

LOCATION MAP
SCALE: 1" = 2000'

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00'	N18°08'52"W
L2	50.00'	N17°38'47"W
L3	2.84'	N87°08'50"E
L4	21.21'	N47°51'10"W
L5	21.21'	N42°08'50"E
L6	26.02'	N86°07'32"W
L7	26.02'	N86°07'32"W
L8	25.00'	S38°17'37"W
L9	39.09'	N47°39'33"W
L10	23.09'	S86°07'32"E
L12	8.64'	N03°52'28"E
L14	124.36'	N03°52'28"E
L15	35.43'	S86°55'45"W
L16	41.40'	S86°55'45"W
L17	76.83'	S86°55'45"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.
C1	50.63	330.00	8°47'27"	S67°27'24"W
C2	17.12	574.45	1°42'27"	S01°16'49"W
C3	429.90	1555.00	15°50'24"	S11°47'40"W
C4	404.37	1485.00	15°36'07"	N11°40'31"E
C5	126.20	2296.32	3°08'55"	N85°34'22"E
C6	121.14	2246.32	3°05'23"	N85°36'08"E
C7	38.16	325.00	6°43'38"	N89°29'21"W
C8	32.29	275.00	6°43'38"	N89°29'21"W
C9	23.56	15.00	90°00'00"	N48°52'28"E
C10	23.56	15.00	90°00'00"	N41°07'32"W
C11	31.56	524.45	3°26'52"	N02°09'02"E
C12	34.57	574.45	3°26'52"	N02°09'02"E
C13	11.50	25.00	26°21'21"	N10°19'31"E
C14	235.99	50.00	27°25'32"	N68°17'26"E
C15	27.96	25.00	64°04'10"	N34°53'15"W
C16	30.77	25.00	70°31'44"	N39°08'19"E
C17	218.63	50.00	25°31'44"	N50°51'41"W
C18	126.84	330.00	22°01'20"	N82°51'48"E
C19	103.78	270.00	22°01'20"	N82°51'48"E
C20	31.42	20.00	90°00'00"	N48°52'28"E
C21	31.42	20.00	90°00'00"	N41°07'32"W
C22	66.03	2296.32	1°38'51"	S84°49'20"W
C23	60.16	2296.32	1°30'04"	S86°23'48"W
C24	19.99	325.00	3°31'28"	S88°54'34"W
C25	18.17	325.00	3°12'10"	N87°43'37"W
C26	17.45	574.45	1°44'25"	N03°00'15"E
C27	18.80	50.00	21°32'51"	S12°43'46"W
C28	46.83	50.00	53°39'43"	S24°52'31"E
C29	36.91	50.00	42°17'58"	S72°51'22"E
C30	38.09	50.00	43°39'13"	N64°10'03"E
C31	41.89	50.00	48°00'05"	N18°20'24"E
C32	53.46	50.00	61°15'42"	N36°17'29"W
C33	62.19	50.00	71°15'32"	S38°46'25"W
C34	42.38	50.00	48°33'52"	S21°08'17"E
C35	39.99	50.00	45°49'25"	S68°19'55"E
C36	39.99	50.00	45°49'25"	N65°50'40"E
C37	34.08	50.00	39°03'30"	N23°24'13"E
C38	54.89	330.00	9°31'52"	S67°49'37"W
C39	55.77	330.00	9°41'02"	S77°26'03"W
C40	55.77	330.00	9°41'02"	S87°07'05"W
C41	11.03	330.00	1°54'52"	N87°04'58"W
C42	91.91	270.00	19°30'15"	S81°36'15"W
C43	11.87	270.00	2°31'05"	N87°23'05"W
C44	10.47	20.00	30°00'00"	N78°52'28"E
C45	20.94	20.00	60°00'00"	N33°52'28"E
C46	5.05	20.00	14°28'39"	N78°53'13"W
C47	26.36	20.00	75°31'21"	N33°53'13"W

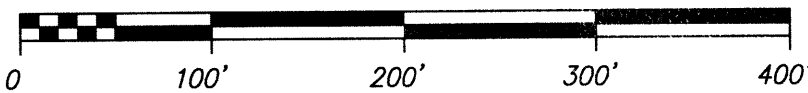
NOTES:

- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS.
- 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 MUD 22.
- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS AS RECORDED IN DOCUMENT NUMBER 2003012152 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF EACH STREET. SIDEWALKS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT No. 22. DEVELOPMENT WITHIN DISTRICT EASEMENTS OR DISTRICT PROPERTY SHALL REQUIRE DISTRICT APPROVAL PRIOR TO CONSTRUCTION.
- IN ADDITION TO THOSE EASEMENTS SHOWN HEREON, A 10' PUE (PUBLIC UTILITY EASEMENT) ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DEDICATED. A 5' PUE (PUBLIC UTILITY EASEMENT) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE AND REAR LOT LINES.
- THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

PLAT OF
STAR RANCH SECTION 7 PHASE 5

WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



TACK DEVELOPMENT, LTD
REMAINDER OF 325.34 ACRES
DOC. No. 2008092900 OPRWC

NEW STREETS:

NAME	LENGTH	DESIGN SPEED
ELM GREEN COVE	384	25
KIRKILL COVE	222	25
KIRKILL STREET	605	25
WEST HIGHFIELD STREET	633	25
WINTERFIELD DRIVE	968	25
TOTAL:	2,812	

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ELM GREEN COVE	384	25
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WINTERFIELD DRIVE	968	25
TOTAL:	2,812	

BUILDING SETBACKS:

25' FRONT
15' STREET SIDE
5' SIDE
10' REAR

ROBERT McNUTT SURVEY,
ABSTRACT No. 422
JAMES H. NEILEY SURVEY,
ABSTRACT No. 485

TACK DEVELOPMENT, LTD
REMAINDER OF 325.34 ACRES
DOC. No. 2008092900

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SITE DATA:
56 SINGLE FAMILY LOTS
2 LANDSCAPE LOTS
58 TOTAL

LOTS: 11.25 ACRES
RIGHT OF WAY: 4.66 ACRES
TOTAL AREA: 15.91 ACRES

LEGEND:

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET WITH RJ SURVEYING CAP
- PUE = PUBLIC UTILITY EASEMENT
- BL = BUILDING SETBACK LINE
- DE = DRAINAGE EASEMENT
- (B) = BLOCK NAME
- = SIDEWALK REQUIRED
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- Q PUE = CENTERLINE OF PUBLIC UTILITY EASEMENT

DATE: NOV. 14, 2016

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900, JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817

PLAT OF
STAR RANCH SECTION 7 PHASE 5
WILLIAMSON COUNTY, TEXAS

DESCRIPTION

THAT PART OF THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 AND THE ROBERT McNUTT SURVEY, ABSTRACT No. 422 WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 325.34 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT No. 2008092900 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set at the Northeast Corner of Lot 48, Block A, Star Ranch Section 7 Phase 4, according to the plat thereof recorded in Document No. 2015093053 of the Official Records of Williamson County, Texas, (from which point the Northwest Corner of the James H. Neiley Survey, Abstract No. 485 bears, S.73°09'37"W. 943.22 feet);

THENCE across said 325.34 Acre Tract the following seven courses:

1. N.85°19'46"E. 53.53 feet to a 1/2" iron rod set;
2. N.87°08'50"E. 546.84 feet to a 1/2" iron rod set;
3. S.89°34'25"E. 50.00 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right;
4. Southeasterly along the arc of said curve, 17.12 feet, said curve having a radius of 574.45.00 feet, a central angle of 1°42'27" and a chord bearing S.01°16'49"W., 17.12 feet to a 1/2" iron rod set;
5. S.86°37'01"E. 210.27 feet to a 1/2" iron rod set;
6. S.03°52'28"W. 968.05 feet to a 1/2" iron rod set at a point on a tangent curve to the right;
7. Southwesterly along the arc of said curve, 429.90 feet, said curve having a radius of 1555.00 feet, a central angle of 15°50'24" and a chord bearing S.11°47'40"W., 428.53 feet to an 1/2" iron rod set on the Northeast Corner of Winterfield Drive;

THENCE N.65°15'00"W. along the North Line of Winterfield Drive and continuing across said 325.34 Acre Tract, 70.28 feet to a 1/2" iron rod set, at the Southeast Corner Lot 1A, Block D, Star Ranch Section 7, Phcse 2, recorded in Document No. 2014072472 of the Official Public Records of Williamson County, Texas, and to a point on a non-tangent curve to the left;

THENCE along the East Line of said Star Ranch Section 7, Phase 2 and along the East Line of said Lot 1A the following two courses:

1. Northeasterly along the arc of said curve, 404.37 feet, said curve having a radius of 1485.00 feet, a central angle of 15°36'07" and a chord bearing N.11°40'31"E., 403.13 feet to a 1/2" iron rod set;
2. N.03°52'28"E. 118.78 feet to a 1/2" iron rod set at the Northeast Corner of said Lot 1A;

THENCE with the North Line of said Star Ranch Section 7, Phase 4 and continuing across said 325.34 Acre Tract following three courses:

1. N.86°07'32"W. 465.00 feet to a 1/2" iron rod set;
2. S.88°38'55"W. 80.70 feet to a 1/2" iron rod set;
3. N.15°13'50"W. (at 47.65 feet pass a 1/2" iron rod set at the Northeast Corner of Lot 27 Block D, and the Southeast Corner of Lot 33, Block D, of said Star Ranch Section 7, Phase 4) in all 119.22 feet to a 1/2" iron rod set at the Northeast Corner of said Lot 33);

THENCE along the East Line of said Star Ranch Section 7, Phase 4 the following eight courses:

1. N.18°08'52"W. 60.00 feet to a 1/2" iron rod set at a point on a non-tangent curve to the left;
2. Southwesterly along the arc of said curve, 50.63 feet said curve having a radius of 330.00 feet, a central angle of 08°47'27" and a chord bearing S.67°27'24"W., 50.58 feet;
3. N.36°32'35"W. 76.33 feet to a 1/2" iron rod set;
4. N.17°38'47"W. 50.00 feet to a 1/2" iron rod set;
5. N.03°10'15"W. 50.00 feet to a 1/2" iron rod set;
6. N.02°18'27"W. 319.03 feet to a 1/2" iron rod set;
7. N.08°38'45"W. 50.05 feet to a 1/2" iron rod set;
8. N.02°55'46"W. 131.77 feet to the said Point of Beginning.

Containing 15.91 Acres, more or less.

DEDICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT STAR GOLF DEVELOPMENT, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH TIM TIMMERMAN, PRESIDENT, BEING THE OWNER OF THAT 15.91 TRACT OF LAND CONVEYED TO IT BY DEED RECORDED IN DOCUMENT No. 2016079598 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE ACRES AND DOES HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON.

WE DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "STAR RANCH SECTION 7 PHASE 5" AND FURTHER ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE OWNER, 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 REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

STAR GOLF DEVELOPMENT, INC., A TEXAS CORPORATION

BY: TIM TIMMERMAN
TIM TIMMERMAN, PRESIDENT
2490 FM 685
HUTTO, TEXAS 78634

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

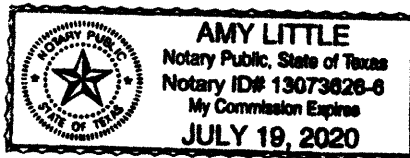
BEFORE ME, ON THIS DAY PERSONALLY APPEARED TIM TIMMERMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 2nd DAY OF January, A. D., 20 17.

Amy Little
NOTARY PUBLIC SIGNATURE

Amy Little
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: July 19, 2020

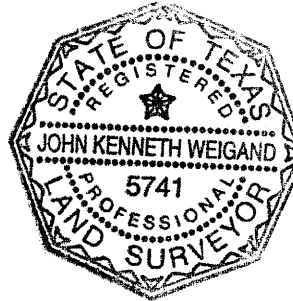


SEAL

SURVEYOR'S CERTIFICATION

I, J. KENNETH WEIGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY. ALL EASEMENTS OF RECORD OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THE PLAT. THE FIELD NOTES HEREON MATHEMATICALLY CLOSE.

J. Kenneth Weigand 1/24/2017
J. KENNETH WEIGAND
R.P.L.S. NO. 5741
STATE OF TEXAS



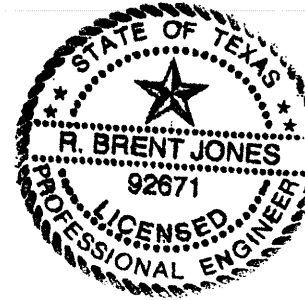
ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

I, R. BRENT JONES, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE

R. Brent Jones 1/24/17
R. BRENT JONES
DATE
LICENSED PROFESSIONAL ENGINEER NO. 92671
1212 E. BRAKER LANE
AUSTIN, TEXAS 78753



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 ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OF 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 COUNTY.

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 PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY 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
DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A. D., ____ AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF ____, A. ____ AT ____ O'CLOCK ____ M IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT No.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY RISTER, CLERK,
COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

APPROVAL
CITY OF HUTTO

THIS PLAT IS HEREBY APPROVED FOR RECORDING BY THE CITY COUNCIL THIS 2nd DAY OF February 2017.

Doug Paul 2-2-17
DOUG PAUL
MAYOR, CITY OF HUTTO DATE

Seth Gipson 2-2-17
SETH GIPSON
CITY SECRETARY DATE

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS 31st DAY OF January, 2017.

Helen Ramirez
HELEN RAMIREZ, AICP
CITY OF HUTTO, DEVELOPMENT SERVICES DEPARTMENT

STREET NAMES APPROVED

DATE: 2/10/2017

Jerusa Bak
WILLIAMSON COUNTY ADDRESSING COORDINATOR

DATE: NOV. 14, 2016

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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