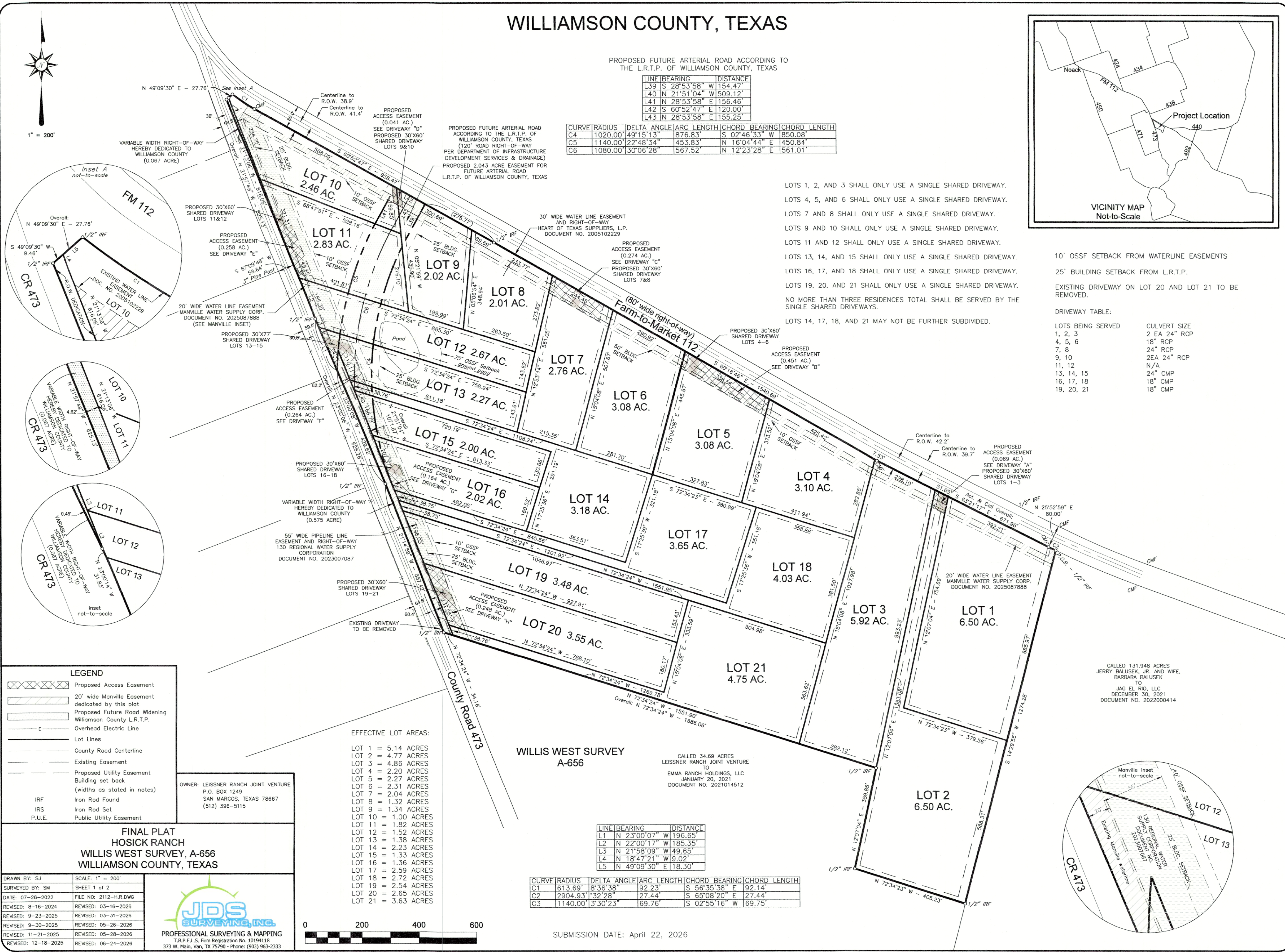
10' OSSF SETBACK FROM WATERLINE EASEMENTS

25' BUILDING SETBACK FROM L.R.T.P.

EXISTING DRIVEWAY ON LOT 20 AND LOT 21 TO BE REMOVED.

DRIVEWAY TABLE:

LOTS BEING SERVED	CULVERT SIZE
1, 2, 3	2 EA 24" RCP
4, 5, 6	18" RCP
7, 8	24" RCP
9, 10	2EA 24" RCP
11, 12	N/A
13, 14, 15	24" CMP
16, 17, 18	18" CMP
19, 20, 21	18" CMP



CALLLED 131.948 ACRES
JERRY BALUSEK, JR. AND WIFE,
BARBARA BALUSEK
TO
JAG EL RIO, LLC
DECEMBER 30, 2021
DOCUMENT NO. 2022000414

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'

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 = 1.52 ACRES
LOT 13 = 1.38 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

SUBMISSION DATE: April 22, 2026

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)
- Iron Rod Found
- Iron Rod Set
- P.U.E. Public Utility Easement

FINAL 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
SURVEYED BY: SM
DATE: 07-26-2022
REVISED: 8-16-2024
REVISED: 9-23-2025
REVISED: 9-30-2025
REVISED: 11-21-2025
REVISED: 12-18-2025

SCALE: 1" = 200'
SHEET 1 of 2
FILE NO: 2112-H.R.DWG
REVISED: 03-16-2026
REVISED: 03-31-2026
REVISED: 05-26-2026
REVISED: 05-28-2026
REVISED: 06-24-2026

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

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 1,586.06 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 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.

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, AUSTIN CRABILL, MANAGER 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 8th day of July, 2020.

LEISSNER RANCH JOINT VENTURE

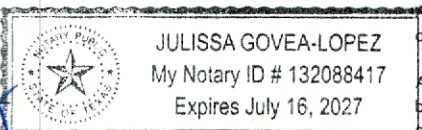
BY: Austin Crabill
AUSTIN CRABILL, MANAGER

STATE OF TEXAS
COUNTY OF Hays

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Austin Crabill 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 8 DAY OF July, 2020.

Julissa Govea-Lopez
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.

Adam D. Boatright
ADAM D. BOATRIGHT, PE
WILLIAMSON COUNTY ENGINEER

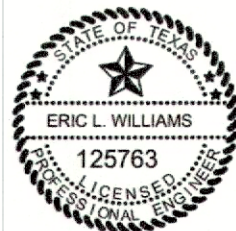
07/13/2020
DATE

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
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

7/6/26



I, CHRIS ELIZONDO, 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.

Chris Elizondo
CHRIS ELIZONDO, P.E., R.P.L.S.
DATE

CUATRO CONSULTANTS, LTD.
FIRM REGISTRATION NO. F-3524
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TX 78666
(512) 312-5040

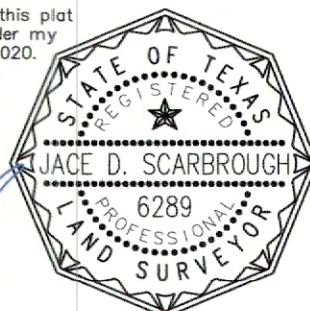


The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone - NAD 83)

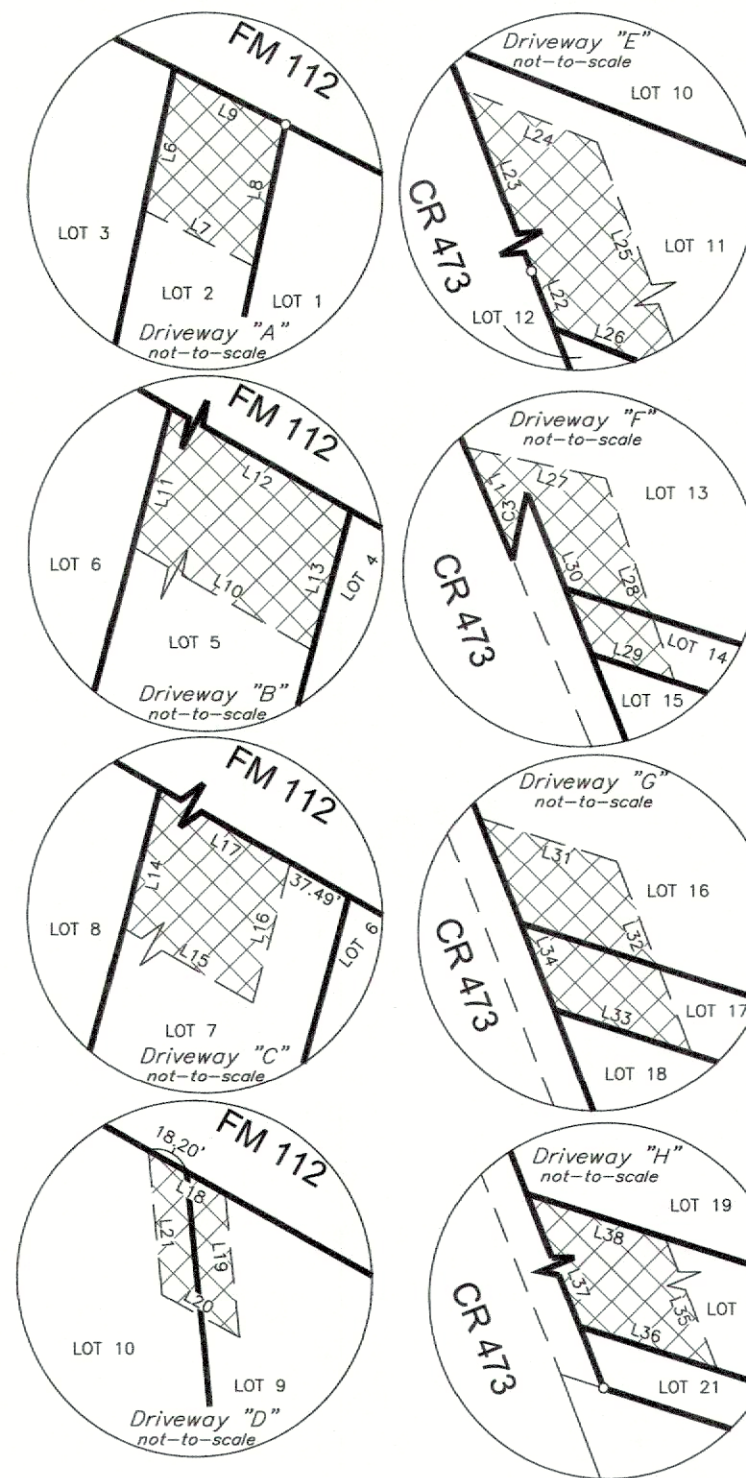
I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of December, 2020.

GIVEN UNDER MY HAND & SEAL, this the 24th day of June, 2026.

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



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" E	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'

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 8th DAY OF July, 2020 A.D.

Teresa Baker
TERESA BAKER
WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, STEVEN SNELL, 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.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHORIZATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__ A.D., AT ____ O'CLOCK, __M., AND DULY RECORDED THIS THE DAY OF _____, 20__ A.D., AT ____ O'CLOCK, __M., IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IN INSTRUMENT NO. _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

LEGEND

XXXXXX Proposed Access Easement
_____ Lot Lines

SURVEYOR: JDS SURVEYING, INC.
FIRM REGISTRATION NO. 10194118
373 W. MAIN
VAN, TEXAS 75790
(903) 963-2333

ENGINEER: CUATRO CONSULTANTS, LTD.
FIRM REGISTRATION NO. F-3524
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TX 78666
(512) 312-5040

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

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

DRAWN BY: SJ	SCALE: 1" = 200'
SURVEYED BY: SM	SHEET 2 of 2
DATE: 07-26-2022	FILE NO: 2112-H.R.DWG
REVISED: 8-16-2024	REVISED: 03-16-2026
REVISED: 9-23-2025	REVISED: 03-31-2026
REVISED: 9-30-2025	REVISED: 05-26-2026
REVISED: 11-21-2025	REVISED: 05-28-2026
REVISED: 12-18-2025	REVISED: 06-24-2026

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