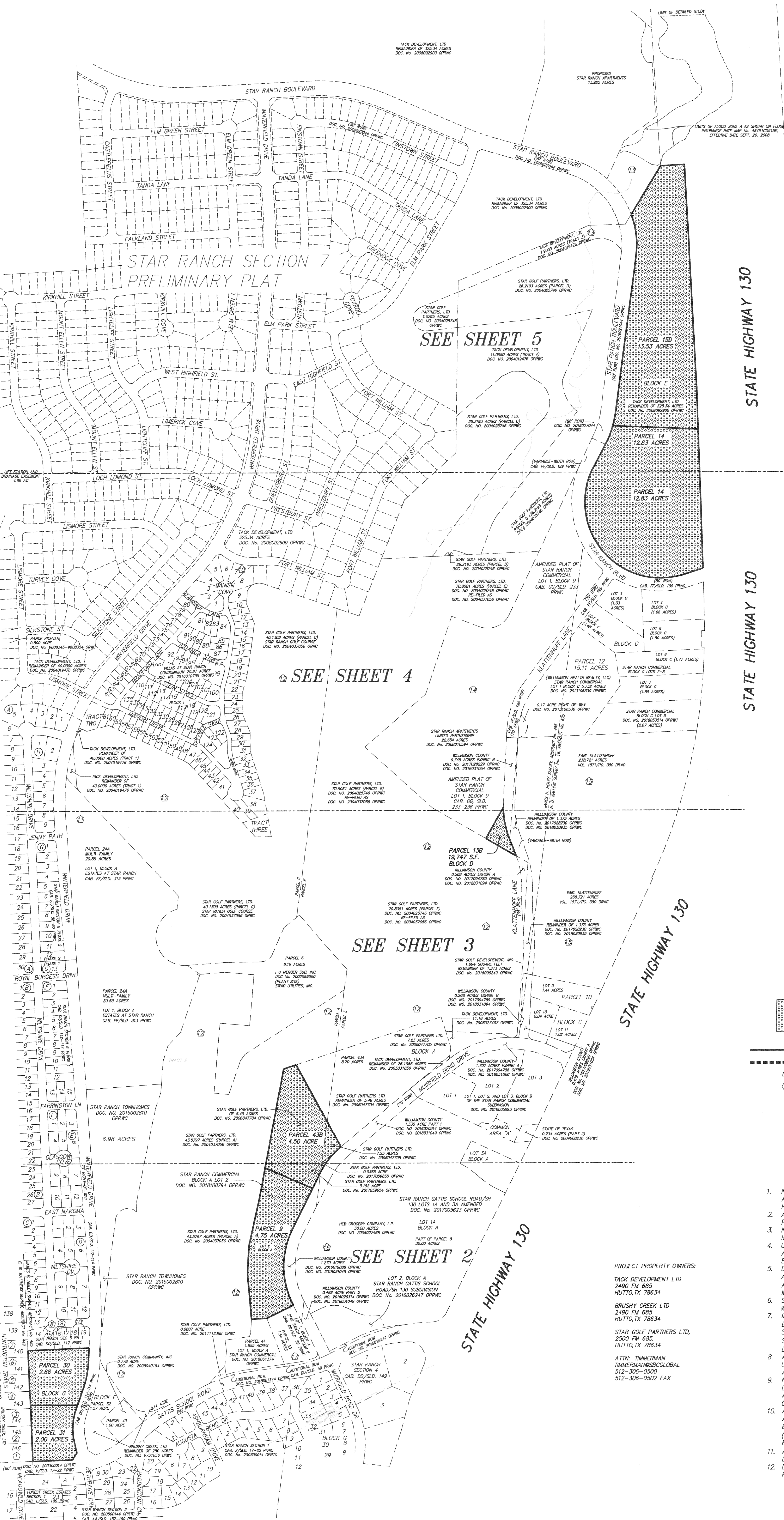


REVISED PRELIMINARY PLAT OF
STAR RANCH COMMERCIAL
(REVISION NO. 2)

SCALE: 1" = 300'

0 300' 600' 900' 1200'



Block A	Parcel/Lot	Use	Acres
	9, Lot 2	Commercial	4.75 (Plat Recorded)
	438	Retail	4.5
	43A	Driving Range	11.6
	6	Treatment Plant	8.86
	33	Retail	1.54 (Plat Recorded)
	41	Retail	1.855 (Plat Recorded)

Block B	Lot	Use	Acres
	1	Retail	1.824 (Plat Recorded)
	2	Retail	2.056 (Plat Recorded)
	3	Retail	2.562 (Plat Recorded)
	4	Common Area "A"	0.375 (Plat Recorded)

Block C	Parcel	Use	Acres
	10, Lot 1	Retail	15.11 (PLAT RECORDED)
	10, Lot 2	Retail	1.45 (On another preliminary)
	10, Lot 3	Retail	1.33 (On another preliminary)
	Lot 4	Retail	1.66 (On another preliminary)
	Lot 5	Retail	1.5 (On another preliminary)
	Lot 6	Retail	1.77 (On another preliminary)
	Lot 7	Retail	1.89 (On another preliminary)
	Lot 8	Retail	2.67 (PLAT RECORDED)
	Lot 9	Retail	1.41
	Lot 10	Retail	0.84
	Lot 11	Retail	1.02

Block D	Parcel	Use	Acres
	138	Retail	0.453

Block E	Parcel	Use	Acres
	14	Retail	12.83
	150	Retail	13.53

Block F	Parcel/Lot	Use	Acres
	40	Amenity Area	0.778
	32	Office/Retail	1.57
	3	Golf Course	0.14

Block G	Parcel	Use	Acres
	30	Retail	2.66
	31	Retail	2

Block H	Parcel	Use	Acres
	24A	Multifamily	20.85 (Plat Recorded)

Block I	Lot	Use	Acres
	1	Garden Homes	20.97 (Plat Recorded)
	2	Golf Course	0.26

PROJECT PROPERTY OWNERS:

TACK DEVELOPMENT LTD
2490 FM 685
HUTTO, TX 78634

BRUSHY CREEK LTD
2490 FM 685
HUTTO, TX 78634

STAR GOLF PARTNERS LTD,
2500 FM 685,
HUTTO, TX 78634

ATTN: TIMMERMAN
TIMMERMAN@SCGLOBAL
512-306-0500

- LEGEND:
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET WITH RJ SURVEYING CAP
 - ROW = RIGHT OF WAY
 - DE = DRAINAGE EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - BL = BUILDING LINE
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - LS = LANDSCAPE LOT
 - HOA = HOMEOWNER ASSN. MAINTENANCE RESPONSIBILITY

8.589
(51) = TRACTS/LOTS IMPACTED WITH THIS REVISION

- = PRELIMINARY PLAT BOUNDARY
- = PHASE LINE
- 8.589 (51) = LOT AREA IN SQUARE FEET (S.F.)
- (51) = ADJACENT OWNER NAME FOR PLATTED LOTS WITHIN 200'

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- A P.U.E. TEN FOOT WIDE ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DEDICATED.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- UTILITY PROVIDERS: WATER: WILLIAMSON COUNTY AGENCY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT #3 AND WILCO MUD NO. 22 GAS: ATMOS; AND ELECTRIC: TXU.
- DRAINAGE AREA TRACTS WILL BE MAINTAINED BY THE MUD. LANDSCAPE AREA TRACTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). THE AMENITY AREA TRACT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHALL BE BUILT AT LEAST ONE FOOT (1') ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ONE HALF INCH INCH (1/2") PER FOOT FOR A DISTANCE OF TEN FEET (10').
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS AND GENERAL ACCEPTED ENGINEERING STANDARDS.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- A PORTION OF THIS TRACT IS ENCRINCED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE DATE SEPTEMBER, 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR AND INTERIOR SIDE LOT LINES.
- DRIVEWAY ACCESS TO PARCEL 31, BLOCK G FROM GATTIS SCHOOL ROAD IS PROHIBITED.

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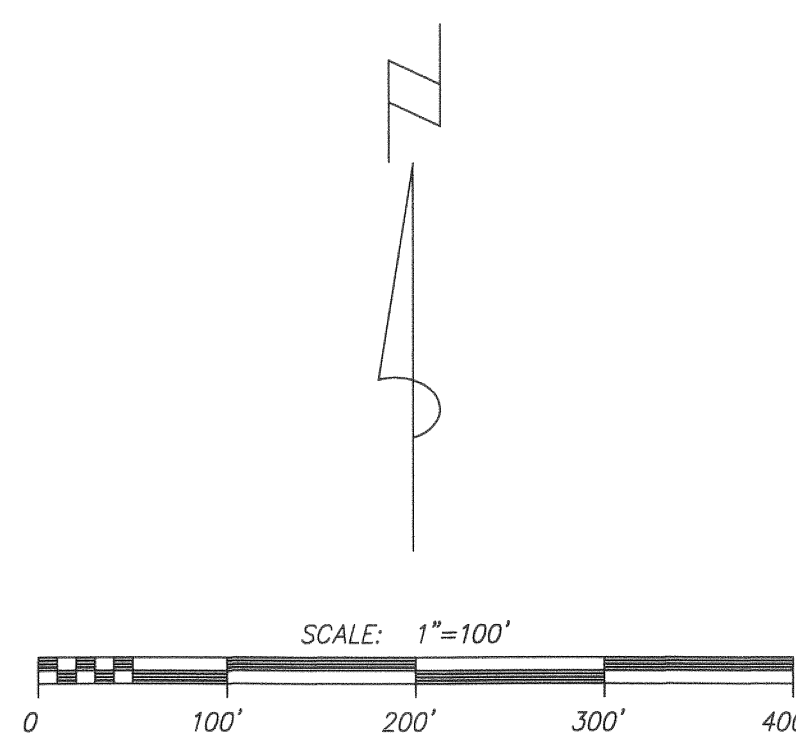
DATE: JULY 9, 2018 SCALE: 1" = 300'

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

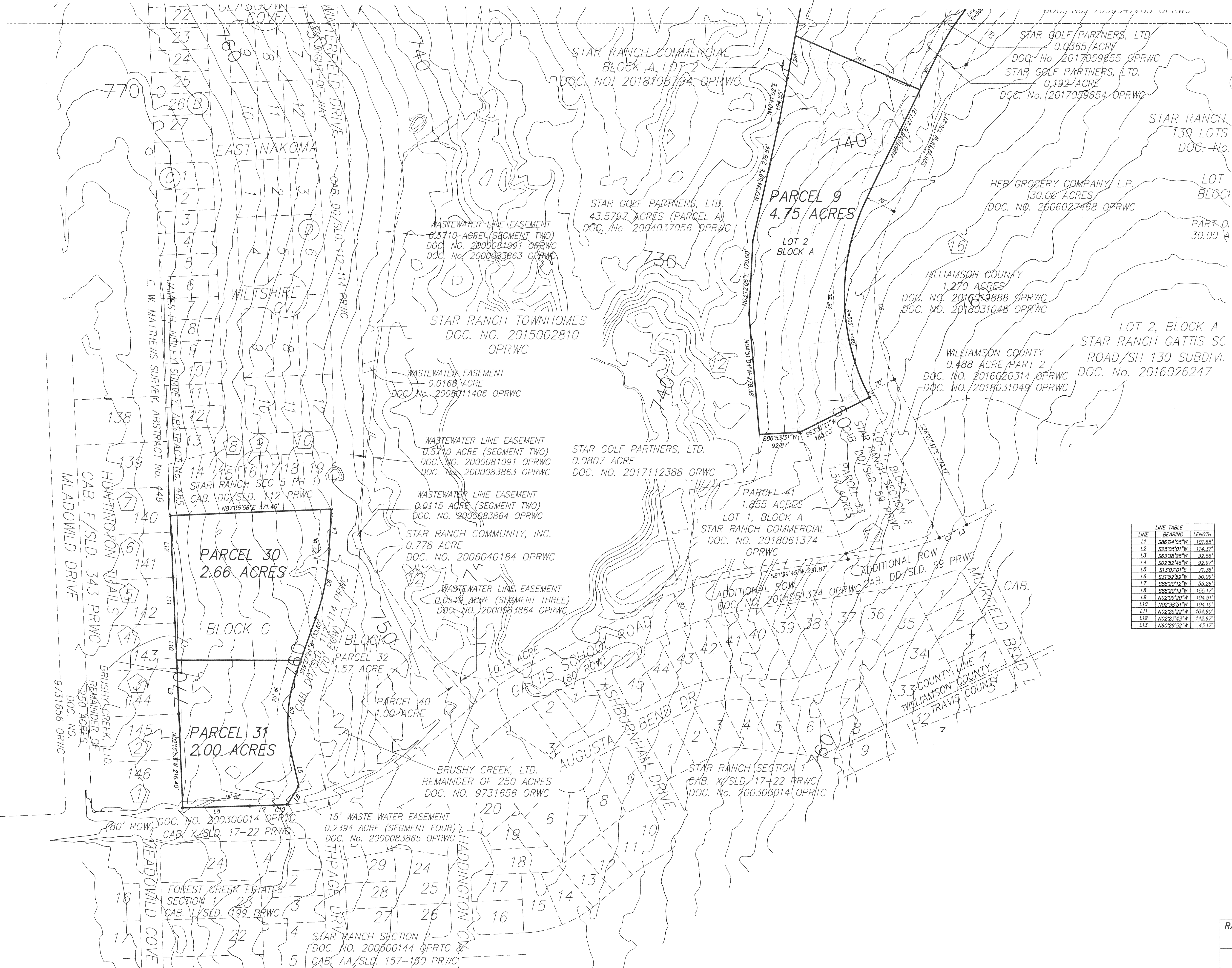
MATCH LINE - SEE SHEET 3

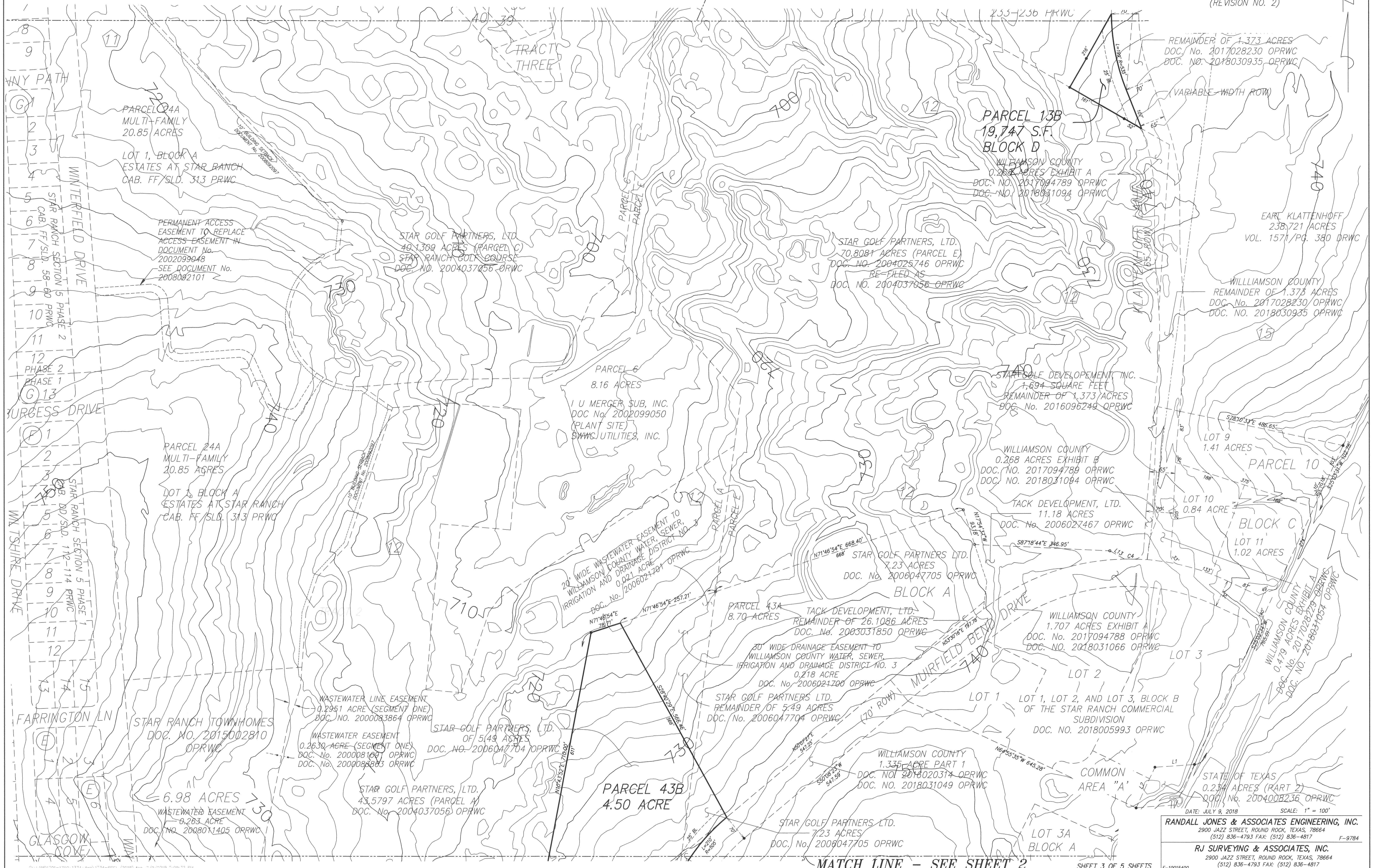
REVISED PRELIMINARY PLAT OF
STAR RANCH COMMERCIAL
(REVISION NO. 2)

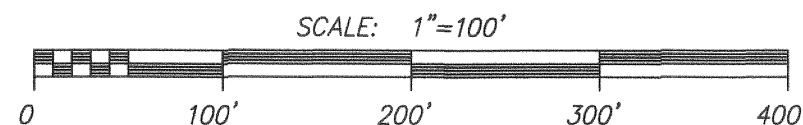


LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°04'05"W	101.65'
L2	S25°05'01"W	114.37'
L3	S63°38'28"W	32.56'
L4	S02°52'46"W	92.97'
L5	S13°07'01"E	71.36'
L6	S31°52'59"W	50.09'
L7	S88°20'12"W	55.26'
L8	S88°20'13"W	155.17'
L9	N02°09'20"W	104.91'
L10	N02°38'51"W	104.15'
L11	N02°25'22"W	104.60'
L12	N02°31'43"W	142.67'
L13	N60°29'52"W	43.17'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	36.56	25.00	83°48'00"	N77°41'59"E	33.39
C2	504.65	3341.42	8°39'12"	S05°17'57"W	504.17
C3	268.20	465.00	33°02'46"	N19°16'37"E	264.49
C4	23.71	600.00	2°15'52"	N89°42'40"W	25.90
C5	180.74	435.00	23°48'24"	N38°11'40"E	178.45
C6	400.63	435.00	52°46'08"	N00°04'28"W	386.62
C7	37.47	560.00	3°50'00"	S65°11'31"W	37.46
C8	160.73	550.00	16°44'39"	S11°15'05"W	160.16
C9	195.00	341.25	32°44'28"	S03°15'12"W	192.36
C10	31.07	560.00	3°10'45"	S86°44'49"W	31.07

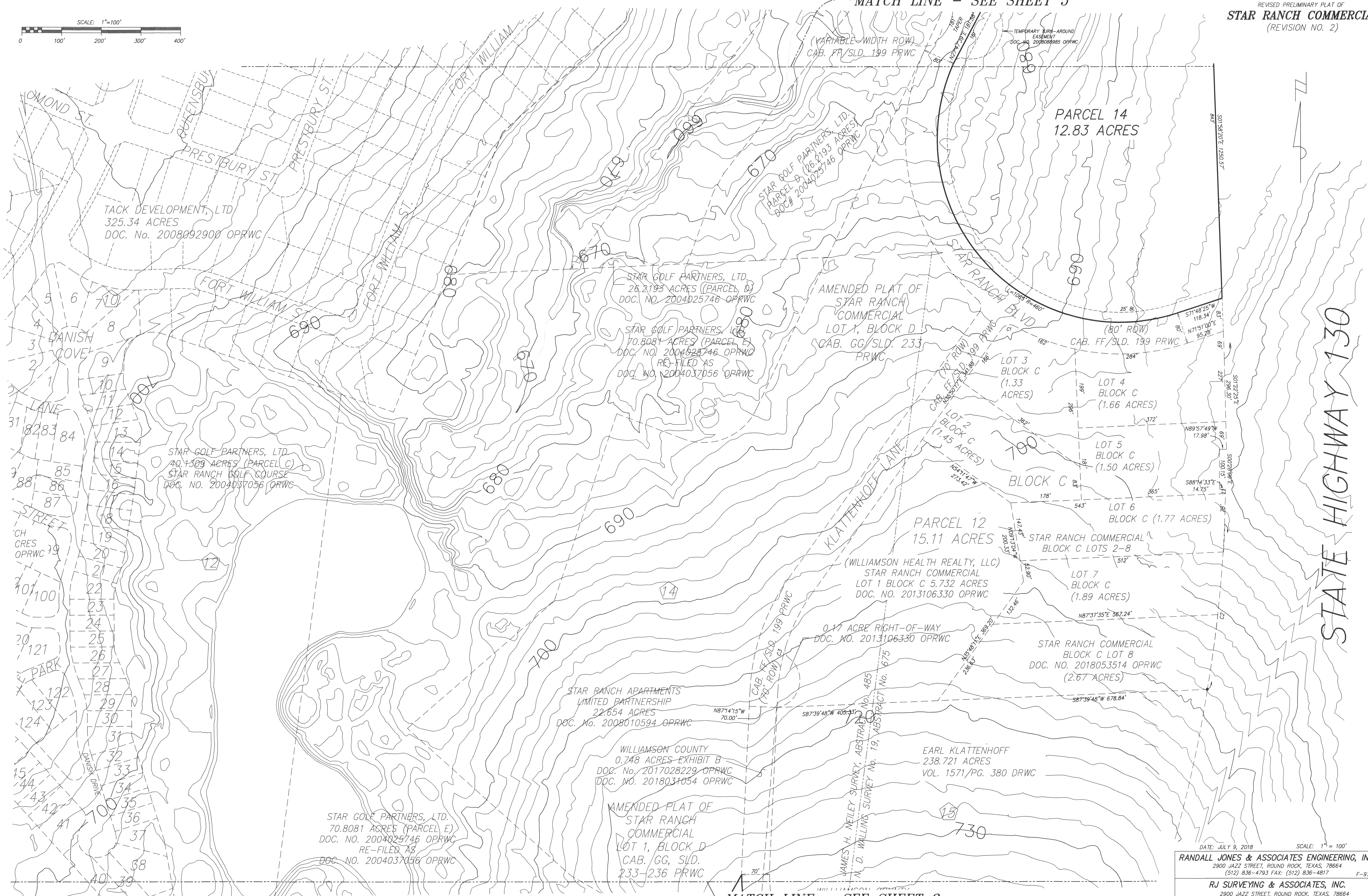






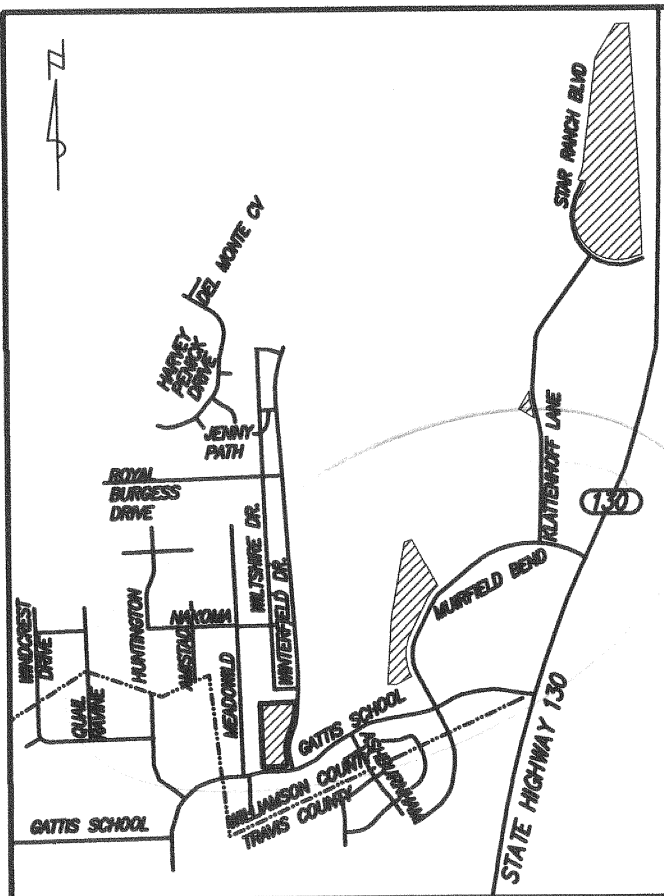
MATCH LINE - SEE SHEET 5

REVISED PRELIMINARY PLAT OF
STAR RANCH COMMERCIAL
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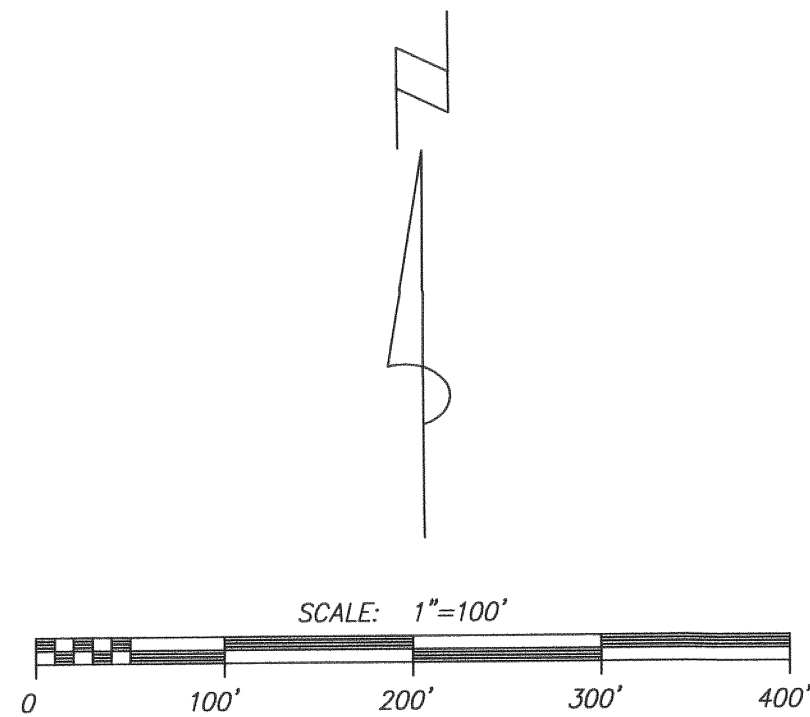


STATE HIGHWAY 130

MATCH LINE - SEE SHEET 3

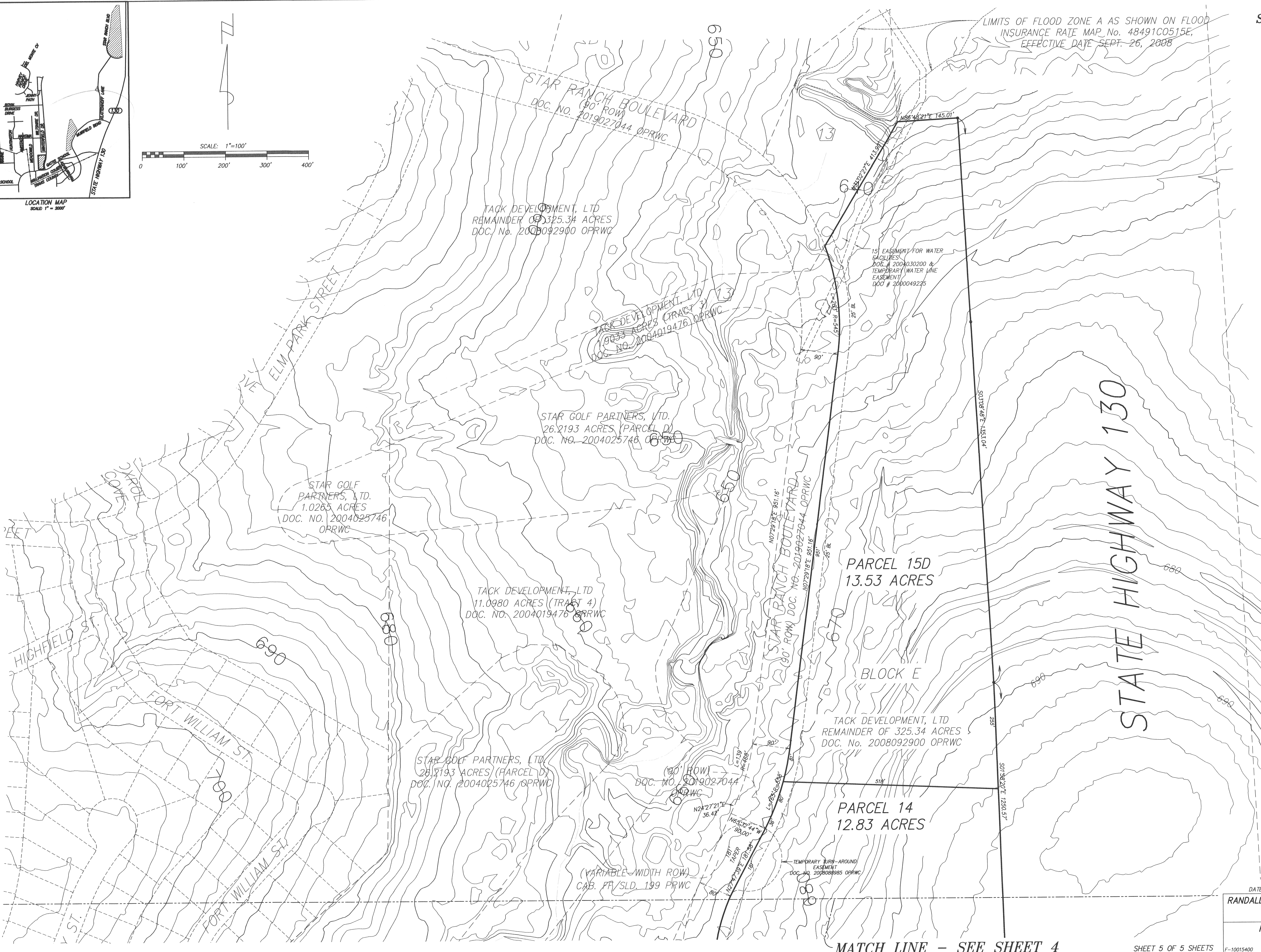


LOCATION MAP
SCALE: 1" = 200'



REVISED PRELIMINARY PLAT OF
STAR RANCH COMMERCIAL
(REVISION NO. 2)

LIMITS OF FLOOD ZONE A AS SHOWN ON FLOOD
INSURANCE RATE MAP No. 48491C0515E,
EFFECTIVE DATE SEPT. 26, 2008



MATCH LINE - SEE SHEET 4

SHEET 5 OF 5 SHEETS

DATE: JULY 9, 2018 SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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