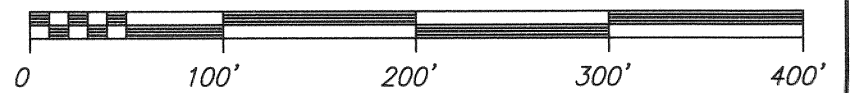


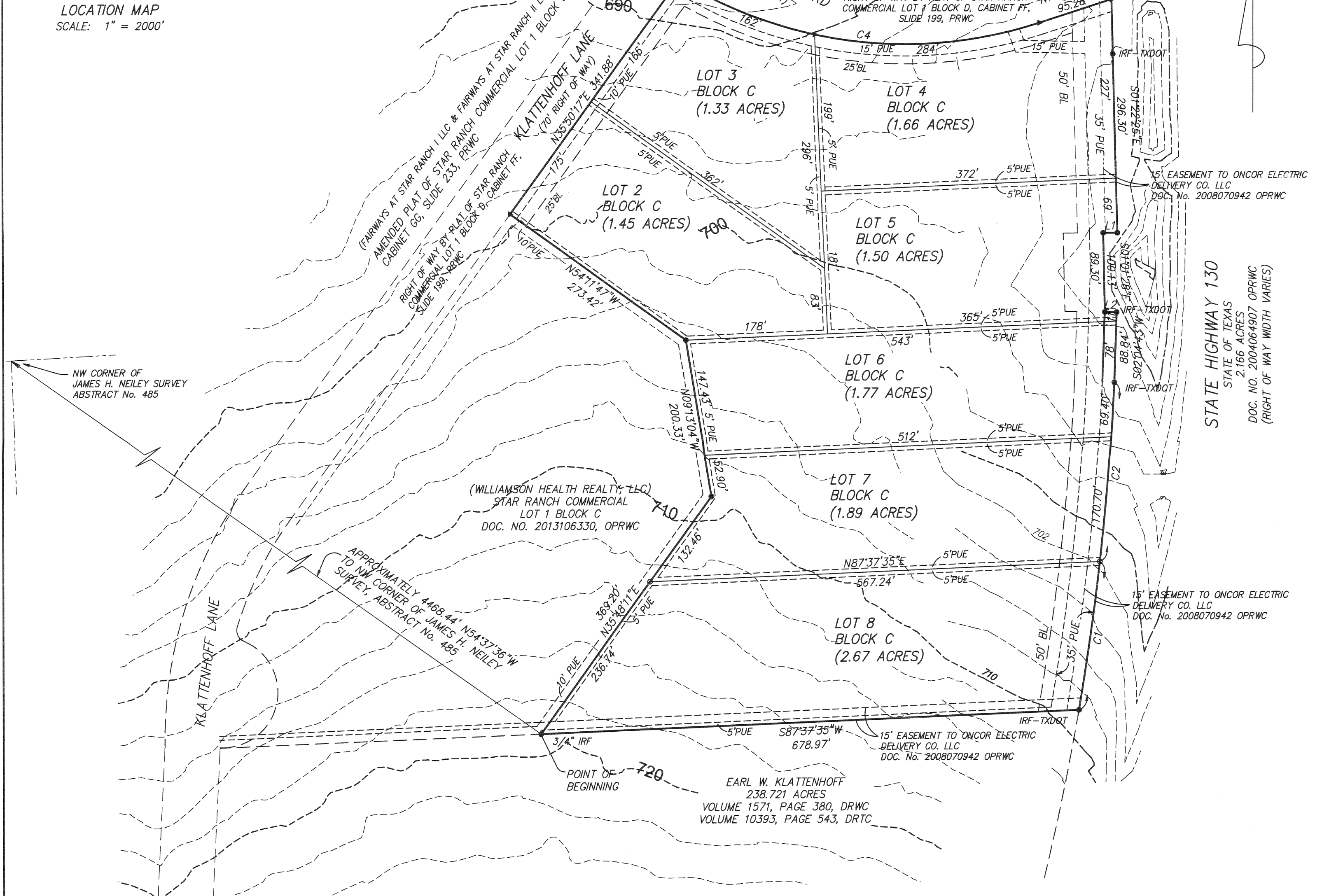
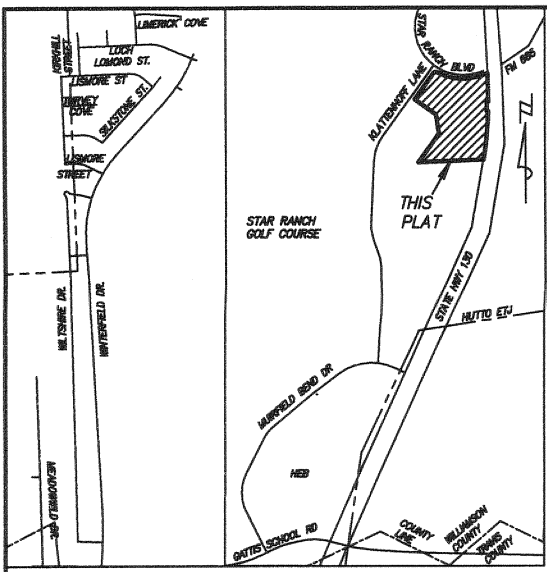
PRELIMINARY PLAT OF STAR RANCH COMMERCIAL BLOCK C LOTS 2-8

SCALE: 1"=100'



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

LOCATION MAP
SCALE: 1" = 2000'



NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE 2006 ZONING ORDINANCE.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO KLATTENHOFF LANE A 15 FOOT PUE IS HEREBY DEDICATED ALONG STAR RANCH BOULEVARD, A 35' PUE IS HEREBY DEDICATED ALONG HIGHWAY 130. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES AND ON EACH SIDE OF ALL INTERIOR LOT LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- WATER WILL BE AVAILABLE THROUGH WCWSID No. 3 AFTER THE APPROPRIATED WATER SYSTEM IS INSTALLED TO THIS SITE.
- WASTEWATER WILL BE AVAILABLE THROUGH WCWSID No. 3 AFTER THE APPROPRIATED WASTEWATER SYSTEM IS INSTALLED TO THIS SITE.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATED MAP) COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE DATE 9-26-2008 FOR WILLIAMSON COUNTY, TEXAS.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF 10 FEET.
- THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE OF THE PERIMETER OF THE BUILDING OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE. CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR FLOOD EVENTS TO THE RATE OF DISCHARGE OF THE LAND IN ITS NATURAL STATE.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- THIS SUBDIVISION IS WHOLLY CONTAINED WITH THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, TEXAS.
- MAXIMUM IMPERVIOUS COVER IS 65%.
- BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83.
- SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

LEGEND

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = FOUND IRON ROD
- IRF = FOUND IRON ROD
- TxDOT = FOUND IRON ROD WITH TEXAS DEPT OF TRANSPORTATION CAP
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- BL = BUILDING SET BACK LINE
- PUE = PUBLIC UTILITY EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	189.31	3343.41	3°14'39"	S08°09'23"W	189.29
C2	227.33	3343.41	3°53'45"	N04°35'11"E	227.28
C3	36.78	25.00	84°17'19"	N77°27'04"E	33.55
C4	450.03	540.00	47°44'59"	S84°16'31"E	437.12

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°48'26"E	17.82'
L2	S89°00'04"E	14.91'

SITE DATA:
COMMERCIAL LOTS: 7
AREA OF THIS PLAT: 12.26 ACRES
LINEAR FEET OF NEW STREETS: 0

OWNER
TACK DEVELOPMENT, LTD.
2490 FM 685
HUTTO, TEXAS 78634

DATE: AUG. 29, 2017

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

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F-9784

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