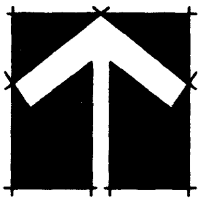


AMENDED PLAT OF STAR RANCH COMMERCIAL LOT 1 BLOCK D

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



GRAPHIC SCALE



Scale: 1" = 100'

BEARINGS CITED HEREON BASED ON GRID
NORTH, TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE NAD83(93).

THE NORTHEAST CORNER OF THE
JAMES H. NEILEY SURVEY, ABSTRACT
No. 485 BEARS N 07°30'50" E
APPROXIMATELY 1213.3'

(26.2193 AC.)
PARCEL "D"
STAR GOLF PARTNERS LTD.
#2004025746 O.P.R.W.C.

TURNAROUND EASEMENT
DOC. #2008088985
O.P.R.W.C.

OWNER/SUBDIVIDER:

STAR RANCH APARTMENTS LIMITED PARTNERSHIP
4301 WESTBANK DRIVE BLDG. B
SUITE 230
AUSTIN, TEXAS 78746

SURVEYOR:

CASTLEBERRY SURVEYING, INC.
3613 WILLIAMS DRIVE, STE. 903
GEORGETOWN, TEXAS 78628
(512) 930-1600

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

LAND USE:

TOTAL ACREAGE:	22.65
TOTAL NO. BLOCKS:	1
TOTAL MULTIFAMILY (MF1) LOTS (LOT 1, BLOCK "D"--22.65 ACRES):	1

LEGAL DESCRIPTION:

STAR RANCH - 22.65 ACRES

All that certain tract or parcel of land, 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 all that same tract or parcel of land described as 22.654 acres in a Special Warranty Deed granted to Star Ranch Apartments Limited Partnership, recorded in Document No. 2008010594 Official Public Records Williamson County, Texas.

All of 22.65 Acres out of the James H. Neiley Survey, Abstract No. 485 & the N.D. Walling Survey, Abstract No. 675 situated in Williamson County, Texas. Also known as Final Plat of Star Ranch Commercial Lot 1, Block D, Recorded as Cabinet FF; Slide 199 Official Public Records of Williamson County, Texas.

POINT OF BEGINNING

CONC. MONUMENT FOUND
N: 10162550.205'
E: 3163984.998'
EL: 681.71'
BEARS S 24°5'24" E
7.12' FROM FOUND IRON PIN

22.65 ACRES
AMENDED PLAT

(70.8081 AC.)
PARCEL "E"
2500 FM 685, HUTTO, TX 78634
STAR GOLF PARTNERS LTD.
#2004025746 O.P.R.W.C.

(22.654 AC.)
STAR RANCH APARTMENTS LIMITED
PARTNERSHIP
2001 BRYAN ST. STE. 3700 DALLAS,
TEXAS #2008010594 O.P.R.W.C.

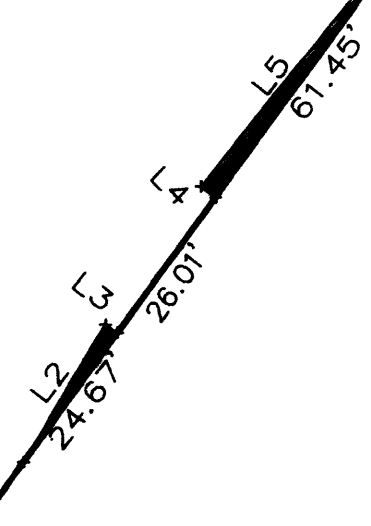
(325.34 AC.)
TRACT 2
TACK DEVELOPMENT LTD.
PO BOX 163061, AUSTIN, TX 78716
& NIMBUS MTN. DEVELOPMENT, LLC.
#2006017068 O.P.R.W.C.

(48.8642 AC.)
TRACT 2
TACK DEVELOPMENT LTD.
PO BOX 163061 AUSTIN, TX 78716
#2003031850 O.P.R.W.C.

(48.8642 AC.)
TRACT 2
PO BOX 163061
AUSTIN, TX 78716
TACK DEVELOPMENT
LTD.
#2003031850
O.P.R.W.C.

STATE HIGHWAY 130

SITE LINE EASEMENTS
DETAIL A
NO SCALE



LOT 1

©

SHEET 1
SHEET 2

MATCH LINE

30' BUILD LINE

30' BUILD LINE

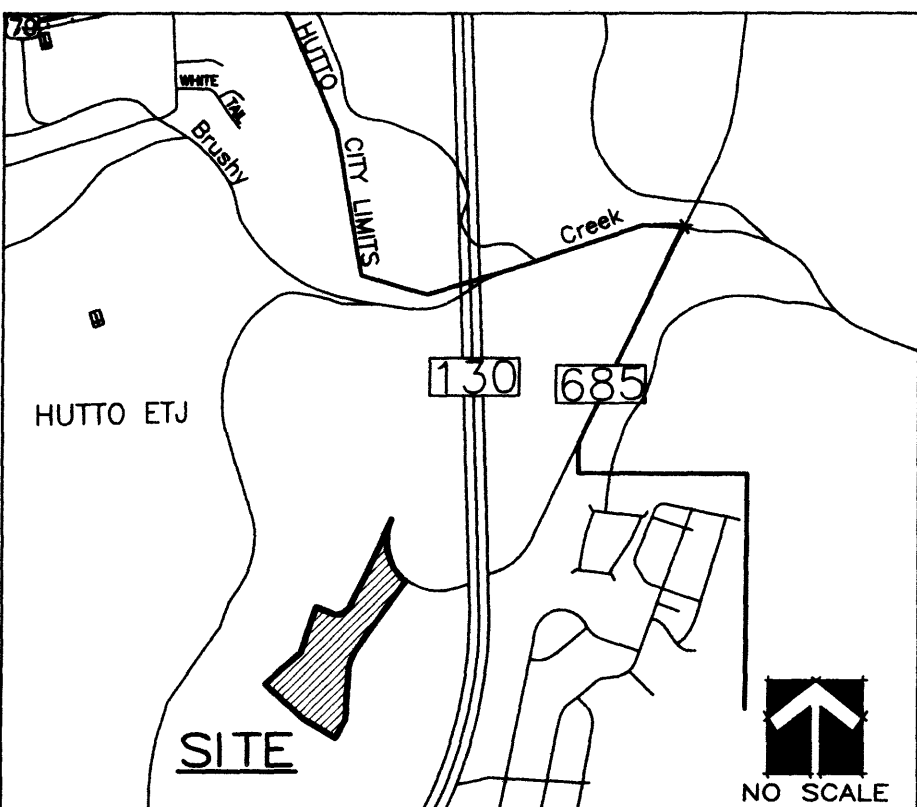
30' BUILD LINE

30' BUILD LINE

30' BUILD LINE

30' BUILD LINE

30' BUILD LINE



SITE MAP



NO SCALE

LEGEND	
●	1/2" IRON PIN FOUND "CAPITAL SURVEYING CO. INC." (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "CS, LTD"
⊠	CONCRETE MONUMENT FOUND
(A)	BLOCK IDENTIFIER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON COUNTY
(XXX)	RECORD INFORMATION

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



Castleberry Surveying, Ltd.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.castleberrysurveying.com

SHEET

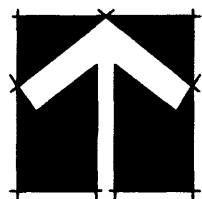
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OF

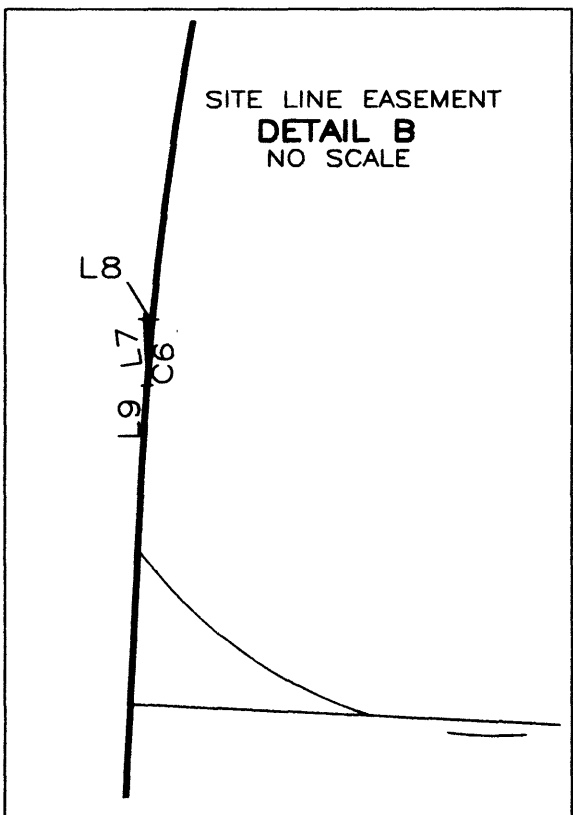
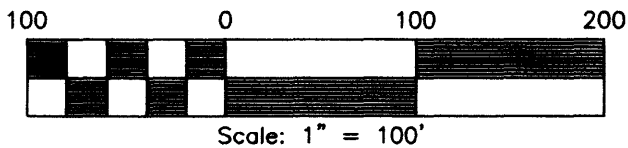
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AMENDED PLAT OF
STAR RANCH COMMERCIAL LOT 1 BLOCK D
22.65 ACRES OUT OF THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 & THE N.D. WALLING SURVEY, ABSTRACT NO. 675,
WILLIAMSON COUNTY, TEXAS

22.65 ACRES
AMENDED PLA



GRAPHIC SCALE



CONC. MONUMENT FOUND
N: 10161349.654'
E: 3162886.836'
EL: 695.47'
BEARS S 50°18'34" W
36.08' FROM FOUND IRON
PIN

(70.8081 AC.)
PARCEL "E"
2500 FM 685, HUTTO, TX 78634
STAR GOLF PARTNERS LTD.
#2004025746 O.P.R.W.C.

(70.8081 AC.)
PARCEL "E"
2500 FM 685, HUTTO, TX 78634
STAR GOLF PARTNERS LTD.
#2004025746 O.P.R.W.C.

(22.654 AC.)
STAR RANCH APARTMENTS LIMITED
PARTNERSHIP
2001 BRYAN ST. STE. 3700 DALLAS,
TEXAS #2008010594 O.P.R.W.C.

(22.654 AC.)
STAR RANCH APARTMENTS LIMITED
PARTNERSHIP
2001 BRYAN ST. STE. 3700 DALLAS,
TEXAS #2008010594 O.P.R.W.C.

(48.8642 AC.)
TRACT 2
PO BOX 163061
AUSTIN, TX 78716
TACK DEVELOPMENT
LTD.
#2003031850
O.P.R.W.C.

(238.73 AC.)
EARL W. KLATTENHOFF
2450 FM 685 HUTTO, TX. 78634
VOL. 1571, P. 380 O.R.W.C.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 29°59'03" W	85.17 FT
L2	N 30°29'59" E	24.78'
L3	S 54°12'01" E	2.29'
L4	N 54°12'01" W	2.89'
L5	N 38°29'24" E	61.51'
L6	N 82°16'27" E	64.15 FT
L7	N 02°22'25" W	10.39'
L8	S 84°55'33" E	1.25'
L9	N 03°21'44" E	11.36'

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	72°39'51"	540.00	684.84	639.86	S 11°52'34" E
C2	84°00'29"	25.00	36.66	33.46	S 06°12'15" E
C3	33°02'46"	535.00	308.57	304.31	S 19°16'36" W
C4	03°03'16"	535.00	28.52	28.52	S 00°58'35" W
C5	84°29'48"	150.00	221.21	201.70	N 68°42'47" E
C6	01°06'15"	535.00	10.31'	10.31'	N 4°31'21" E
C7	18°04'52"	540.00	170.41'	169.70'	S 13°47'39" E

LEGEND	
●	1/2" IRON PIN FOUND "CAPITAL SURVEYING CO. INC." (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET W/YELLOW PLASTIC CAP "CS, LTD"
⊗	BRASS DISK IN CONCRETE FOUND
(A)	BLOCK IDENTIFIER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON COUNTY

REVISIONS			
NO.		DATE RECEIVED	DATE RESUBMITTED
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SHEET

2

OF

4

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 §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF TRAVIS §

Star Ranch Apartments Limited Partnership acting herein by and through SCA 108 Development 2008 GP LLC, a Delaware Limited Liability Company, its General Partner Timothy 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.

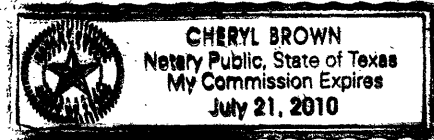
Timothy J. Hogan
TIMOTHY J. HOGAN Vice President
Star Ranch Apartments Limited Partnership
By: SCA 108 Development 2008 GP LLC,
a Delaware Limited Liability Company
its General Partner

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF TRAVIS §

Before me, the undersigned authority, on this day personally appeared Timothy J. Hogan, 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 stated.

GIVEN UNDER MY HAND AND SEAL of office this the 16th day of April, 2010 A. D.

Cheryl Brown
Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATION:**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

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

Date

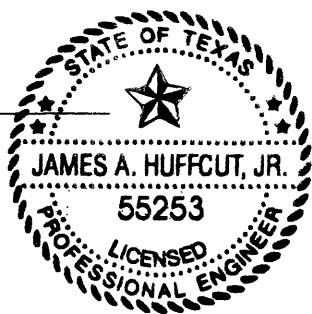
**ENGINEER'S CERTIFICATION**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF TRAVIS §

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.

James A. Huffcut, Jr.
James A. Huffcut, Jr.
Registered Professional Engineer No. 55253
State of Texas
Pape Dawson Engineers, Inc.
7800 Shoal Creek Blvd.
Suite 220 West
Austin, Texas 78757
(512) 454-8711

Date

**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 acres in a Special Warranty Deed granted 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 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 1/2" 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 1/2" 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 1/2" 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, lc bears S 11°52'34" E 639.86 feet), to a 1/2" 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, lc bears S 06°12'15" E 33.46 feet), to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
2. S 35°47'59" W 817.02 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
3. 308.57 feet along a curve to the left, (Δ=33°02'46", r=535.00 feet, lc bears S 19°16'36" W 304.31 feet to a 1/2" 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, lc bears S 00°58'35" W 28.52 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
6. S 29°26'04" W 131.15 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
7. S 29°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 1/2" 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 1/2" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found,
2. N 47°58'43" W 553.35 feet to a 1/2" 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 1/2" 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 1/2" iron pin with a plastic cap inscribed "Capital Surveying Co. Inc." found,
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 1/2" 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.

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

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3

OF

4

