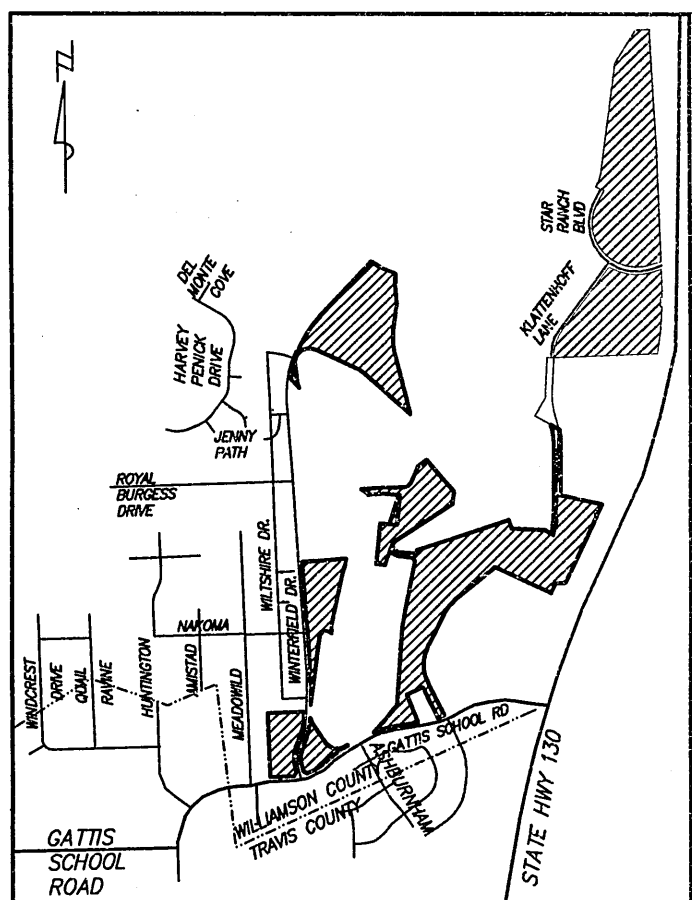
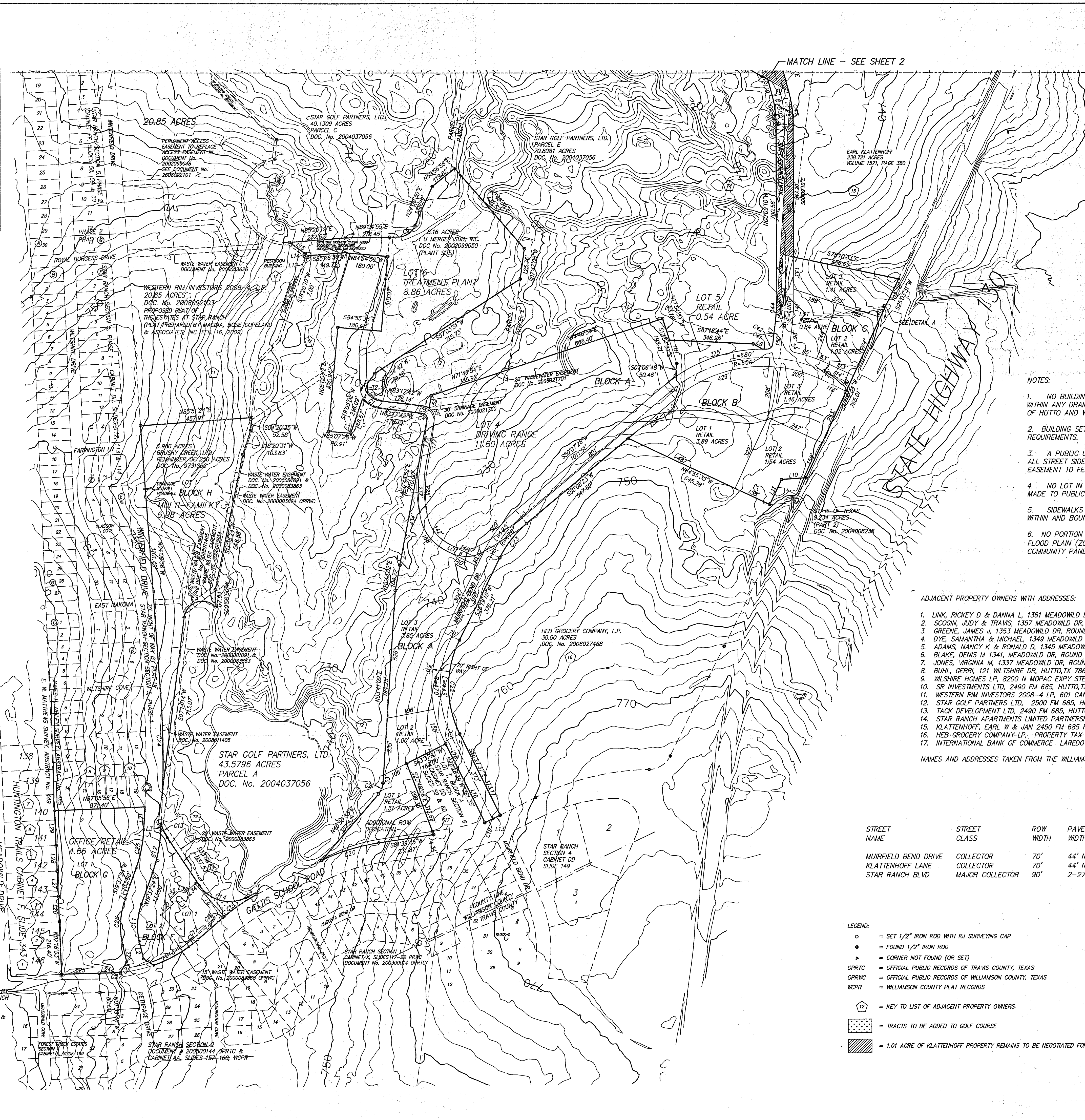




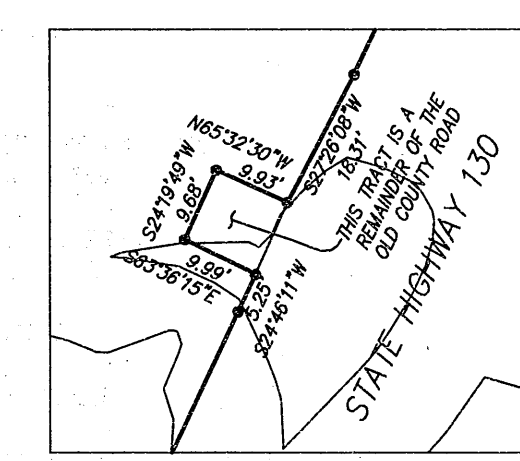
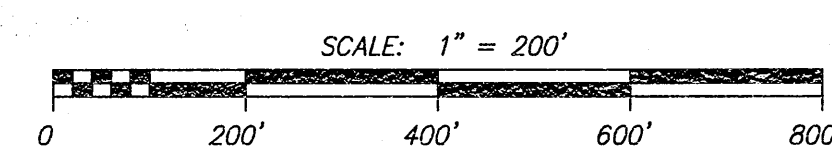
LOCATION MAP
SCALE: 1" = 2000'
= AREAS INCLUDED IN THIS PRELIMINARY PLAT REVISION No. 1

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STAR RANCH COMMERCIAL (REVISION No. 1)

WILLIAMSON COUNTY, TEXAS



NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO AND WILLIAMSON COUNTY.
2. BUILDING SETBACKS SHALL CONFORM WITH THE CITY OF HUTTO ZONING REQUIREMENTS.
3. A PUBLIC UTILITY EASEMENT TEN FOOT WIDE ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES WILL BE DEDICATED. A PUBLIC UTILITY EASEMENT 10 FEET WIDE WILL BE DEDICATED ALONG ALL REAR LOT LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
6. NO PORTION OF THIS PROPERTY LIES WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN (ZONE A) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008.

ADJACENT PROPERTY OWNERS WITH ADDRESSES:

1. LINK, RICKEY D & DANNIA L, 1361 MEADOWILD DR, ROUND ROCK, TX 78664-9322
2. SCOGIN, JUDY & TRAVIS, 1357 MEADOWILD DR, ROUND ROCK, TX 78664
3. GREENE, JAMES J, 1353 MEADOWILD DR, ROUND ROCK, TX 78664
4. DYE, SAMANTHA & MICHAEL, 1349 MEADOWILD DR, ROUND ROCK, TX 78664
5. ADAMS, NANCY K & RONALD D, 1345 MEADOWILD DR, ROUND ROCK, TX 78664
6. BLAKE, DENIS M, 1341 MEADOWILD DR, ROUND ROCK, TX 78664
7. JONES, VIRGINIA M, 1337 MEADOWILD DR, ROUND ROCK, TX 78664
8. BUHL, GERRI, 121 WILSHIRE DR, HUTTO, TX 78634
9. WILSHIRE HOMES LP, 8200 W MOFAC EXPY, STE #300, AUSTIN, TX 78759
10. SR INVESTMENTS LTD, 2490 FM 685, HUTTO, TX 78634
11. WESTERN RIM INVESTORS 2008-4 LP, 601 CANYON DR STE #101, COPPELL, TX 75019-3859
12. STAR GOLF PARTNERS LTD, 2500 FM 685, HUTTO, TX 78634
13. TACK DEVELOPMENT LTD, 2490 FM 685, HUTTO, TX 78634
14. STAR RANCH APARTMENTS LIMITED PARTNERSHIP, 2001 BRYAN ST STE #3700, DALLAS, TX 75201
15. KLATTENHOFF, EARL W & JAN 2450 FM 685 HUTTO, TX 78634
16. HEB GROCERY COMPANY LP, PROPERTY TAX DEPT PO BOX 839999, SAN ANTONIO, TX 78283
17. INTERNATIONAL BANK OF COMMERCE LAREDO TEXAS, ROBERT B BARNES 816 CONGRESS AVE, AUSTIN, TX 78701

NAMES AND ADDRESSES TAKEN FROM THE WILLIAMSON COUNTY TAX ASSESSOR WEB SITE

STREET NAME	STREET CLASS	ROW WIDTH	PAVEMENT WIDTH	DESIGN SPEED	LINEAR FEET
MURFIELD BEND DRIVE	COLLECTOR	70'	44' NO MEDIAN	35 MPH	2973
KLATTENHOFF LANE	COLLECTOR	70'	44' NO MEDIAN	35 MPH	2957
STAR RANCH BLVD	MAJOR COLLECTOR	90'	2-27' LANES & 16' MEDIAN	35 MPH	1343

LEGEND:

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = FOUND 1/2" IRON ROD
- ▲ = CORNER NOT FOUND (OR SET)
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- WCPR = WILLIAMSON COUNTY PLAT RECORDS
- 12 = KEY TO LIST OF ADJACENT PROPERTY OWNERS
- ▨ = TRACTS TO BE ADDED TO GOLF COURSE
- ▨ = 1.01 ACRE OF KLATTENHOFF PROPERTY REMAINS TO BE NEGOTIATED FOR FUTURE RIGHT OF WAY

LAND USE SUMMARY

BLOCK A		
LOT	USE	ACREAGE
1	RETAIL	1.51
2	RETAIL	1.00
3	RETAIL	3.85
4	DRIVING RANGE	11.60
5	RETAIL	0.54
6	TREATMENT PLANT	8.86
ADDITIONAL RIGHT OF WAY		0.13
BLOCK B		
1	RETAIL	3.89
2	RETAIL	1.54
3	RETAIL	1.46
BLOCK C		
1	RETAIL	0.84
2	RETAIL	1.02
3	RETAIL	1.41
4	RETAIL	18.14
BLOCK D		
1	RETAIL	0.43
BLOCK E		
1	HOTEL/RETAIL	14.95
2	MULTIFAMILY	11.42
BLOCK F		
1	AMENITY AREA	0.81
2	OFFICE/RETAIL	1.57
3	GOLF COURSE	0.14
BLOCK G		
1	OFFICE/RETAIL	4.66
BLOCK H		
1	MULTI-FAMILY	6.98
BLOCK I		
1	GARDEN HOMES	19.05
2	GOLF COURSE	0.26
RIGHT OF WAY ACREAGE		
STAR RANCH BOULEVARD:		2.74
MURFIELD BEND DRIVE:		4.78
KLATTENHOFF LANE:		2.95
TOTAL AREA THIS PLAN:		126.53

PROJECT PROPERTY OWNERS:

- TACK DEVELOPMENT LTD
2490 FM 685
HUTTO, TX 78634
- BRUSHY CREEK LTD
2490 FM 685
HUTTO, TX 78634
- STAR GOLF PARTNERS LTD,
2500 FM 685,
HUTTO, TX 78634
- STAR RANCH COMMUNITY INC
11149 RESEARCH STE 100
AUSTIN, TX 78759-5227
- IU MERGER SUB INC
12335 REED RD
SUGAR LAND, TX 77478
- ATTN: TIMMERMAN
512-306-0500
512-306-0502 FAX

DATE: JULY 22, 2009

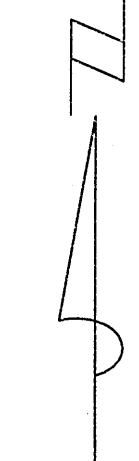
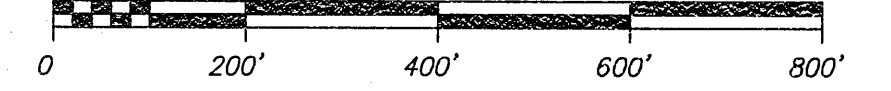
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

STAR RANCH COMMERCIAL
(REVISION No. 1)

WILLAMSON COUNTY, TEXAS

SCALE: 1" = 200'



STAR RANCH SECTION 7
PRELIMINARY PLAT

STATE HIGHWAY 130

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.58'	N58°07'01"W
L2	74.33'	N13°07'01"W
L3	28.30'	N02°32'48"E
L4	47.35'	N64°02'18"E
L5	7.29'	S27°44'40"E
L6	136.46'	S49°00'11"W
L7	173.10'	N40°54'13"W
L8	42.96'	S60°29'52"E
L9	181.27'	S41°17'44"E
L10	101.65'	S86°04'05"W
L11	114.37'	S26°05'01"W
L12	13.78'	N71°39'28"W
L13	32.56'	S63°38'28"E
L14	11.02'	N17°50'23"E
L15	79.94'	N55°00'02"W
L16	250.50'	N26°28'39"W
L17	93.15'	N06°32'51"E
L18	110.84'	N26°28'39"W
L19	72.78'	N14°34'11"W
L20	26.66'	N60°01'05"W
L21	92.97'	S02°52'46"W
L22	71.36'	S13°07'01"E
L23	50.09'	S31°52'59"W
L24	55.26'	S88°20'12"W
L25	155.17'	S88°20'13"W
L26	104.91'	N02°38'51"W
L27	104.15'	N02°38'51"W
L28	104.60'	N02°25'22"W
L29	142.67'	N02°23'43"W
L30	68.49'	N47°08'56"E
L31	22.05'	N42°51'04"W
L32	51.48'	N47°08'56"E
L33	26.81'	N74°02'31"W
L34	56.65'	N47°08'56"E
L39	161.02'	N59°58'44"W
L40	85.15'	N30°01'13"E
L41	131.07'	N29°25'28"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	85.41	115.00	42°33'04"	N62°01'10"W	83.46	44.78
C2	81.92	85.00	55°31'19"	S55°41'03"E	78.79	44.46
C3	167.06	75.00	127°37'18"	S71°02'53"W	134.60	152.49
C4	32.82	20.00	94°01'35"	S36°16'55"E	29.26	21.46
C5	24.09	50.00	27°36'16"	S89°29'34"E	23.86	12.28
C6	86.05	78.74	64°14'44"	N55°23'03"E	81.61	48.18
C11	155.00	271.25	32°42'26"	N02°15'12"E	152.90	79.68
C12	181.19	620.00	16°44'39"	N11°15'05"E	180.54	91.24
C13	62.73	175.00	20°32'19"	S23°42'36"E	62.40	31.71
C14	214.81	150.00	82°03'04"	S78°03'11"E	196.92	130.51
C15	162.33	740.00	12°34'08"	S55°52'21"W	162.01	81.49
C16	7.55	740.00	0°35'06"	S49°17'44"W	7.55	3.78
C17	47.09	560.00	4°49'06"	S31°24'44"W	47.08	23.56
C18	165.40	560.00	16°52'21"	S21°16'59"W	164.80	83.31
C19	37.47	560.00	3°50'00"	S65°11'31"W	37.46	18.74
C20	242.53	820.00	16°56'46"	S73°11'22"W	241.64	122.16
C21	48.92	75.00	37°22'27"	N22°27'48"E	48.06	25.37
C22	400.63	435.00	52°46'08"	N00°04'28"W	386.62	215.79
C23	182.74	435.00	23°49'24"	N38°11'40"E	179.45	91.70
C24	385.68	3795.00	5°59'26"	N01°09'33"W	385.56	198.02
C25	180.73	550.00	16°44'39"	S11°15'05"W	180.16	80.94
C26	195.00	341.25	32°44'26"	S03°15'12"W	192.36	100.24
C27	31.07	560.00	3°10'44"	S06°44'49"W	31.07	15.54
C29	70.42	1555.00	2°35'41"	S41°08'38"W	70.42	35.22
C30	751.33	1205.00	35°43'28"	S24°34'45"W	739.22	388.33
C34	268.20	465.00	33°02'46"	N19°16'37"E	264.49	137.94
C35	36.56	25.00	63°02'00"	N07°41'59"E	33.39	22.43
C36	450.44	540.00	47°47'34"	S24°17'48"E	437.49	238.25
C37	1064.97	460.00	132°38'57"	N41°52'07"W	842.57	1049.13
C38	134.74	455.00	16°58'03"	N15°58'20"E	134.25	67.87
C40	504.65	3341.42	8°39'12"	S05°17'57"W	504.17	252.81
C41	17.31	635.00	1°33'41"	S89°26'53"E	17.30	8.65
C42	36.99	25.00	84°47'07"	N48°56'24"E	33.71	22.82
C44	112.85	965.00	6°42'00"	N03°11'50"E	112.78	56.49
C45	117.01	465.00	14°25'02"	N07°21'41"W	116.70	58.81
C46	27.74	535.00	2°58'16"	N01°11'06"E	27.74	13.87
C47	114.18	535.00	12°13'39"	S06°15'59"E	113.96	57.31

DATE: JULY 22, 2009
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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MATCH LINE - SEE SHEET 1