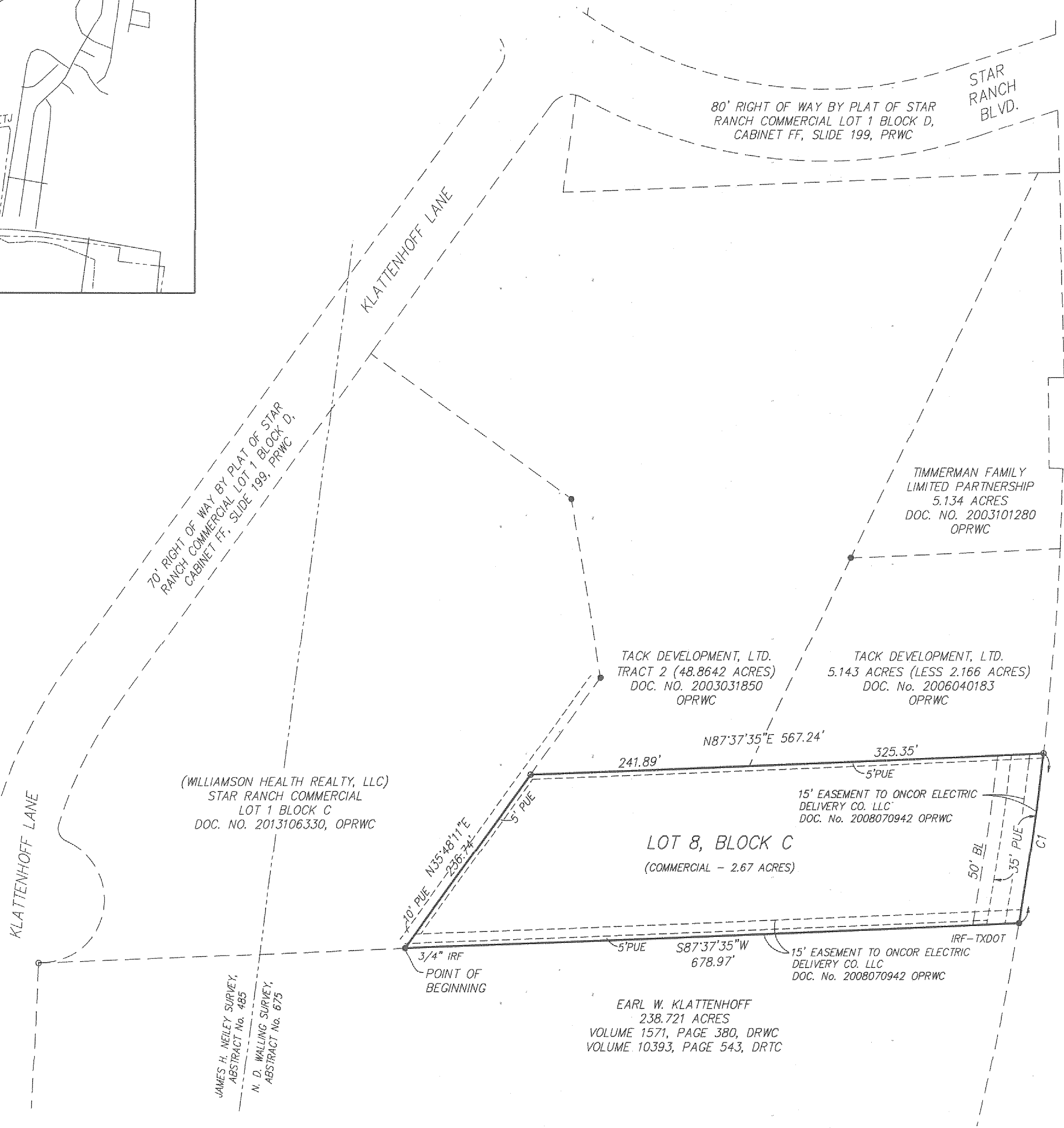


LOCATION MAP  
SCALE: 1" = 2000'

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- 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
  - BL = BUILDING SETBACK LINE
  - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
  - DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



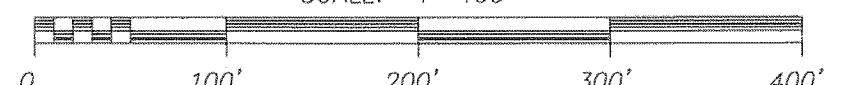
F.M. 685

STATE HIGHWAY 130  
STATE OF TEXAS  
2.166 ACRES  
DOC. NO. 2004064907 OPRWC  
(RIGHT OF WAY VARIES)

# STAR RANCH COMMERCIAL, BLOCK C, LOT 8

FINAL PLAT OF

SCALE: 1"=100'



- 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 FIFTY (50) FOOT SETBACK LINE IS REQUIRED ALONG STATE HIGHWAY 130.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL SIDE PROPERTY LINES. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES. A 35' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG STATE HIGHWAY 130.
- 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 WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, TEXAS.
- SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- MAXIMUM IMPERVIOUS COVER IS 65%.
- BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83.
- THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THE SUBDIVISION, THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	189.31	3343.41	3°14'39"	S08°09'23"W	189.29

SITE DATA:  
AREA OF THIS PLAT: 2.67 ACRES  
LINEAR FEET OF NEW STREETS: 0

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

DATE: APRIL 2, 2018

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

STAR RANCH COMMERCIAL, BLOCK C, LOT 8

THAT PART OF THE N. D. WALLING SURVEY, ABSTRACT No. 675, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 48.8642 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT No. 2003031850 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PART OF THAT 5.143 ACRE TRACT (LESS AND NOT INCLUDING 2.166 ACRES) CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT No. 2006040183 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 3/4" iron rod found in the Southerly Line of said 48.8642 Acre Tract at the Southeast Corner of Lot 1, Block C, Star Ranch Commercial, according to the plat thereof recorded in Document No. 2013106330 of the Official Public Records of Williamson County, Texas;

THENCE N.35°48'11"E. along the Southeasterly Line of said Lot 1 and across said 48.8642 Acre Tract a distance of 236.74 feet to a 1/2" iron rod set;

THENCE N.87°37'35"E. across said 48.8642 Acre Tract (at 245.02 feet pass the West Line of said 5.143 Acre Tract and continue across said 5.143 Acre Tract) in all a distance of 567.24 feet to the West Line of said 2.166 Acre Tract and to a point on a non-tangent curve to the right in the West Line of State Highway 130;

THENCE southerly along the arc of said curve, the West Line of said 2.166 Acre Tract, and the West Line of State Highway 130, a distance of 189.31 feet, said curve having a radius of 3343.41 feet, a central angle of 03°14'39" and a chord bearing S.08°09'23"W., feet to an iron rod found with TxDOT cap found in the South Line of said 5.143 Acre at the Southwest Corner of said 2.166 Acre Tract;

THENCE S.87°37'35"W. along the South Line of said 5.143 Acre Tract (at 330.16 feet pass a 1/2" iron rod found at the Southwest Corner of said 5.143 Acre Tract and continue along the Southerly Line of said 48.8642 Acre Tract) in all a distance of 678.97 feet to the said Point of Beginning.

Containing 2.67 acres, more or less,

STATE OF TEXAS {  
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

I, STEPHEN R. LAWRENCE, 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, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 30 DAY OF April, 2018.

*Stephen R. Lawrence* 4/30/18  
STEPHEN R. LAWRENCE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352  
STATE OF TEXAS  
2900 JAZZ STREET  
ROUND ROCK, TX 78664  
512-836-4793

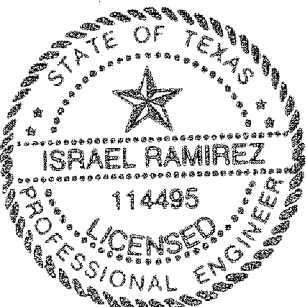


STATE OF TEXAS {  
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

I, ISRAEL RAMIREZ, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 30 DAY OF April, 2018.

*Israel Ramirez* 4/30/18  
ISRAEL RAMIREZ  
REGISTERED PROFESSIONAL ENGINEER No. 114495  
STATE OF TEXAS  
2900 JAZZ STREET  
ROUND ROCK, TX 78664  
512-836-4793



STATE OF TEXAS {  
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS:

TACK DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2006040183 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING THE SOLE OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2003031850 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DOES HEREBY SUBDIVIDE 2.67 ACRES OUT OF SAID SAID TRACTS AS SHOWN HEREON. AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DOES HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS STAR RANCH COMMERCIAL, BLOCK C, LOT 8

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 4th DAY OF May, 2018.

BY: TACK DEVELOPMENT, LTD.

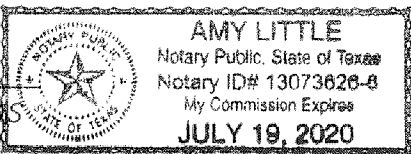
*Tim Timmerman*  
BY: TIM TIMMERMAN, PRESIDENT  
2490 FM 985  
HUTTO, TEXAS 78634

STATE OF TEXAS {  
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 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 4th DAY OF May, 2018.

*Amy Little*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
Amy Little  
NOTARY PUBLIC PRINTED OR TYPED NAME SEAL



MY COMMISSION EXPIRES ON: July 19, 2020

APPROVAL  
CITY OF HUTTO

THIS PLAT WAS APPROVED FOR RECORDING BY THE CITY COUNCIL ON THE 19th DAY OF April, 2018.

*Doug Gaul* 4/19/18 *Lisa L. Brown* 4/19/18  
DOUG GAUL, DATE CITY SECRETARY DATE  
MAYOR LISA L. BROWN

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS 5th DAY OF June, 2018.

*Ashley Lumpkin*  
ASHLEY LUMPKIN, AICP  
CITY OF HUTTO, DEVELOPMENT SERVICES DEPARTMENT

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 OR 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 THE 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, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS DATE

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF WILLIAMSON 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. D. \_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M IN THE PLAT 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, COUNTY CLERK,  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 23rd DAY OF May, 2018

*Cindy Bridges*  
CINDY BRIDGES  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

DATE: APRIL 2, 2017

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

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