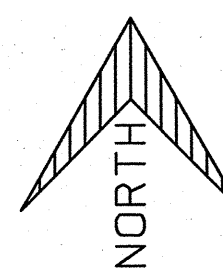
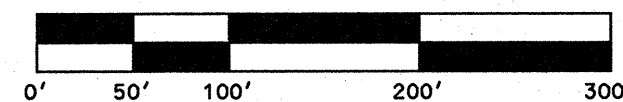


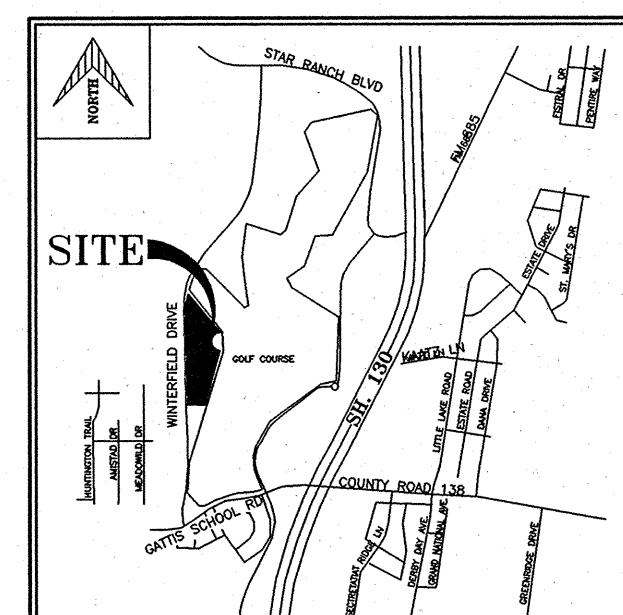
PRELIMINARY PLAT OF THE ESTATES AT STAR RANCH WILLIAMSON COUNTY, TEXAS



SCALE: 1" = 100'



BEARINGS BASED ON THE EAST RIGHT OF WAY
LINE OF WINTERFIELD DRIVE AS BEING N04°08'36"W.

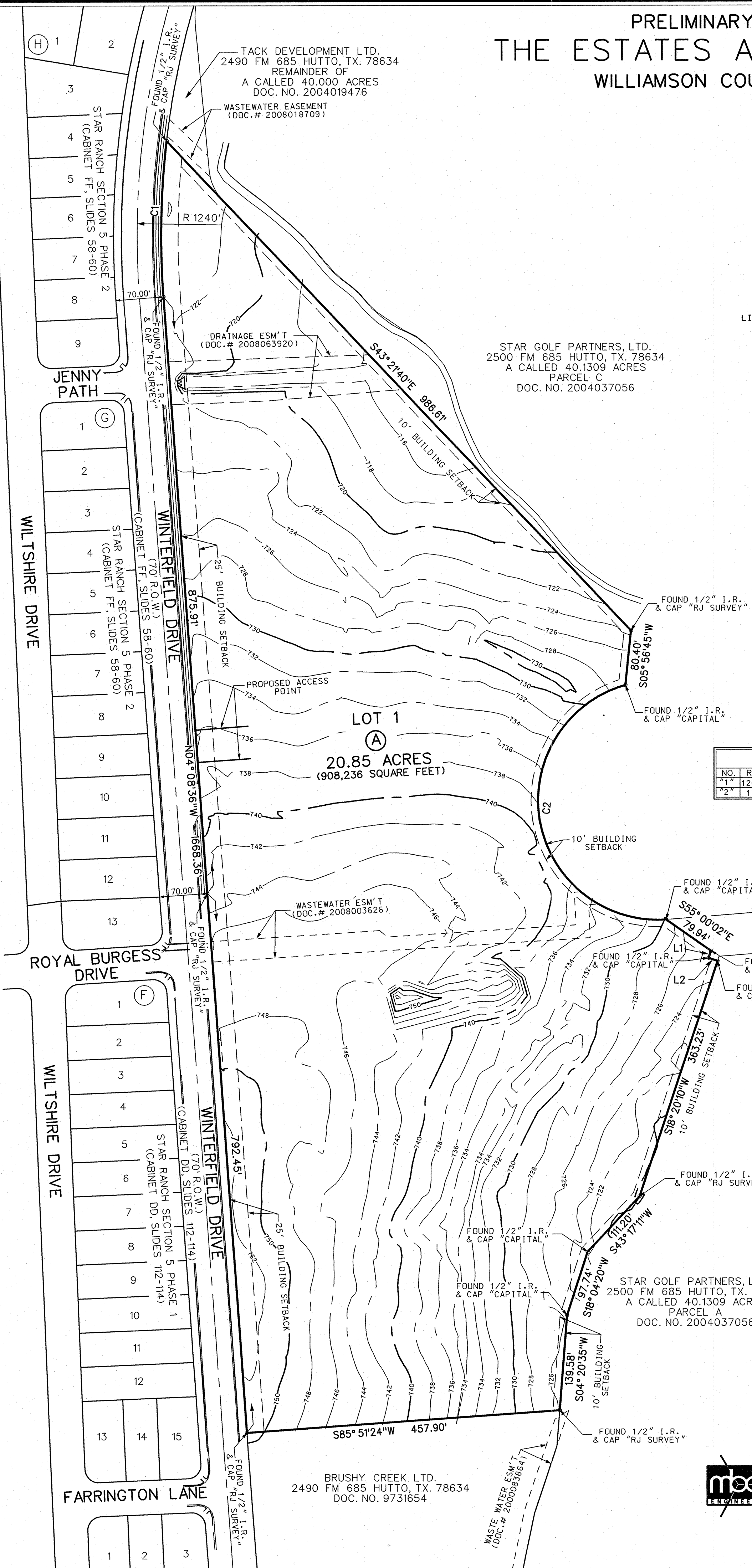


LOCATION MAP
SCALE 1"=2000'

| LEGEND | |
|--------|------------|
| (A) | BLOCK NAME |
| I.R. | IRON ROD |
| ESM'T | EASEMENT |

| CURVE DATA | | | | | | |
|------------|----------|------------|---------|-------------|-------------|------------|
| NO. | RADIUS | DELTA | TANGENT | LENGTH | CHORD BRG. | CHD. DIST. |
| "1" | 1205.00' | 10°51'35" | 114.54' | 228.39' | N01°17'11"E | 228.05' |
| "2" | 175.00' | 168°26'18" | 514.47' | S09°48'15"E | | 348.22' |

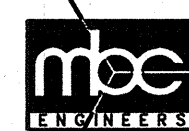
| LINE TABLE | | |
|------------|-------------|--------|
| NO. | BEARING | LENGTH |
| L1 | S17°50'23"W | 11.02' |
| L2 | S71°39'26"E | 13.76' |



IU MERGER SUB, INC.
9511 RR 620 AUSTIN, TX. 78726
CALLED 8.1604 ACRES
DOC. NO. 2002099050

STAR GOLF PARTNERS, LTD.
2500 FM 685 HUTTO, TX. 78634
A CALLED 40.1309 ACRES
PARCEL A
DOC. NO. 2004037056

BRUSHY CREEK LTD.
2490 FM 685 HUTTO, TX. 78634
DOC. NO. 9731654



MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Phone (210) 545-1122 Fax (210) 545-9302
www.mbcengineers.com

29997-WILLIAMSON
SHEET 1 OF 2
PREPARED JANUARY 20, 2009

PRELIMINARY PLAT OF
THE ESTATES AT STAR RANCH
WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS
DESCRIPTION OF

A 20.85 ACRE (908,236 SQUARE FEET) TRACT OF LAND OUT OF A CALLED 293.52 ACRE TRACT (THIRD TRACT) AS RECORDED IN DOCUMENT NO. 9731654 AND A PORTION OF A CALLED 40.0000 ACRE TRACT AS RECORDED IN DOCUMENT NO. 2004019476, OFFICIAL RECORDS OF WILLIAMSON COUNTY, SITUATED IN THE JAMES H. NEILEY SURVEY NO. 485, WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

BEGINNING: At a found 1/2" iron rod and cap "RJ Survey" at the northeast corner of the Winterfield Drive right-of-way (a 70.00 foot right-of-way as recorded in Cabinet DD, slides 112-114), said iron rod also marks the northeast corner of Star Ranch Section 5, Phase 1 Subdivision as recorded in Cabinet DD, slides 112-114 and the southeast corner of Star Ranch Section 5 Phase 2 Subdivision as recorded in Cabinet FF, slides 58-60;

THENCE: N 04°08'36" W, 875.91 feet, along and with the northeast right-of-way line of Winterfield Drive (a 70.00 foot right-of-way, as recorded in Cabinet FF, slides 58-60), to a found 1/2" iron rod and cap "RJ Survey" at the point of curvature of a curve to the right;

THENCE: 228.39 feet, along and with said right-of-way line and curve, having a central angle of 10°51'35", a radius of 1205.00 feet, a chord bearing of N 01°17'11" E and a chord distance of 228.05 feet to a found 1/2" iron rod and cap "RJ Survey" at a non-tangent point in the herein described curve;

THENCE: S 43°21'40" E, 986.61 feet, along and with a line of a called 40.1309 acre tract as recorded in Document No. 2004037056, to a found 1/2" iron rod and cap "RJ Survey";

THENCE: S 05°56'45" W, 80.40 feet, continuing along and with said 40.1309 acre tract line, to a found 1/2" iron rod and cap "Capital" at a non-tangent point in a curve to the left;

THENCE: 541.47 feet, along and with said 40.1309 tract line and curve, having a central angle of 168°26'18", a radius of 175.00 feet, a chord bearing of S 09°48'15" E and a chord distance of 348.22 feet to a found 1/2" iron rod and cap "Capital" at a non-tangent point in the herein described curve, said iron rod also marks a corner of a called 8.1604 acre tract as recorded in Document No. 2002099050;

THENCE: S 55°00'02" E, 79.94 feet along and with said 8.1604 acre tract line, to a found 1/2" iron rod and cap "Capital";

THENCE: S 17°50'23" W, 11.02 feet, continuing along and with said 8.1604 acre tract line, to a found 1/2" iron rod and cap "Capital";

THENCE: S 71°39'26" E, 13.76 feet, continuing along and with said 8.1604 acre tract line to a found 1/2" iron rod and cap "Capital" at a common corner of a called 43.5796 acre tract as recorded in Document No. 2004037056;

THENCE: S 18°20'10" W, 363.23 feet, along and with said 43.5796 acre tract line, to a found 1/2" iron rod and cap "RJ Survey";

THENCE: S 43°17'11" W, 111.20 feet, continuing along and with said 43.5796 acre tract line, to a found 1/2" iron rod and cap "RJ Survey";

THENCE: S 18°04'20" W, 97.74 feet, continuing along and with said 43.5796 acre tract line, to a found 1/2" iron rod and cap "RJ Survey";

THENCE: S 04°20'35" W, 139.85 feet, continuing along and with said 43.5796 acre tract line, to a found 1/2" iron rod and cap "RJ Survey";

THENCE: S 85°51'24" W, 457.90 feet to a found 1/2" iron rod and cap "RJ Survey" in the east right-of-way line of the aforementioned Winterfield Drive;

THENCE: N 04°08'36" W, 792.45 feet, along and with said right-of-way line, to the POINT OF BEGINNING.

OWNER/DEVELOPER:
WESTERN RIM INVESTORS 2008-4,L.P.
601 CANYON DR. #101
COPPELL, TEXAS 75019
PH: (972) 471-8722
FAX: (972) 471-8789

Lien Free Right-of-Way

The all public roadways and easements as created by this plat are free of liens.

Owner's Responsibilities

In approving this plat by the Commissioners' Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.

Road Widening Easements

Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until a road or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road.

The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the county, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the county and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.

GENERAL NOTES:

- 1.) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD "ZONE X" (UNSHADED) ON MAP NUMBER 48491C0515E, DATED SEPTEMBER 26, 2008 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

FLOOD ZONE DEFINITION (FOR MORE DETAILED DEFINITION, PLEASE CONSULT FLOOD MAP):

ZONE X (UNSHADED)- AREAS OUTSIDE 500-YEAR FLOODPLAIN.

- 2.) PLAT ESTABLISHING ONE (1) NON-SINGLE FAMILY LOT.
- 3.) WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT #3 - MANVILLE WATER.
- 4.) SIDEWALKS WILL BE CONSTRUCTED ALONG WINTERFIELD DRIVE FRONTAGE AS REQUIRED BY ORDINANCE

NOTES

"This tract is not located within the Edwards Aquifer Recharge Zone"

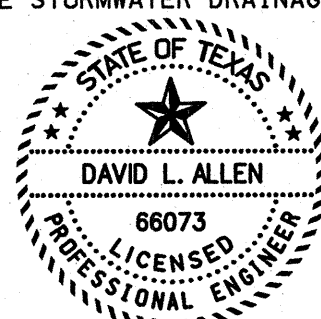
"No structure or land on this plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE application to the Williamson County Flood Plain Administrator."

"No lot within this subdivision is encroached by any Special Flood Hazard Areas inundated by 100-year floods as identified by the Federal Emergency Management Agency Boundary Map (Flood Insurance Rate Map), Number 48491C0515E."

STATE OF TEXAS
COUNTY OF WILLIAMSON

I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS.

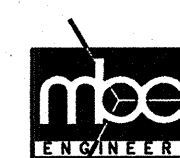
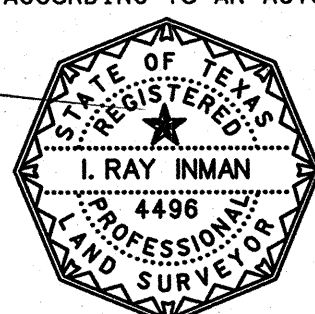
DAVID L. ALLEN
REGISTERED PROFESSIONAL ENGINEER NO. 66073



STATE OF TEXAS
COUNTY OF WILLIAMSON

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

I. RAY INMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4496



MACINA, BOSE, COPELAND & ASSOCIATES, INC.

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29997-WILLIAMSON
SHEET 2 OF 2
PREPARED JANUARY 20, 2009