

DWG NAME: K:\SAU_CIVIL\067548013 STAR RANCH\CAD\PRELIMINARY\PLANS\SHEETS\STAR RANCH PLAT CP&Y.DWG PLOTTED BY GREEN, BEN 12/14/2020 10:06 AM LAST SAVED 12/10/2020 12:05 PM

STATE OF TEXAS §
§ KNOWN ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, Prose Star Ranch, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. _____ of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and 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 the plat are free of liens. This subdivision is to be known as STAR RANCH - NE SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this 14 day of December, 2020.

PROSE STAR RANCH VENTURE, LP,
a Delaware limited partnership

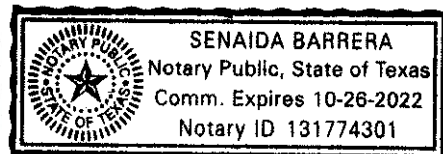
By: ALLIANCE G.P. II, INC.
A Texas Corporation, its general partner
2525 E. CAMELBACK ROAD
SUITE 500
PHOENIX, AZ 85016

By: JEFFREY DILTZ
Vice President

The State of Texas §
County of Travis §

This instrument was acknowledged before me on the 14 day of December, 2020, by Jeffrey Diltz as Vice President of Alliance G.P. II, Inc., general partner of Prose Star Ranch Venture LP, a Delaware limited partnership, on behalf of said limited partnership.

Senaída Barrera
Notary Public
Notary Registration Number 131774301
My commission expires: 10/26/2022
County of Travis
The State of Texas



The State of Texas §
County of Williamson §

I, Benjamin L. Green, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone and is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0515F effective date December 20, 2019, and that each lot conforms to the city of Pflugerville regulations.

The Fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easement shown and/or public rights-of-way dedicated by this plat.

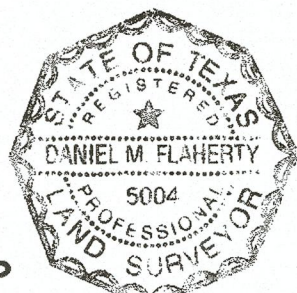
Benjamin L. Green, P.E.
Registered Professional Engineer No. 109973
Kimley-Horn and Associates, Inc.
2600 Via Fortuna
Terrace I, Suite 300
Austin, Texas 78746



The State of Texas §
County of Williamson §

I, Daniel M. Flaherty, 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 the corner monuments shown hereon were properly placed under my supervision in accordance with the Subdivision Regulations of the City of Pflugerville, Texas.

Daniel M. Flaherty
Registered Professional
Land Surveyor No. 5004
CP&Y, Inc.
One Chisholm Trail
Suite 130
Round Rock, Texas 78681
TBPLS FIRM NO. 101941125



CITY CERTIFICATION

Approved this 21 day of September, 2020, by the Planning and Zoning Commission of the City of Pflugerville, Texas, on behalf of the City.

Pat Epstein
Pat Epstein, Chairman

12/17/2020
Date

This Plat reflects the approval granted by the Planning and Zoning Commission on the date indicated above.

Emily Barron, Planning Director Assistant
Trish Evans, Secretary
Trish Evans, Deputy



12/17/2020
Date

12/16/2020
Date

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Bill Gravel Jr., County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes heron, 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 Gravel Jr., County Judge

Date

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
§ KNOWN ALL MEN BY THESE PRESENTS;

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 on the _____ day of _____, 20____ A.D., at _____ o'clock, _____ m. in the Official Public Records of said County in Instrument 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

FIELD NOTE DESCRIPTION

BEING A 15.092 ACRE TRACT OF LAND SITUATED IN THE N.D. WALLING SURVEY, ABSTRACT NO. 675 IN WILLIAMSON COUNTY, TEXAS; SAID 15.092 ACRE TRACT BEING COMPRISED OF THE REMAINDER OF THAT CERTAIN CALLED 9.98 ACRE TRACT OF LAND (EXHIBIT "A") AND THE REMAINDER OF THAT CERTAIN CALLED 3.60 ACRE TRACT OF LAND, BOTH TRACTS BEING DESCRIBED IN A DEED TO ROBERT BRIDGES AND WIFE, SHARON F. BRIDGES, FILED ON JANUARY 24, 1989, RECORDED IN VOLUME 1747, PAGE 471, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), A PORTION OF THAT CERTAIN CALLED 4.819 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CSW SR HUTTO, LLC, RECORDED IN DOCUMENT NO. 2017074295, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), A PORTION OF THAT CERTAIN CALLED 0.999 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CSW SR HUTTO, LLC, RECORDED IN DOCUMENT NO. 2017074281, O.P.R.W.C.T., AND A PORTION THAT CERTAIN CALLED 3.676 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CSW SR HUTTO, LLC, RECORDED IN DOCUMENT NO. 2017074340, O.P.R.W.C.T.; SAID 15.092 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with aluminum cap stamped "Williamson County" found marking the southwest corner of said 9.98 acre remainder tract, same being the southeast corner of the remainder of that certain called 5.00 acre tract of land described in a Deed to Nedra Carol Phelps, recorded in Document No. 2000032529, O.P.R.W.C.T., said iron rod also marking the northwest corner of that certain called 0.4352 acre tract of land described in a Deed to Williamson County, recorded in Document No. 2010029638, O.P.R.W.C.T., said iron rod also being on the existing north right-of-way (R.O.W.) line of County Road 138 (have a variable width);

THENCE, North 07° 35' 26" East, departing the existing north R.O.W. line of said County Road 138, and with the common west line of said 9.98 acre remainder tract and the east line of said 5.00 acre remainder tract, a distance of 184.15 feet to a 1/2-inch iron rod with aluminum cap stamped "Williamson County" found for the POINT OF BEGINNING and the southernmost southwest corner of the herein described tract, same being on the proposed north R.O.W. line of said County Road 138;

THENCE, North 07° 36' 22" East, continuing with the common west line of said 9.98 acre remainder tract and the east line of said 5.00 acre remainder tract, a distance of 416.87 feet to a 1/2-inch iron pipe found for an interior corner of the herein described tract, same marking the common northeast corner of said 5.00 acre remainder tract and the southeast corner of said 4.819 acre tract;

THENCE, North 87° 55' 26" West, with the common north line of said 5.00 acre remainder tract and the south line of said 4.819 acre tract, a distance of 239.82 feet to a 5/8-inch iron rod found for a corner of the herein described tract, same marking the southeast corner of said 0.999 acre tract and a corner of said 4.819 acre tract;

THENCE, North 87° 58' 44" West, with the common north line of said 5.00 acre remainder tract and the south line of said 0.999 acre tract, a distance of 66.59 feet to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" found for the westernmost corner of the herein described tract;

THENCE, North 07° 28' 10" East, departing the north line of said 5.00 acre remainder tract, traveling partway across the interior of said 0.999 acre tract, partway across the interior of said 4.819 acre tract, and partway across the interior of said 3.676 acre tract, a distance of 564.62 feet to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" found for the northwest corner of the herein described tract, said iron rod being on the south line of that certain called 8.30 acre tract of land described in a Deed to 2535 Ltd, recorded in Document No. 2016081442, O.P.R.W.C.T.;

THENCE, South 87° 53' 16" East, with the common north line of said 3.676 acre tract and the south line of said 8.30 acre tract, a distance of 307.95 feet to a 1/2-inch iron pipe found for a corner of the herein described tract, same marking the common northeast corner of said 3.676 acre tract and the northwest corner of said 9.98 acre remainder tract;

THENCE, South 88° 01' 39" East, with the common north line of said 9.98 acre remainder tract and the south line of said 8.30 acre tract, a distance of 490.95 feet to a 5/8-inch iron pipe found for the northeast corner of said 9.98 acre remainder tract and the herein described tract, same being on the west line of Block A, Lakeside Estates Phase 1-A, a subdivision recorded in Cabinet R, Slides 394-397, O.P.R.W.C.T.;

THENCE, South 07° 32' 33" West, with the common east line of said 9.98 acre remainder tract and the west line of said Lakeside Estates Phase 1-A, a distance of 564.45 feet to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" set for a corner of the herein described tract, same marking a corner of said 9.98 acre remainder tract and the northeast corner of said 3.60 acre remainder tract;

THENCE, South 07° 27' 15" West, with the common east line of said 3.60 acre remainder tract and the west line of said Lakeside Estates Phase 1-A, a distance of 451.39 feet to a 1/2-inch iron rod with cap stamped "Williamson County" found for the southeast corner of the herein described tract, said point also marking the beginning of a curve to the right;

THENCE, departing the west line of said Lakeside Estates Phase 1-A, and traveling partway across the interior of said 3.60 acre remainder tract and partway across the interior of said 9.98 acre remainder tract, and with the proposed north R.O.W. line of said County Road 138, the following two (2) calls:

1) In a Westerly direction, with said curve to the right, having a central angle of 03° 39' 19", a radius of 3,400.98 feet, an arc length of 216.93 feet, and a chord bearing and distance of North 81° 05' 36" West - 216.89 feet to 1/2-inch iron rod with cap stamped "Williamson County" found for a corner of the herein described tract, and marking the point of reverse curvature for a curve to the left;

2) Continuing in a Westerly direction, with said curve to the left, having a central angle of 14° 02' 48", a radius of 1,122.13 feet, an arc length of 275.10 feet, and a chord bearing and distance of North 86° 17' 34" West - 274.41 feet to the POINT OF BEGINNING and containing 15.092 acres of land, more or less. Bearings are based on the Texas Central Zone Coordinate System, NAD '83 (HARN '93), which is based on the Trimble RTKNet, AllTerra VRS Network.

WILLIAMSON COUNTY PLAT NOTES

IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LEINS.

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.

EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, 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 BFE, WHICHEVER IS HIGHER.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY OR THE CITY OF PFLUGERVILLE, 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. 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 COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE 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.

WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS IN THIS SUBDIVISION. THE ROADS IN THIS SUBDIVISION WILL BE MAINTAINED IN PERPETUITY BY THE OWNERS OF THE SUBDIVISION.

ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

CITY OF PFLUGERVILLE STANDARD PLAT NOTES

- This plat lies within the City of Pflugerville ETJ.
- Water shall be provided by Manville Water Supply Corporation and wastewater shall be provided by the City of Pflugerville. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
- A 10-ft Public Utility Easement (P.U.E.) is hereby dedicated along all street frontage.
- Easement(s) dedicated to the public by this plat shall also be subject to the terms and conditions of the Engineering Design Manual per Ordinance No. 1206-15-02-24. The Grantor [property owner(s)], heirs, successors and assigns shall retain the obligation to maintain the surface of the easement property, including the obligation to regularly mow or cut back vegetation and to keep the surface of the easement property free of litter, debris, and trash.
- No improvements including but not limited to structures, fences, or landscaping shall be allowed in a public easement, except as approved by the City.
- The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for the placement, construction, installation, replacement, repair, maintenance, relocation, removal, operation and inspection of such drainage and utility facilities, and related appurtenances.
- A six (6) foot wide sidewalk shall be provided on both sides of the street.
- This subdivision is subject to all City of Pflugerville ordinances or technical manuals related to Tree Preservation per City Ordinance # 1203-15-02-24 and City Resolution # 1224-09-08-25-8A.
- The Public Parkland dedication and Park Development Fee shall be calculated at a rate required by Ordinance # 1203-15-02-24.
- The Community Impact Fee rate for wastewater is hereby assessed and established according to the City of Pflugerville Ordinance No. 1440-20-04-14. Community impact fees for individual lots shall be paid prior to the issuance of any building permit.
- This Subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
- All electric utility infrastructure including but not limited to telephone, cable television, electric utility lateral and service lines shall be installed in accordance with the City of Pflugerville Engineering Design Manual, as amended.
- The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Pflugerville.
- Construction plans and specifications for all subdivision improvements shall be reviewed and approved by the City of Pflugerville prior to any construction within the subdivision.
- Site development construction plans shall be reviewed and approved by the City of Pflugerville, Development Services, prior to any construction.
- All proposed fences and walls adjacent to intersecting public roadway right-of-way or adjacent to private access drives shall be in compliance with the site distance requirements of the City of Pflugerville Engineering Design Manual, as amended.
- Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State Board of Insurance requirements. The owner understands and acknowledges that plat vacation or re-placing may be required at the owner's sole expense if plans to develop this subdivision do not comply with such codes and requirements.

**STAR RANCH - NE
SUBDIVISION
FINAL PLAT
15.092 ACRES**
SITUATED IN
N.D. WALLING SURVEY
ABSTRACT NO. 675
AND N.D. WALLING SURVEY
ABSTRACT NO. 2722
CITY OF PFLUGERVILLE,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216
FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ORB	JGM	APRIL 2020	067548013	2 OF 2