

STAR RANCH PARCEL 23

WILLIAMSON COUNTY, TEXAS

I, J. KENNETH WEIGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT

SURVEYOR'S CERTIFICATION

APPROVAL

CITY OF HUTTO

S:\| AND1951-2000\|1996\|dwq\|1996-PLAT.dwg 7/9/2015 2:01:01 PM

SHEET 3 OF 3 SHEETS

STREET NAMES APPROVED

WILLIAMSON COUNTY ADDRESSING COORDINATOR

DATE: ____

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753

(512) 836-4793 FAX: (512) 836-4817 F-9784

DATE: MAR. 25, 2015

F-10015400

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753

(512) 836-4793 FAX: (512) 836-4817

COMMENCE at a 1/2" iron rod set in the East Line of Winterfield Drive (a right of way 70 feet wide as shown on the plat of Star Ranch Section 5, Phase 2, according to the plat thereof recorded in Cabinet FF, Slide 58 of the Plat Records of Williamson County, Texas), the same being North Corner of Lot 1, Block A, Estates of Star Ranch, according to the plat thereof recorded in Cabinet FF, Slide 313 of the Plat Records of Williamson County, Texas, said point being the beginning of a curve to the right having a radius of 1205.00 feet, a central angle of 14°51'39", a chord bearing N.14°08'50"E., 311.67 feet;

THENCE northerly, along the arc of said curve and along the East Line of Winterfield Drive, a distance of 312.54 feet to a 1/2" iron rod set at the Point of Beginning and to a point of compound curvature of a curve to the right;

THENCE continue northeasterly along the arc of said curve and along the East Line of Winterfield Drive, a distance of 46.69 feet, said curve having a radius of 1205.00 feet, a central angle of 0243'12", and a chord bearing N.22'41'16"E., 46.69 feet to a 1/2: iron rod set at a point of compound curvature of a curve to the right at the Northeast Corner of the right of way for Winterfield as shown on the said Plat of Star Ranch Section 5, Phase 2 and the Southeast Corner of the plat of Star Ranch Phase 7, Section 1A, according to the plat thereof recorded in Document No. 2012004051 of the Official Public Records of Williamson County, Texas (from which point a 1/2" iron rod set at the Northeast Corner of Lot 1, Block 1, Star Ranch Section 5, Phase 2 bears N.62'58'45"W., 70.10 feet);

THENCE northeasterly, along the arc of said curve to the right and along the East Line of Winterfield Drive (at 191.13 feet pass the Northeast Corner of Winterfield Drive as shown on the said plat of Star Ranch Phase 7, Section 1A, and continue along the arc of said curve), in all a distance of 392.09 feet, said curve having a radius of 1205.00 feet, a central angle of 18'38'36", and a chord bearing N.33'07'10"E., 390.37 feet to a 1/2" iron rod set;

THENCE N.42°26'29"E. across the said 40.000-Acre Tract (at 614.05 feet pass the North Line of the 40.0000 Acre Tract and continue across the said 325.34 Acre Tract) in all a distance of 717.07 feet to a 1/2" iron rod set and to a point of curvature of a curve to the left;

THENCE continue across the said 325.34—Acre Tract the following five courses:

- 1. Northeasterly, along the arc of said curve to the left a distance of 186.27 feet, said curve having a radius of 1555.00 feet, a central angle of 06'51'48", and a chord bearing N.39'00'34"E., 186.16 feet to a 1/2" iron rod set;
- 2. N.79°45'33"E. a distance of 27.88 feet to a 1/2" iron rod set; 3. S.56°03'34"E. a distance of 40.64 feet to a 1/2" iron rod set at a point of curvature of a curve
- 4. Easterly, along the arc of said curve to the left a distance of 173.27 feet, said curve having a radius of 275.00 feet, a central angle of 36°06'05", and a chord bearing S.74°06'36"E., 170.42 feet to a 1/2" iron rod set;
- 5. S.02'09'39"E. (at 67.14 feet pass the South Line of the said 325.34 Acre Tract and continue across the said 40.0000 Acre Tract), in all a distance of 111.87 feet to a 1/2" iron rod set in the Northwesterly Line of that 40.1309-Acre Tract of Land (Parcel C) conveyed to Star Golf Partners, Ltd., by deed recorded in Document No. 2004037056 of the Official Public Records of Williamson County, Texas, the same being the Easterly Line of the said 40.0000 Acre Tract and to a point on a non-tangent curve to the left;

THENCE along the Common Line of the said 40.1309-Acre and said 40.0000 Acre Tract the following two courses:

- 1. Southwesterly along the arc of said curve, a distance of 61.82 feet, said curve having a radius of 75.00 feet, a central angle of 47"13"24" and a chord bearing S.42"34"22"W., 60.08 feet to a 1/2"
- 2. S.01°56'26"W. a distance of 77.22 feet to a 1/2" iron rod set;

THENCE across said 40.1309 Acre Tract the following four courses:

- 1. S.21°52'05"E. a distance of 125.18 feet to a 1/2" iron rod set;
- 2. S.0710'56"W. a distance of 147.97 feet to a 1/2" iron rod set; 3. S.08°46'41"W. a distance of 176.86 feet to a 1/2" iron rod set;
- 4. S.15°52'00"W. a distance of 94.67 feet to a 1/2" iron rod found in the Common Line of the said

THENCE S.00°27'34"E. along said Common Line a distance of 143.07 feet to a 1/2" iron rod found;

THENCE across said 40.1309 Acre Tract the following four courses:

- 1. S.2274'49"E. a distance of 112.48 feet to a 1/2" iron rod set; 2. S.00°24'58"E. a distance of 110.39 feet to a 1/2" iron rod set;
- 3. S.1772'27"E. a distance of 275.35 feet to a 1/2" iron rod set;
- 4. S.09'57'34"E. a distance of 262.25 feet to a 1/2" iron rod found at an interior corner of said 40.1309 Acre Tract;

THENCE across said 40.1309 Acre Tract the following two courses:

1. S.8976'23"W. a distance of 96.94 feet to a 1/2" iron rod set; 2. N.42'07'59"W. a distance of 587.48 feet to a 1/2" iron rod found in the Common Line of the said 40.1309-Acre and said 40.0000 Acre Tract and to a point on a curve to the left;

THENCE along the Common Line of the said 40.1309-Acre and said 40.0000 Acre Tract the following two courses:

- 1. Northwesterly along the arc of said curve, a distance of 49.59 feet, said curve having a radius of 175.00 feet, a central angle of 1674'09" and a chord bearing N.56'37'23"W., 49.42 feet to a 1/2" iron rod found;
- 2. N.64*41'59"W. a distance of 500.82 feet to a 1/2" iron rod found;

THENCE across said 40.1309 Acre Tract the following two courses:

1. S.75'00'06"W. a distance of 137.02 feet to a 1/2" iron rod set; 2. N.65°53'24"W. (at 32.55 feet pass a 1/2" iron rod set on the said Common Line of the said 40.1309-Acre and said 40.0000 Acre Tract and continue across said 40.000 Acre Tract) in all a distance of 52.09 feet to the said Point of Beginning.

Containing 20.97 acres, more or less

LINE TABLE						
LINE	LENGTH	BEARING				
L1	18.07	N72°05'25"E				
L2	82.56'	S64°41'59"E				
L3	59.29'	S87°21'27"E				
L4	36.65	N00°24'58"W				
L5	16.12'	N2274'49"W				
L6	98.63'	NO0°27'34"W				
L7	<i>63.78</i> ′	N15°52'00"E				
L8	142.78	N08°46'41"E				
L9	75.73°	N0770'56"E				
L10	72.56'	N21°52'05"W				
L11	<i>30.75</i> °	N01°29'49"E				
L12	21.56	S01°29'49"W				
L13	27.21'	N64°41'59"W				
L14	123.40'	N47°33'31"W				
L15	18.60'	NO2*33'31"W				
L16	19.09'	N87°26'29"E				
L17	83.00'	S47°33'31"E				
L18	82.10'	N64°41'59"W				
L19	21.07'	N15°57'58"W				
L20	51.14'	N42°26'29"E				
L21	31.41	S89'32'26"W				
L22	72.21'	S6871'37"W				
L23	53.84	S2578'01"W				
L24	180.48	N42°26'29"E				
L25	<i>35.56</i> °	S8173'19"E				
L26	<i>63.78</i> ′	S15°52'00"W				
L27	22.18'	S00°27'34"E				
L28	31.41'	S89°32'26"W				
L29	35.56	N8173'19"W				
L30	27.21	S64*41'59"E				
L31	34.12'	S21°52'05"E				
L32	75.73°	S0710'56"W				
L33	60.94	S08'46'41"W				
L34	129.98'	N42'07'59"W				
L35	47.06					
L36	59.32'					
L37	16.12'					
L38	36.65					
L39	28.40'	S1712'27"E				
L40	70.00'	S47°33'31"E				
L41	70.00	S47'33'31"E				
L42	101.54					
L43	101.54					
L44	131.97'	N11°44'55"W				
L45	131.98'					
L46	120.42					
L47	129.65					
L48	4.84	S08°46'41"W				

		CUR	VE TABLE		
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	438.79	1205.00	20°51'49"	N32°00'34"E	436.36
C2	186.27	1555:00	6°51'48"	N39°00'34"E	186.16
C3	173.27	275.00	36°06'05"	S74°06'36"E	170.42
C4	61.82	75.00	4773'24"	S42'34'22"W	60.08
C5	49.59	175.00	1674'09"	N56*37'23*W	49.42 151.36
<i>C6</i>	151.46 85.63	1205.00 1205.00	772'06"	N25¶0'43"E N30°48'54"E	85.61
C7 C8	201.70	1205.00	4°04'17" 9°35'26"	N30 48 54 E N37 38 46 E	201.46
C9	13.25	33.50	22'39'28"	S76°01'43"E	13.16
C10	10.48	26.50	22'39'28"	S76°01'43"E	10.41
C11	108.90	276.50	22'34'00"	S53°24'59"E	108.20
C12	24.56	16.50	8517'08"	S00'30'35"W	22.36
C13	245.41	58.50	240°21'35"	S77°01'39"E	101.14
C14	51.73	176.50	16*47'29"	N08°48'42"W	<i>51.54</i>
C15	85.16	223.50	21°49'51"	N1119'53"W	84.64
C16	105.14	276.50	21°47'15"	N11°21'11"W	104.51
C17	50.29	176.50	1679'34"	N07°42'13"E	50.12
C18	27.65	223.50	7°05′20″	N12"19'20"E	27.63
C19	25.07	900.00	1°35'45"	N07'58'48"E	25.07
C20	62.62	123.50	29°03'01"	N07°20'35"W	61.95
C21	37.31	91.50	23'21'54"	N1071'08"W	<i>37.06 14.20</i>
C22 C23	14.68 301.26	16.50 58.50	50°58'43" 295°03'45"	N26°59'11"E S84°56'40"W	62.81
C24	18.45	16.50	64°05'01"	S30'32'42"E	17.51
C25	20.33	138.50	8°24'35"	S02'42'29"E	20.31
C26	21.66	16.50	7572'09"	S30°41'18"W	20.14
C27	62.77	76.50	47'00'38"	N8872'18"W	61.02
C28	22.89	76.50	17°08'27"	N56°07'45"W	22.80
C29	23.56	15.00	90'00'00"	S02*33'31"E	21.21
C30	169.96	1093.50	8°54'20"	S37*59'19"W	169.79
C31	23.55	16.50	81°45'52"	S74°25'05"W	21.60
C32	26.12	15.00	99'45'58"	N14°49'00"W	22.94
C33	134.70	1046.50	7°22'30"	N38°45'14"E	134.61
C34	22.12	15.00	84*29'57"	N84*41'27"E	20.17 45.33
C35	45.41	223.50	11'38'24"	S58*52'47"E S77*34'46"E	43.33
C36 C37	23.54	98.50 15.00	25°45'35" 89°54'22"	S45'30'23"E	21.20
C38	28.95	323.50	507'41"	S03'07'02"E	28.94
C39	19.34	15.00	73°52'30"	S3175'22"W	18.03
C40	59.77	79.84	42°53'36"	S46°44'49"W	58.38
C41	23.56	15.00	90'00'00"	S7078'01"W	21.21
C42	23.15	51.50	25*45'35"	N77*34'46"W	22.96
C43	27.73	176.50	9°00'09"	N6071'55"W	27.70
C44	25.69	15.00	98°08'19"	N06°37'41"W	22.67
C45	26.92	17.50	88*08'21"	N86°30'39"E	24.34
C46	19.60	73.50	1576'49"	S57'03'35"E	19.54
C47	35.61	123.50	16'31'20"	S72°57'39"E	35.49
C48	23.56	15.00	90'00'00"	S3673'19"E	21.21 21.82
C49	21.84	176.50	7'05'20"	S1279'20"W S07'42'13"W	63.47
C50 C51	63.69 23.56	223.50 15.00	16"19'34" 90"00'00"	S44°32'26"W	21.21
C52	22.06	76.50	16°31'20"	N72°57'39"W	21.98
C53	32.72	17.50	107'08'27"	N11°07'45"W	28.16
C54	19.51	15.00	74*31'39"	N79°42'18"E	18.16
C55	3.60	123.50	1°40'07"	N63°51'56"W	3.60
C56	98.18	123.50	45'32'54"	N87°28'26"W	95.61
C57	23.14	15.00	88"22'48"	N66°03'29"W	20.91
C58	38.79	76.50	29°03'01"	S07'20'35"E	38.37
C59	23.76	853.00	1°35'45"	S07°58'48"W	23.76
C60	23.56	15.00	90'00'00"	S53'46'41"W	21.21
C61	66.70	323.50	11°48′47″	N48'02'23"W	66.58
C62	38.58	51.54	42°53'36"	S46°44'49"W	37.69
C63	20.75	15.00	7975'13"	S1419'10"E	19.13
C64	24.32	15.00	92°52′51"	S65°21'57"E	21.74
C65	18.75	323.50	319'17"	S20'35'10"E	18.75 66.84
C66 C67	67.25 65.50	176.50 223.50	21°49'51" 16°47'29"	S11*19'53"E S08*48'42"E	65.27
607			15504'27"	S6019'47"W	29.29
C68	40.60	15.00	1755712 7/	1 Shiiid A / W	1 /3//

DATE: MAR. 25, 2015

SCALE: 1" = 100'

F-9784

RANDALL JONES & ASSOCIATES ENGINEERING, INC. 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753

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