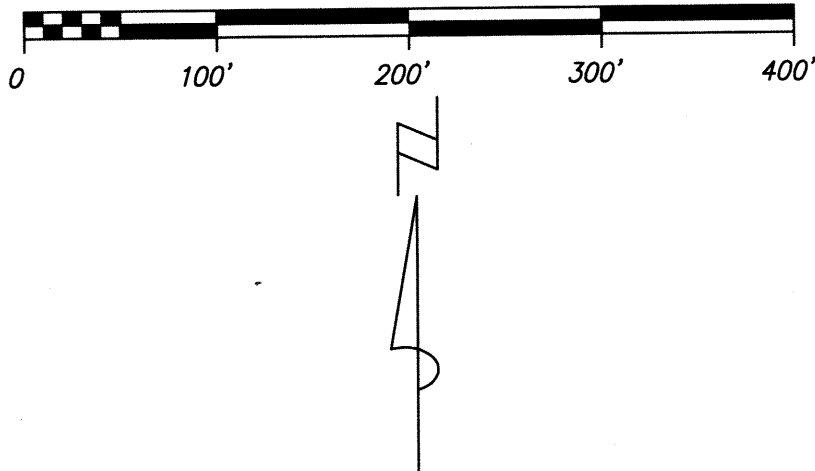
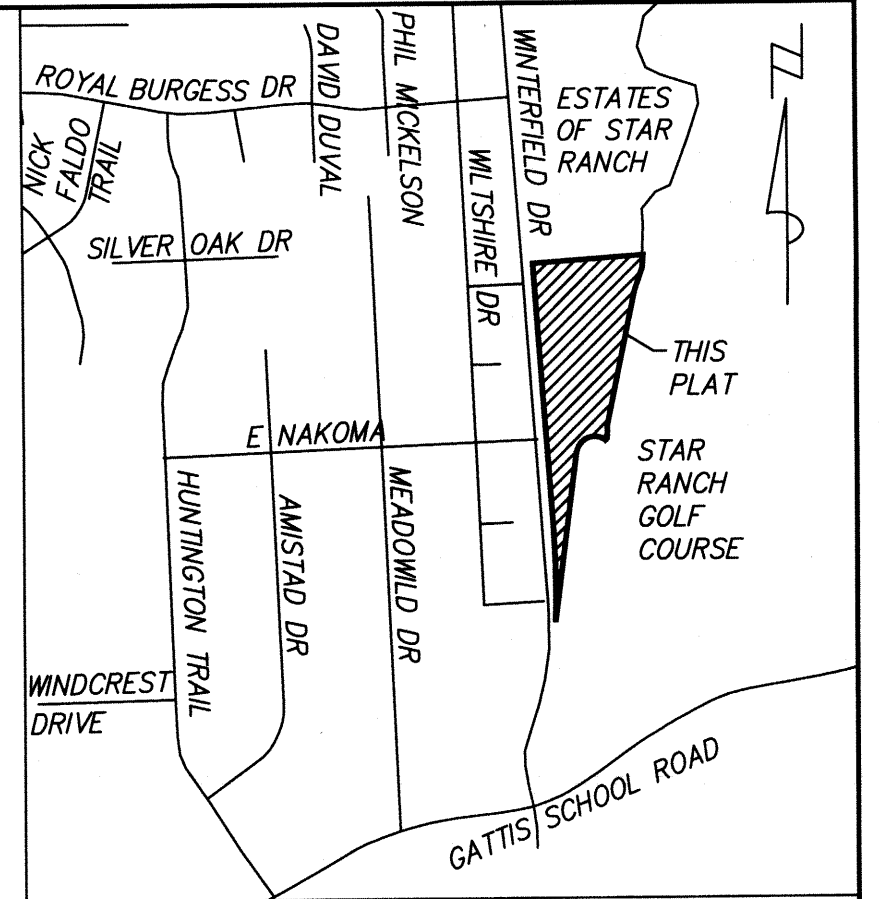


PRELIMINARY PLAT OF
STAR RANCH TOWNHOMES
WILLIAMSON COUNTY, TEXAS

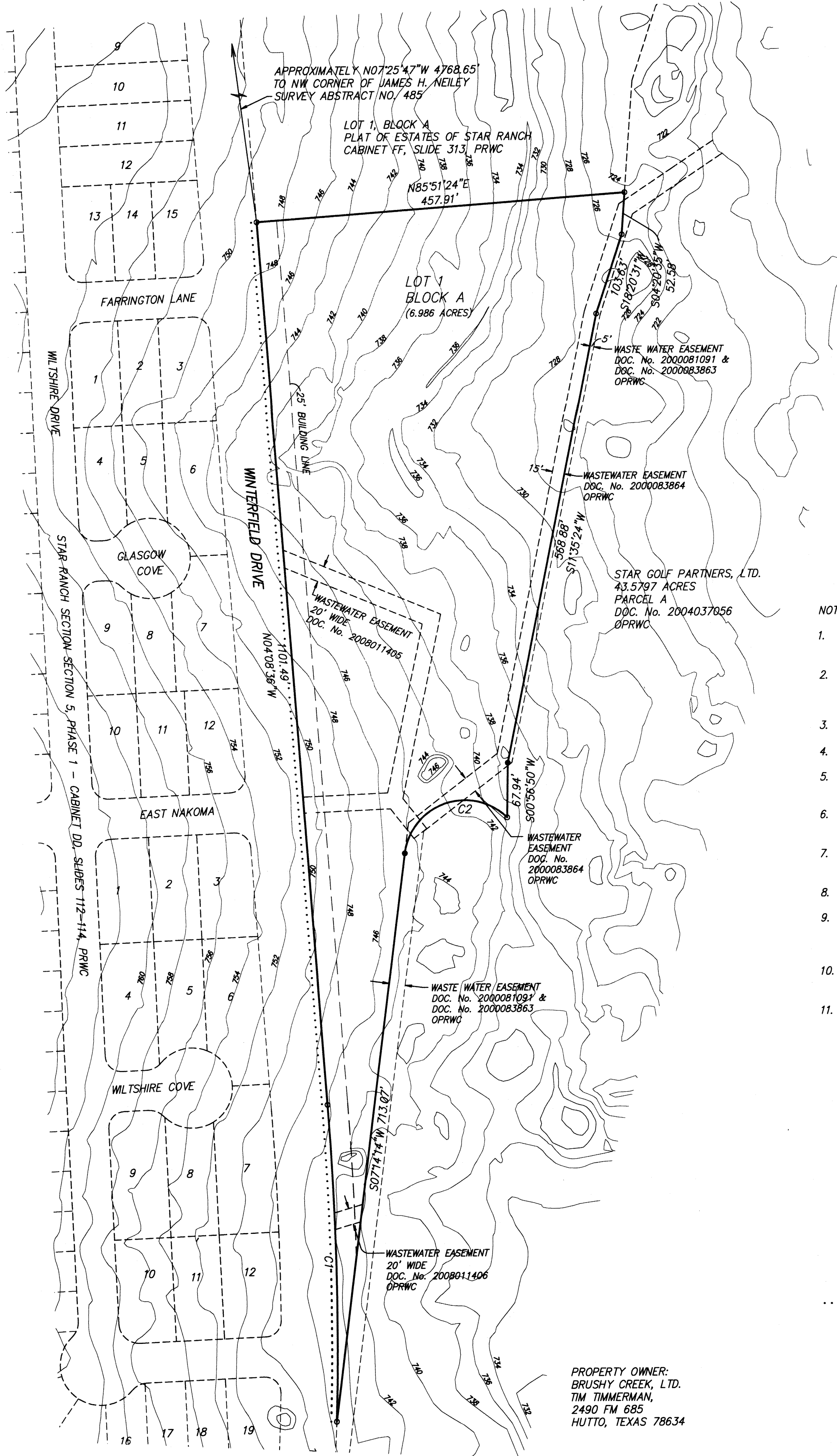
SCALE: 1"=100'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	395.68	3795.00	5°58'26"	N01°09'23"W	395.50
C2	167.06	75.00	127°37'18"	S71°02'53"W	134.60



LOCATION MAP
SCALE: 1" = 800'



NOTES:

- NO BUILDINGS, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN IN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO AND WILLIAMSON COUNTY.
- THE PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY WILLIAMSON COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
- WATER AND WASTEWATER WILL BE PROVIDED BY WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NUMBER 3. (WCWSIDD#3)
- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS AS RECORDED IN DOCUMENT NUMBER OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THE BUILDING SLAB ELEVATION SHALL BE ONE (1) FOOT ABOVE THE ADJACENT GRADE.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF WILLIAMSON COUNTY WATER SEWER IMPROVEMENT DRAINAGE DISTRICT No. 3 ("DISTRICT"). DEVELOPMENT WITHIN DISTRICT EASEMENTS OR DISTRICT PROPERTY SHALL REQUIRE DISTRICT APPROVAL PRIOR TO CONSTRUCTION.
- A 10' PUE (PUBLIC UTILITY EASEMENT) ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DEDICATED. A 5' PUE IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE AND REAR LOT LINES.
- NO LOT IN THIS SUBDIVISION IS ENCRAGED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL No. 48491C0515E, EFFECTIVE DATE SEPTEMBER 29, 2008 FOR WILLIAMSON COUNTY, TEXAS.

LEGEND:

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = SIDEWALK REQUIRED
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83

PROPERTY OWNER:
BRUSHY CREEK, LTD.
TIM TIMMERMAN,
2490 FM 685
HUTTO, TEXAS 78634

SITE DATA:
TOTAL AREA OF THIS PLAT: 6.986 ACRES
1 LOT
1 BLOCK
NO NEW STREETS

DATE: MAY 21, 2014

SCALE: 1" = 100'

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