



AMENDED PLAT OF STAR RANCH COMMERCIAL LOT 1 BLOCK D

22.65 ACRES OUT OF THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 & THE N.D. WALLING SURVEY, ABSTRACT NO. 675, WILLIAMSON COUNTY. TEXAS

OWNER'S CERTIFICATION:

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS;

Star Ranch Apartments Limited Partnership acting herein by and through SCA 108 Development 2008 GP LLC, a Delaware Limited Liability Company, its General Partner Timmothy J. Hogan Vice President, Construction, being the owner of 22.654 acres of land out of the N.D. Walling Survey, Abstract No. 675 and the James Neiley Survey Abstract No. 485, Williamson County, Texas, as conveyed by deed recorded in Document No. 2008010594, Official Public Records Williamson County, Texas does hereby subdivide 22.65 described hereon and does hereby dedicate to the public the easements as shown hereon, unless otherwise indicated, as per Chapter 212, of the Texas Local Government Code, in this plat to be known AMENDED PLAT OF STAR RANCH COMMERCIAL LOT 1 BLOCK D. It is the responsibility of the owner(s), not the County, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, state Aquifer Relulations, and Municipal Watershed ordinances.

TIMOTHY J. HOSANVice Presi Star Ranch Apartments Limited Partnership By: SCA 108 Development 2008 GP LLC, a Delaware Limited Liability Company its General Partner

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS;

Refore me, the undersigned authority, on this day personally appeared . known to me to be the person whose known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein

GIVEN UNDER MY HAND AND SEAL of office this the

Notary Public in and for the State of Texas

CHERYL BROWN letery Public, State of Texas My Commission Expires July 21, 2010

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS

COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, Clyde C. Castleberry Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, or roads in place except as shown on the accompanying plat, and that the corner monuments shown thereon were placed under my supervision in accordance with the Subdivision Regulations of Williamson County, Texas.

Clyde C. Registered Professional Land Surveyor No. 4835 State of Texas



ENGINEER'S CERTIFICATION

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS;

No portion of this tract is within the boundaries of the 100—year flood plain as indicated on the Federal Flood Insurance Administration, FIRM Panel No. 48491C0335 C, dated September 27, 1991, for Travis County, Texas and the drainage easements contain the 100 year - storm. This tract is not located within the Edwards Aquifer Recharge Zone.

Registered Professional Engineer No. 55253

State of Texas Paper Dawson Engineers, Inc. 7800 Shoal Creek Blvd. James A. Huffcut, Jf

PERIMETER FIELD NOTES

22.65 ACRES

All that certain tract or parcel of land, being 22.65 acres out of the James Neiley Survey, Abstract No. 485 and the N.D. Walling Survey, Abstract No. 675 situated in Williamson County, Texas, and being that same tract described as 22.654 No. 2008 and the Star Banch Apartments Limited Barthardin detail February 8, 2008 and to Star Ranch Apartments Limited Partnership, dated February 8, 2008 and recorded as Document No. 2008010594 Official Public Records Williamson County, Texas.

Beginning at a $\frac{1}{2}$ " iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found in the west line of said Star Ranch Apartments tract and this tract for the northeast corner of that tract described as Parcel E, 70.8081 acres and the southeast corner of that tract described as Parcel D, 26.2193 acres in a Special Warranty Deed granted to Star Golf Partners, Ltd., dated March 31, 2004 and recorded as Document No. 2004025746 said official public records from which a 1" iron pipe found for the most northerly northeast corner of that tract described as Tract 2, 48.8642 acres in a Warranty Deed with Vendor's Lien granted to Tack Development, Ltd., dated April 4, 2003 and recorded as Document No. 2003031850 said official public records bears N 87'24'03" E 253.04 feet to a ½" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." for the southeast corner of that tract described as Tract 2, 2.2107 acres in a Warranty Deed granted to Tack Development, Ltd., dated March 3, 2004 and recorded as Document No. 2004019476 said official public records and N 88'26'56" E 229.77 feet;

THENCE: N 24°27'21" E 569.96 feet with the east line of said Parcel D, Star Golf Partners tract and the west line of Star Ranch Apartments tract and this tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set for the most northerly corner of said Star Ranch Apartments tract and this tract from which a ½" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found in the west line of that tract described as 325.34 acres in a Special Warranty Deed with Vendor's Lien granted to Tack Development, Ltd. and Nimbus Development, LLC., dated March 1, 2006 and recorded as Document No. 2006017068 said official public records bears N 24'27'21" E 284.91 feet;

THENCE: 684.84 feet across said 2.2107 acre Tack Development tract and said 325.34 acre Tack Development & Nimbus Development tract, with the east line of this tract and with the west line of the remainder of said 48.8642 acre Tack Development tract along a curve to the left, (Δ =72°39'51", r=540.00 feet, Ic bears S 11°52'34" E 639.86 feet), to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set,

THENCE: continuing with the west line of the remainder of said 48.8642 acre Tack Development tract and the east line of said Star Ranch Apartments tract and this tract the following seven (7) courses:

1. 36.66 feet along a curve to the right, (Δ =84°00'29", r=25.00 feet, Ic bears S 06°12'15" E 33.46 feet), to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set,

2. S $35^{\circ}47^{\circ}59^{\circ}$ W 817.02 feet to a $\frac{1}{2}^{\circ}$ iron pin with a yellow plastic cap inscribed "CS, LTD" set,

3. 308.57 feet along a curve to the left, ($\triangle=33^{\circ}02'46$ ", r=535.00 feet, lc bears S 19°16'36" W 304.31 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set, 4. S 02°45'14" W 433.20 feet to a 1/2" iron pin with a yellow plastic cap

inscribed "CS, LTD" set, 5. 28.52 feet along a curve to the right, (Δ =03°03'16", r=535.00 feet, Ic bears S 00°58'35" W 28.52 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set,

6. S 29°26'04" W 131.15 feet to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set,

7. S $29^{\circ}59'03''$ W 85.17 feet to a 1/2'' iron pin with a yellow plastic cap inscribed "CS, LTD" set in the east line of said Parcel E, Star Golf Partners tract for the southeast corner of said Star Ranch Apartments tract and this tract from which a ½" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found for an angle point in the east line of said Star Ranch Golf tract bears S 60°00'14" E 294.33 feet;

THENCE: with the east line of said Parcel E, Star Golf Partners tract and the south line of said Star Ranch Apartments tract and this tract in the following two (2) courses:

1. N 60°00'14" W 370.61 feet to a ½" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found,

2. N 47°58'43" W 553.35 feet to a ½" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found for the southwest corner of said 48.8642 acre Tack Development tract and this tract;

THENCE: with the west line of said Star Ranch Apartment tract and this tract and continuing with the east line of said Parcel E, Star Golf Partners tract in the following five (5) courses:

1. N 49°09'47" E 488.42 feet to a ½" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found,

2. N 18'33'37" E 497.11 feet to a 1/2" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found,

3. S 69°10'32" E 174.06 feet to a ½" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found,

5. N 26°20'09" E 426.27 feet to the point of Beginning.

4. 221.21 feet along a curve to the left, (Δ =84°29'48", r=150.00 feet, lc

bears N 68°42'47" E 201.70 feet), to a ½" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found,

Suite 220 West Austin, Texas 78757 (512) 454-8711



REVISIONS					
NO.		DATE RECEIVED	DATE RESUBMITTED		
1	CITY OF HUTTO REVISIONS	11/13/2009			
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Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628 (512) 930—1600/(512) 930—9389 fax www.castleberrysurveying.com

STAR RANCH COMMERCIAL LOT 1 BLOCK D

22.65 ACRES OUT OF THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 & THE N.D. WALLING SURVEY, ABSTRACT NO. 675, WILLIAMSON COUNTY, TEXAS

COMMISSIONER'S COURT APPROVAL

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 or maintain 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

WILLIAMSON	COUNTY	911	ADDRESSING:

Road name and address assignments verified this 26 day of April 2010 A.D. Williamson County Address Coordinator

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, Dan A. Gattis, County Judge of Williamson County, Texas, do hereby certify that this map or plat with field notes hereon, that a subdivision having been fully represented to the Commissioner's Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Dan A. Gattis, County Judge Williamson County, Texas

APPROVED

SIGNED

HEALTH DISTRICT:

Based on the representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plat as represented by said Engineer or Surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County, The Williamson County Flood Plain Regulations, and the Williamson County On-site Sewerage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. The Williamson County and Cities Health District and Williamson County disclaims 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.

Stem Silver AS, ES, DS6592

ASSISTANT
Director of Environmental Services

HUTTO DEVELOPMENT SERVICES:

ubdivision is located within the Extra Territorial Jurisdiction of the City of Hutto, this day of _______ 20_12 A.D.

City of Hutto, Texas

MAYOR'S APPROVAL:

STATE OF TEXAS COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I hereby certify that the plat hereon on the 17 day of December 2007 A.D. has been approved by the City Council of Hutto, Texas. The County Clerk of Williamson county is hereby authorized to accept this plat for filing.

REVISIONS DATE RESUBMITTED NO. DATE RECEIVED CITY OF HUTTO REVISIONS 11/13/2009

PLAT NOTES:

- 1. No building, fencing, landscaping or structures are allowed within any drainage easement unless expressly permitted by Williamson County.
- 2. A 10 foot PUE is dedicated on each side of all side and rear lot lines and along the frontage of all public roadways.
- 3. No lot in this subdivision shall be occupied until connection is made to public water and wastewater facilities adequate to serve the development.
- 4. Street lighting in accordance with City ordinances shall be provided by the developer at time of street construction.
- 5. Sidewalks meeting City of Hutto regulations shall be constructed on each side of each street within the subdivision.
- 6. The developer shall provide for the construction of sidewalks on both sides of all streets in the subdivision.
- 7. All lots in this subdivision are restricted to multi-family residential use unless otherwise noted on the plat.
- 8. The Basis of Bearings of the survey is Texas State Plane Coordinate System (Central Zone)
- 9. The boundary information shown hereon is based on an on the ground survey completed by Castleberry Surveying, Ltd., during the month of May, 2007.
- 10. Benchmark located at concrete monument found at the most westerly corner of subject tract with Elevation 681.71 feet at coordinates shown.
- WC-WSIDD#3. 12. No structure of land on this survey shall hereafter be located or altered without first submitting a certificate of compliance application

form to the Williamson County Floodplain Administration.

11. Water and sewer service for this subdivision will be provided by

COUNTY CLERK'S APPROVAL:

STATE OF TEXAS

COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ____ day of _____, 20___ A. D., at ____ o'clock ____, M., and duly recorded this ____ day of _____, 20___ A. D., at ____ o'clock ____, N. , in the Plat Records of said County in Cabinet _____, Slide

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 Rister Clerk of Williamson County

Deputy

William Wehling

	Castleberry Surveying, Ltd.
7	3613 Williams Drive, Suite 903 — Georgetown, Texas 78628 (512) 930—1600/(512) 930—9389 fax www.castleberrysurveying.com

SHEET