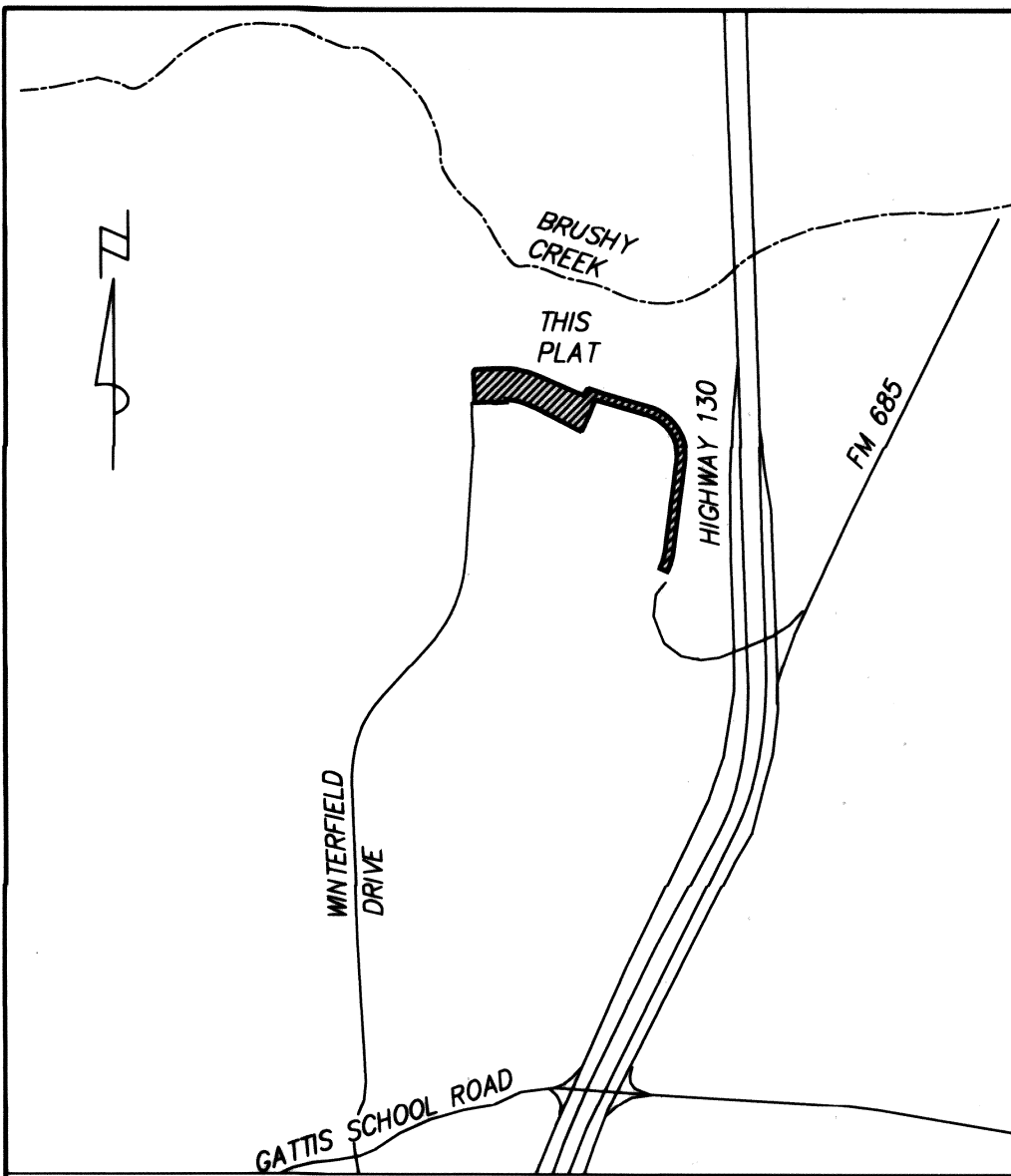
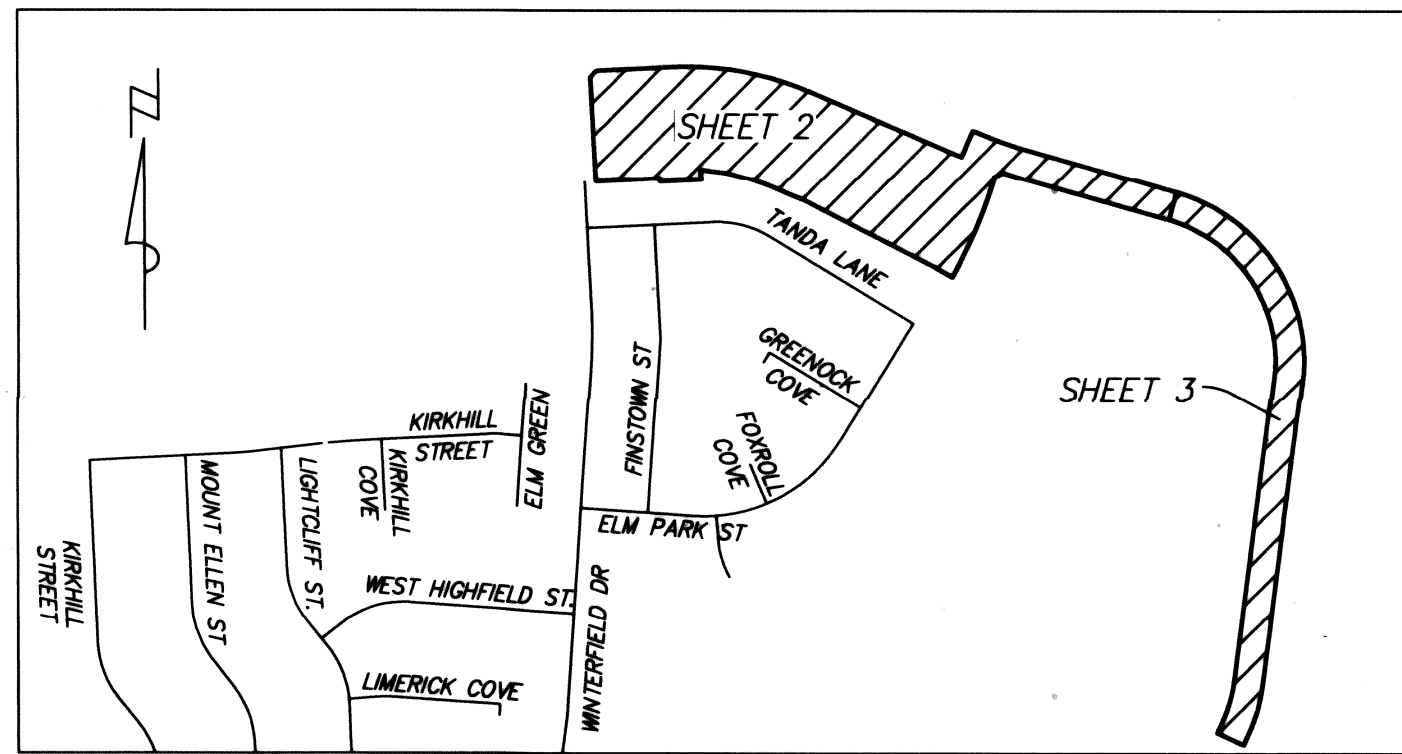


FINAL PLAT OF
STAR RANCH SECTION 7 PHASE 7
WILLIAMSON COUNTY, TEXAS



LOCATION MAP
SCALE: 1" = 2000'



KEY MAP

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS
I, JOHN D. KIPP, 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 SUBDIVISION ORDINANCE OF WILLIAMSON COUNTY, TEXAS. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER COMMITMENT NO. GF NO. 1811691JM, EFFECTIVE DATE AUGUST 10, 2018. THE FIELD NOTES SHOWN HEREON MATHEMATICALLY CLOSE.

John D Kipp 02/26/2020
JOHN D. KIPP DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
STATE OF TEXAS

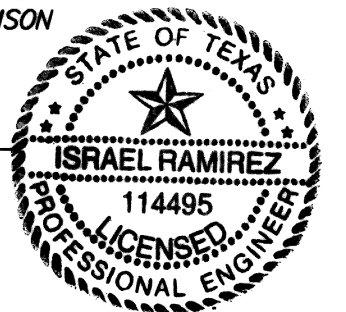


RJ SURVEYING & ASSOCIATES
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793
FIRM NO. 10015400

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS
I, ISRAEL RAMIREZ, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS.

Israel Ramirez 2.26.2020
ISRAEL RAMIREZ DATE
LICENSED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS



RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793
FIRM NO. 9784

SURVEYS: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422
JAMES H. NEILEY SURVEY, ABSTRACT NO. 485
N. D. WALLING SURVEY, ABSTRACT NO. 675

DATE: MAY 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

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PLAT NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES. A THREE (3) FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED 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.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- UTILITY PROVIDERS: WATER: WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT #3 GAS: ATMOS; AND ELECTRIC: TXU.
- DRIVEWAY ACCESS TO WINTERFIELD DRIVE AND STAR RANCH BOULEVARD IS PROHIBITED FROM ALL SINGLE FAMILY LOTS. CORNER LOTS SHALL ONLY HAVE DRIVEWAY ACCESS TO ONE STREET.
- LOT 25A, BLOCK M IS A LANDSCAPE AREA TRACT AND IT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (HOA).
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM 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 BFE, WHICHEVER IS HIGHER.
- 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.
- NO PORTION OF THIS TRACT IS ENCLOSED 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 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 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.
- THE MAXIMUM IMPERVIOUS COVER PER LOT IS 45%.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- 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.
- ACCORDING TO THE CITY OF HUTTO OFFICIAL ZONING MAP, THIS PLAT IS WITHIN THE AREA ZONED GATEWAY OVERLAY DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE MUNICIPAL UTILITY DISTRICT NO. 22 (M.U.D.) AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE M.U.D. NO. 22 ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVICE THIS SITE.
- FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE ROAD MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE. (2018 IFC APPENDIX B SEC. D103.6.2).

BUILDING SETBACKS:

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

SITE DATA:

44 SINGLE-FAMILY LOTS	7.391 ACRES
1 LANDSCAPE LOT	0.382 ACRE
RIGHT-OF-WAY	7.182 ACRES
TOTAL	14.955 ACRES

2 BLOCKS

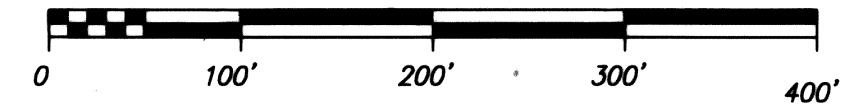
PROPERTY OWNER:

STAR GOLF DEVELOPMENT, INC.
TIM TIMMERMAN, PRESIDENT
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TEXAS 78634

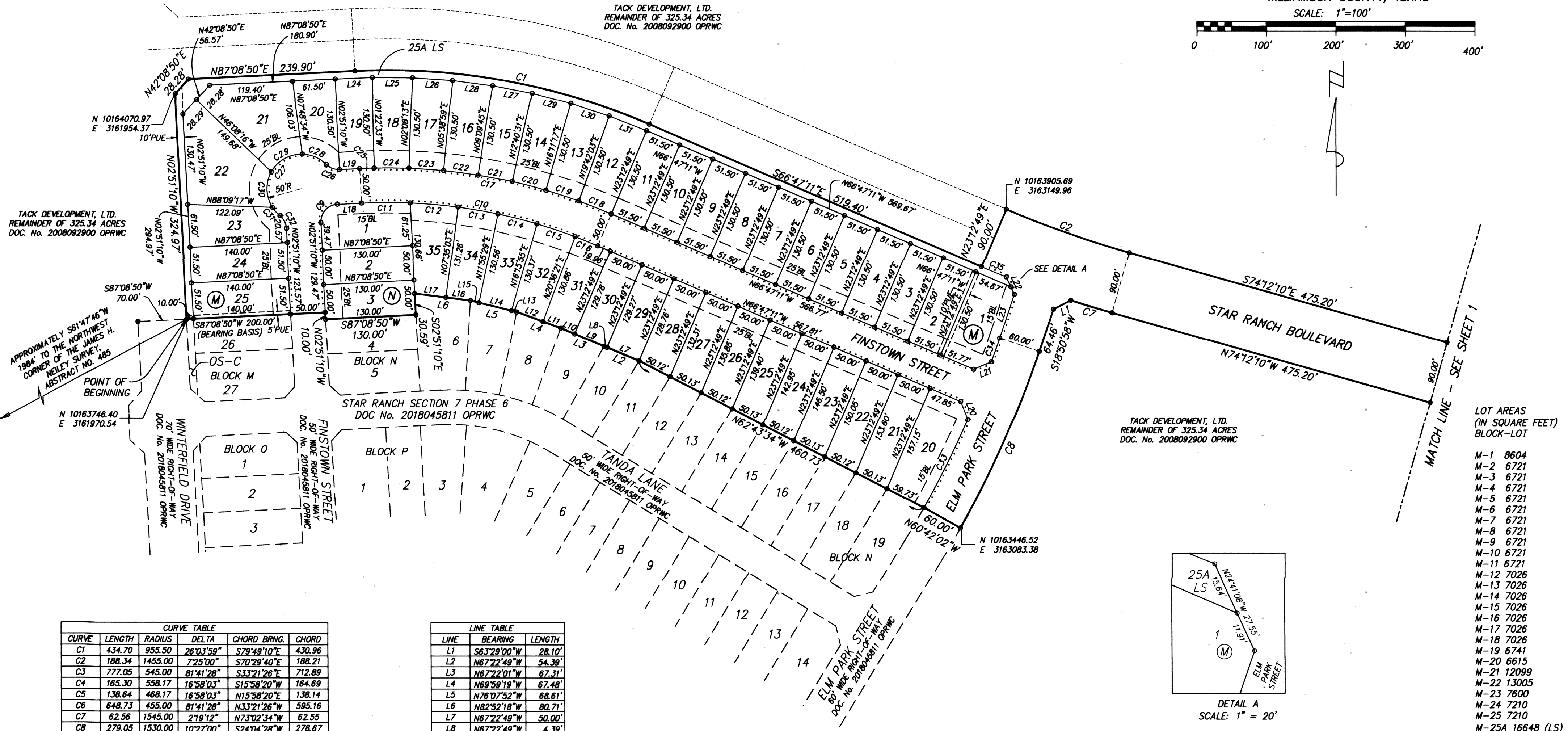
STAR RANCH SECTION 7 PHASE 7

WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



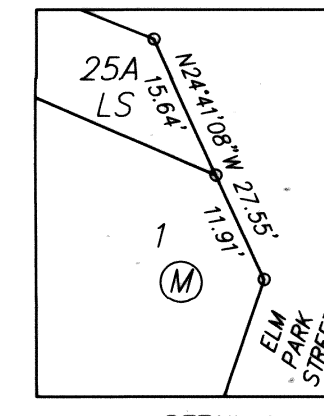
TACK DEVELOPMENT, LTD.
REMAINDER OF 325.34 ACRES
DOC. No. 2008092900 OPRWC



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

LOT AREAS
(IN SQUARE FEET)
BLOCK-LOT

- M-1 8604
- M-2 6721
- M-3 6721
- M-4 6721
- M-5 6721
- M-6 6721
- M-7 6721
- M-8 6721
- M-9 6721
- M-10 6721
- M-11 6721
- M-12 7026
- M-13 7026
- M-14 7026
- M-15 7026
- M-16 7026
- M-17 7026
- M-18 7026
- M-19 6741
- M-20 6615
- M-21 12099
- M-22 13005
- M-23 7600
- M-24 7210
- M-25 7210
- M-25A 16648 (LS)



DETAIL A
SCALE: 1" = 20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	434.70	955.50	26°03'59"	S79°49'10"E	430.96
C2	188.34	1455.00	7°25'00"	S70°29'40"E	188.21
C3	777.05	545.00	81°41'28"	S33°21'26"E	712.89
C4	165.30	558.17	16°58'03"	S15°58'20"W	164.69
C5	138.64	468.17	16°58'03"	N15°58'20"E	138.14
C6	648.73	455.00	81°41'28"	N33°21'26"W	595.16
C7	62.56	1545.00	2°19'12"	N73°02'34"W	62.55
C8	279.05	1530.00	10°27'00"	S24°04'28"W	278.67
C9	38.27	25.00	90°00'00"	N42°08'50"E	35.36
C10	348.03	765.00	26°03'59"	N79°49'10"W	345.04
C11	70.19	765.00	5°15'25"	N89°46'33"E	70.17
C12	69.16	765.00	5°10'48"	N85°00'21"W	69.14
C13	57.95	765.00	4°20'26"	N80°14'44"W	57.94
C14	57.95	765.00	4°20'26"	N75°54'18"W	57.94
C15	57.95	765.00	4°20'26"	N71°33'52"W	57.94
C16	34.82	765.00	2°36'28"	N68°05'25"W	34.82
C17	370.78	815.00	26°03'59"	N79°49'10"W	367.59
C18	49.97	815.00	3°30'46"	N68°32'34"W	49.96
C19	49.97	815.00	3°30'46"	N72°03'20"W	49.96
C20	49.97	815.00	3°30'46"	N75°34'06"W	49.96
C21	49.97	815.00	3°30'46"	N79°04'52"W	49.96
C22	49.97	815.00	3°30'46"	N82°35'38"W	49.96
C23	49.97	815.00	3°30'46"	N86°06'24"W	49.96
C24	49.97	815.00	3°30'46"	N89°37'10"W	49.96
C25	21.00	815.00	1°28'37"	N87°53'09"E	21.00
C26	21.03	25.00	48°11'23"	N68°45'28"W	20.41
C27	162.65	50.00	186°22'46"	N42°08'50"E	99.85
C28	38.49	50.00	44°06'12"	N66°42'53"W	37.54
C29	54.13	50.00	62°01'26"	N60°13'18"E	51.52
C30	54.13	50.00	62°01'26"	N01°48'09"W	51.52
C31	15.91	50.00	187°3'41"	N41°55'42"W	15.84
C32	21.03	25.00	48°11'23"	N26°56'51"W	20.41
C33	141.67	1470.00	5°31'19"	N26°32'18"E	141.62
C34	36.43	1470.00	1°25'11"	N19°33'33"E	36.43
C35	38.68	1545.00	1°26'03"	N67°30'12"W	38.67

LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°29'00"W	28.10'
L2	N67°22'49"W	54.39'
L3	N67°22'01"W	67.31'
L4	N69°59'19"W	67.48'
L5	N76°07'52"W	68.61'
L6	N82°52'18"W	80.71'
L7	N67°22'49"W	50.00'
L8	N67°22'49"W	4.39'
L9	N67°22'01"W	45.61'
L10	N67°22'01"W	21.70'
L11	N69°59'19"W	27.16'
L12	N69°59'19"W	40.32'
L13	N76°07'52"W	7.77'
L14	N76°07'52"W	48.06'
L15	N76°07'52"W	12.78'
L16	N82°52'18"W	35.31'
L17	N82°52'18"W	45.40'
L18	N87°08'50"E	34.91'
L19	S87°08'50"W	29.01'
L20	S21°41'57"W	28.24'
L21	N66°56'11"E	27.65'
L22	N24°41'08"W	27.55'
L23	N18°50'58"E	66.37'
L24	N87°29'19"E	53.38'
L25	N89°37'10"W	57.96'
L26	N86°06'24"W	57.96'
L27	N79°04'52"W	57.96'
L28	N82°35'38"W	57.96'
L29	N75°34'06"W	57.96'
L30	N72°03'20"W	57.96'
L31	N68°32'34"W	57.96'

NEW STREETS:

NAME	LENGTH	DESIGN SPEED
FINSTOWN STREET	1241'	25 MPH
ELM PARK STREET	403'	25 MPH
STAR RANCH BLVD.	2522'	35 MPH

TOTAL: 4166'

LEGEND:

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD WITH "RJ SURVEYING" CAP (UNLESS NOTED OTHERWISE)
- (M) = BLOCK NAME
- = 4' WIDE SIDEWALK REQUIRED
- LS = LANDSCAPE
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- BL = BUILDING SETBACK LINE

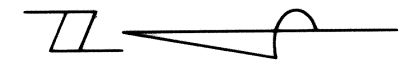
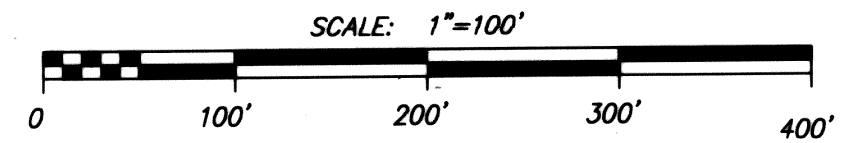
SURVEYS: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422
JAMES H. NEILEY SURVEY, ABSTRACT NO. 485
N. D. WALLING SURVEY, ABSTRACT NO. 675

DATE: MAY 2, 2018 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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FINAL PLAT OF
STAR RANCH SECTION 7 PHASE 7
WILLIAMSON COUNTY, TEXAS



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

N. D. WALLING SURVEY,
ABSTRACT No. 675
ROBERT MCNUITT SURVEY,
ABSTRACT No. 422

STAR GOLF PARTNERS, LTD.
REMAINDER OF 26.2193 ACRES (PARCEL D)
DOC. NO. 2004037056 OPRWC

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

STAR GOLF PARTNERS, LTD.
REMAINDER OF 26.2193 ACRES (PARCEL D)
DOC. NO. 2004037056 OPRWC

TACK DEVELOPMENT, LTD.
11.0980 ACRES
DOC. NO. 2004019476 OPRWC

N. D. WALLING SURVEY, ABSTRACT No. 675
JAMES H. NEILEY SURVEY, ABSTRACT No. 485
STAR RANCH BOULEVARD
VARIABLE-WIDTH RIGHT-OF-WAY
CAB. FT./S.D. 199-202 PRWC

EASEMENT LIST:

[7] = 0.13 ACRE WATER LINE EASEMENT TO WILLIAMSON COUNTY WATER, SEWER,
IRRIGATION AND DRAINAGE DISTRICT NO. 3 - DOC. NO. 2010031145 OPRWC.

LEGEND:

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD WITH "RJ SURVEYING" CAP (UNLESS NOTED OTHERWISE)
- (M) = BLOCK NAME
- = 4' WIDE SIDEWALK REQUIRED
- LS = LANDSCAPE
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- BL = BUILDING SETBACK LINE

SURVEYS: ROBERT MCNUITT SURVEY, ABSTRACT NO. 422
JAMES H. NEILEY SURVEY, ABSTRACT NO. 485
N. D. WALLING SURVEY, ABSTRACT NO. 675

DATE: MAY 2, 2018

SCALE: 1" = 100'

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SHEET 3 OF 4 SHEETS

F-10015400

THAT PART OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 AND THE N D. WALLING SURVEY, ABSTRACT NO. 675, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 14.955 ACRE TRACT CONVEYED TO STAR GOLF DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2019027043 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2"IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 14.955 ACRE TRACT, BEING THE NORTHEAST CORNER OF WINTERFIELD DRIVE (70'WIDE RIGHT-OF-WAY), ACCORDING TO THE MAP OR PLAT THEREOF OF STAR RANCH SECTION 7 PHASE 6 RECORDED IN DOCUMENT NO. 2018045811, OPRWC, BEING THE NORTHWEST CORNER OF LOT OS-C, BLOCK M OF SAID STAR RANCH SECTION 7 PHASE 6, FROM WHICH A 1/2"IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID WINTERFIELD DRIVE, BEING ALSO THE NORTHWEST CORNER OF SAID STAR RANCH SECTION 7 PHASE 6 BEARS S87°08'50"W A DISTANCE OF 70.00 FEET, FROM WHICH THE NORTHWEST CORNER OF THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 BEARS APPROXIMATELY S61°47'46"W A DISTANCE OF 1984 FEET;

THENCE ALONG THE WEST AND NORTH LINES OF SAID 14.955 ACRE TRACT AND ACROSS THE REMAINDER OF THAT 325.34 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2008092900, OPRWC, THE FOLLOWING TWELVE (12) COURSES:

1. N02°51'10"W A DISTANCE OF 324.97 FEET TO A 1/2"IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 14.955 ACRE TRACT;
2. N42°08'50"E A DISTANCE OF 28.28 FEET TO A 1/2"IRON ROD SET;
3. N87°08'50"E A DISTANCE OF 239.90 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
4. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 434.70 FEET, HAVING A RADIUS OF 955.50 FEET, A CENTRAL ANGLE OF 26°03'59", AND A CHORD BEARING S79°49'10"E, 430.96 FEET TO A 1/2"IRON ROD SET;
5. S66°47'11"E A DISTANCE OF 519.40 FEET TO A 1/2"IRON ROD SET;
6. N23°12'49"E A DISTANCE OF 90.00 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
7. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 188.34 FEET, HAVING A RADIUS OF 1,455.00 FEET, A CENTRAL ANGLE OF 07°25'00" AND A CHORD BEARING S70°29'40"E, 188.21 FEET TO A 1/2"IRON ROD SET;
8. S74°12'10"E A DISTANCE OF 475.20 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
9. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 777.05 FEET, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 81°41'28", AND A CHORD BEARING S33°21'26"E, 712.89 FEET TO A 1/2"IRON ROD SET;
10. S07°29'18"W A DISTANCE OF 951.16 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
11. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 165.30 FEET, HAVING A RADIUS OF 558.17 FEET, A CENTRAL ANGLE OF 16°58'03", AND A CHORD BEARING S15°58'20"W, 164.69 FEET TO A 1/2"IRON ROD SET;
12. S24°27'21"W A DISTANCE OF 36.42 FEET TO A 1/2"IRON ROD WITH "CAPITAL SURVEYING CO. INC."CAP FOUND FOR THE SOUTHEAST CORNER OF SAID 14.955 ACRE TRACT, BEING THE NORTHEAST CORNER OF STAR RANCH BOULEVARD (90'WIDE RIGHT-OF-WAY AT THIS POINT), ACCORDING TO THE MAP OR PLAT THEREOF OF STAR RANCH COMMERCIAL LOT 1 BLOCK D RECORDED IN CABINET FF, SLIDES 199-202 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (PRWC);

THENCE ALONG THE NORTH LINE OF SAID STAR RANCH BOULEVARD AND ALONG THE SOUTH LINE OF SAID 14.955 ACRE TRACT, N65°32'44"W A DISTANCE OF 90.00 FEET TO A 1/2"IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID STAR RANCH BOULEVARD, BEING ON THE EAST LINE OF THE REMAINDER OF THAT 26.2193 ACRE TRACT (PARCEL D) CONVEYED TO STAR GOLF PARTNERS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2004037056, OPRWC, BEING ALSO THE MOST NORTHERLY NORTHWEST CORNER OF SAID STAR RANCH COMMERCIAL LOT 1 BLOCK D;

THENCE ALONG THE SOUTH LINE OF SAID 14.955 ACRE TRACT AND THE EAST LINE OF SAID 26.2193 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

1. N24°27'21"E A DISTANCE OF 36.42 FEET TO A 1/2"IRON ROD SET FOR A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
2. NORTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 138.64 FEET, HAVING A RADIUS OF 468.17 FEET, A CENTRAL ANGLE OF 16°58'03", AND A CHORD BEARING N15°58'20"E, 138.14 FEET TO A 1/2"IRON ROD SET;
3. N07°29'18"E A DISTANCE OF 951.16 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG THE SOUTH LINE OF SAID 14.955 ACRE TRACT, ALONG THE EAST LINE OF SAID 26.2193 ACRE TRACT, ALONG THE EAST LINE OF THE REMAINDER OF THAT 1.9033 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2004019476, OPRWC, AND ACROSS SAID 325.34 ACRE TRACT, THE FOLLOWING SIX (6) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 648.73 FEET, HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 81°41'28", AND A CHORD BEARING N33°21'26"W, 595.16 FEET TO A 1/2"IRON ROD SET;
2. N74°12'10"W A DISTANCE OF 475.20 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
3. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 62.56 FEET, HAVING A RADIUS OF 1,545.00 FEET, A CENTRAL ANGLE OF 02°19'12", AND A CHORD BEARING N73°02'34"W, 62.55 FEET TO A 1/2"IRON ROD SET;
4. S63°29'00"W A DISTANCE OF 28.10 FEET TO A 1/2"IRON ROD SET;
5. S18°50'58"W A DISTANCE OF 64.46 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
6. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 279.05 FEET, HAVING A RADIUS OF 1,530.00 FEET, A CENTRAL ANGLE OF 10°27'00", AND A CHORD BEARING S24°04'28"W, 278.67 FEET TO A 1/2"IRON ROD SET AT THE NORTHEAST CORNER OF SAID STAR RANCH SECTION 7 PHASE 6;

THENCE ALONG THE NORTH LINE OF SAID STAR RANCH SECTION 7 PHASE 6, BEING THE SOUTH LINE OF SAID 14.955 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES:

1. N60°42'02"W A DISTANCE OF 60.00 FEET TO A 1/2"IRON ROD SET;
2. N62°43'34"W A DISTANCE OF 460.73 FEET TO A 1/2"IRON ROD SET;
3. N67°22'49"W A DISTANCE OF 54.39 FEET TO A 1/2"IRON ROD SET;
4. N67°22'01"W A DISTANCE OF 67.31 FEET TO A 1/2"IRON ROD SET;
5. N69°59'19"W A DISTANCE OF 67.48 FEET TO A 1/2"IRON ROD SET;
6. N76°07'52"W A DISTANCE OF 68.61 FEET TO A 1/2"IRON ROD SET;
7. N82°52'18"W A DISTANCE OF 80.71 FEET TO A 1/2"IRON ROD SET;
8. S02°51'10"E A DISTANCE OF 30.59 FEET TO A 1/2"IRON ROD SET;
9. S87°08'50"W A DISTANCE OF 130.00 FEET TO A 1/2"IRON ROD SET;
10. N02°51'10"W A DISTANCE OF 10.00 FEET TO A 1/2"IRON ROD SET;
11. S87°08'50"W (BEARING BASIS) A DISTANCE OF 200.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 14.955 ACRES, MORE OR LESS.

ALL IRON RODS SET OR FOUND HAVE "RJ SURVEYING" CAPS UNLESS NOTED OTHERWISE.

ALL BEARINGS ARE BASED ON THE NORTH LINE OF LOT 26, BLOCK M, CALLED AS N87°08'50"E ON THE SAID PLAT OF STAR RANCH SECTION 7 PHASE 6. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R584479 AND R584442.

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE 6th DAY OF February, 2020

Doug Gaul 2/6/2020 Stacy Schmitt 2/6/2020
DOUG GAUL, MAYOR DATE CITY SECRETARY DATE
Stacy Schmitt

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE 26 DAY OF FEBRUARY, 2020.

Anthony G. L. 2/26/2020
ASHBY BRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 20____.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT STAR GOLF DEVELOPMENT, INC., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019027043 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, DO HEREBY FOREVER 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 DO 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 SECTION 7 PHASE 7".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 26 DAY OF February, 2020.

STAR GOLF DEVELOPMENT, INC., A TEXAS CORPORATION

BY: Tim Timmerman
TIM TIMMERMAN, PRESIDENT
STAR GOLF DEVELOPMENT, INC.
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TEXAS 78634

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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26 DAY OF February, 2020 A.D.

BY: Cassandra Jordan
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Cassandra Jordan

MY COMMISSION EXPIRES: 2/25/21

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT INDEPENDENT BANK, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2019038468 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

INDEPENDENT BANK, A TEXAS BANKING ASSOCIATION

BY: J. Kyle Spears

PRINTED NAME: J. Kyle Spears

TITLE: Sr. Vice President

STATE OF TEXAS

COUNTY OF Travis

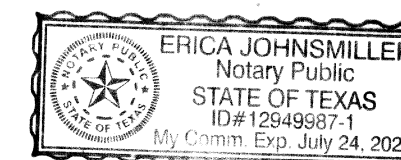
BEFORE ME ON THIS DAY PERSONALLY APPEARED J. Kyle Spears, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26 DAY OF February, 2020 A.D.

BY: Erica Johnson
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Erica Johnson

MY COMMISSION EXPIRES: July 24, 2021



SHEET 4 OF 4 SHEETS

FINAL PLAT OF

STAR RANCH SECTION 7 PHASE 7

WILLIAMSON COUNTY, TEXAS

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 PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR 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 THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DATE: MAY 2, 2018

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

F-10015400