

FINAL PLAT OF STAR RANCH SECTION 7 PHASE 8-10 WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'

LEGEND:

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
- PUE = PUBLIC UTILITY EASEMENT
- BL = BUILDING SETBACK LINE
- DE = DRAINAGE EASEMENT
- (F) = BLOCK NAME
- - - = SIDEWALK REQUIRED
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- LS = LANDSCAPE
- - - = HUTTO ETJ LINE
- - - = COUNTY LINE

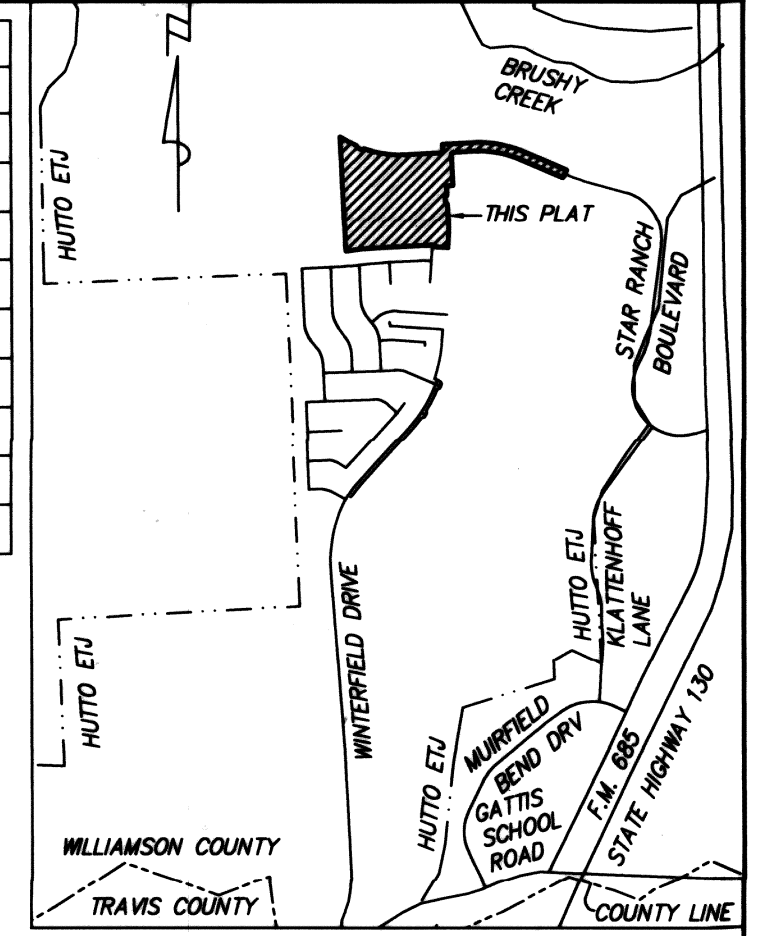
LINE	BEARING	DISTANCE
L1	S42°08'50"W	28.28'
L2	S02°51'10"E	50.00'
L3	S47°51'10"E	28.28'
L4	N89°34'25"W	50.00'
L5	S42°08'50"W	21.21'
L6	S47°51'10"E	21.21'
L7	S24°00'17"E	29.72'
L8	N64°14'10"E	27.67'
L9	N17°59'56"E	32.45'
L10	N17°59'56"E	28.75'
L11	N24°00'17"E	53.49'
L12	S71°19'15"E	53.54'

LINE	BEARING	DISTANCE
L13	S73°26'27"E	51.23'
L14	S76°02'38"E	51.11'
L15	S78°42'33"E	51.12'
L16	S80°53'41"E	51.21'
L17	S83°39'58"E	51.43'
L18	S85°41'11"E	40.28'
L19	S88°11'12"E	50.17'
L20	N89°19'19"E	50.04'
L21	N87°19'17"E	50.00'
L22	N87°08'50"E	50.00'
L23	N87°08'50"E	50.00'
L24	N87°08'50"E	60.00'

LINE	BEARING	DISTANCE
L25	N87°08'50"E	92.06'
L26	N87°08'50"E	75.70'
L27	S47°51'10"E	55.36'
L28	S02°51'10"E	51.40'
L29	S02°51'10"E	94.43'
L30	S02°51'10"E	50.00'
L31	S02°51'10"E	50.00'
L32	S02°51'10"E	50.00'
L33	S02°51'10"E	50.00'
L34	S02°51'10"E	40.00'
L35	S42°08'50"W	28.28'
L36	S87°08'50"W	111.90'

LINE	BEARING	DISTANCE
L37	N02°51'10"W	10.00'
L38	S87°08'50"W	111.90'
L39	S47°51'10"E	28.28'
L40	S02°51'10"E	40.00'
L41	S02°51'10"E	50.00'
L42	S02°51'10"E	50.00'
L43	S02°51'10"E	50.00'
L44	S02°51'10"E	50.00'
L45	S01°18'53"W	50.13'
L46	S01°18'53"W	50.13'
L47	N02°33'07"E	50.22'
L48	N03°52'28"E	64.53'

LINE	BEARING	DISTANCE
L49	S02°51'10"E	10.42'
L50	S47°51'10"E	28.28'
L51	N64°14'10"E	14.18'
L52	N64°14'10"E	13.49'
L53	S02°51'10"E	10.00'
L54	S86°37'01"E	10.00'
L55	N17°59'56"E	6.63'
L56	N17°59'56"E	25.82'
L57	S67°46'03"E	50.14'



LOCATION MAP
SCALE: 1" = 2000'

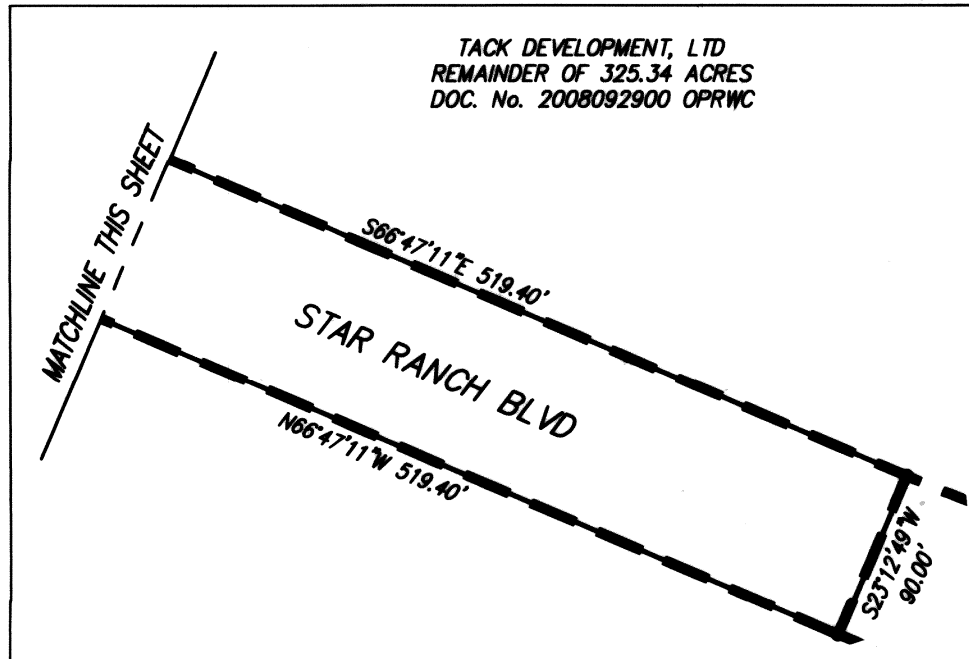
SITE DATA:
 116 SINGLE FAMILY LOTS
 3 LANDSCAPE LOTS
 119 TOTAL

LOTS: 20.348 ACRES
RIGHT OF WAY: 8.110 ACRES
TOTAL AREA: 28.458 ACRES

BUILDING SETBACKS:
 25' FRONT
 15' STREET SIDE
 5' SIDE
 10' REAR

NEW STREETS:

NAME	LENGTH	DESIGN SPEED
CASTLEFIELDS STREET	903'	25 MPH
ELM GREEN STREET	1,558'	25 MPH
FALKLAND STREET	904'	25 MPH
STAR RANCH BLVD	1,324'	25 MPH
TANDA LANE	902'	25 MPH
WINTERFIELD DRIVE	390'	25 MPH
TOTAL:	5,981'	



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	475.65'	1045.50'	026°03'59"	S79°49'10"E	471.55'
C2	434.70'	955.50'	026°03'59"	N79°49'10"W	430.96'
C3	197.19'	1679.50'	006°43'38"	S00°30'39"W	197.08'
C4	17.12'	574.45'	001°42'27"	N01°16'49"E	17.12'
C6	32.88'	574.45'	003°16'45"	N01°12'47"W	32.87'
C7	30.02'	524.45'	003°16'45"	N01°12'47"W	30.01'
C8	23.56'	15.00'	090°00'00"	N47°51'10"W	21.21'
C9	23.56'	15.00'	090°00'00"	N42°08'50"E	21.21'
C10	23.56'	15.00'	090°00'00"	S42°08'50"W	21.21'
C11	23.56'	15.00'	090°00'00"	S47°51'10"E	21.21'
C12	23.56'	15.00'	090°00'00"	N42°08'50"E	21.21'
C13	23.56'	15.00'	090°00'00"	N47°51'10"W	21.21'
C14	23.56'	15.00'	090°00'00"	S42°08'50"W	21.21'
C15	23.56'	15.00'	090°00'00"	S47°51'10"E	21.21'
C16	21.03'	25.00'	048°11'23"	S21°14'32"W	20.41'
C17	162.65'	50.00'	186°22'46"	N47°51'10"W	99.85'
C18	39.27'	25.00'	090°00'00"	N47°51'10"W	35.36'
C19	21.03'	25.00'	048°11'23"	N63°03'09"E	20.41'
C20	28.70'	15.00'	109°36'36"	S51°57'08"W	24.52'
C21	18.43'	15.00'	070°23'24"	S38°02'52"E	17.29'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C22	56.41'	155.00'	020°51'08"	S07°34'23"W	56.10'
C23	74.61'	205.00'	020°51'08"	S07°34'23"W	74.19'
C24	173.86'	1142.29'	008°43'15"	S61°08'47"E	173.70'
C25	455.05'	1142.29'	022°49'28"	S81°26'26"E	452.04'
C26	153.32'	1152.29'	007°37'24"	S80°57'19"E	153.20'
C27	3.28'	50.00'	003°45'46"	S40°50'20"W	3.28'
C28	55.90'	50.00'	064°03'28"	S74°44'57"W	53.03'
C29	42.22'	50.00'	048°22'35"	N49°02'02"W	40.97'
C30	45.37'	50.00'	051°59'35"	N01°09'03"E	43.83'
C31	15.87'	50.00'	018°11'23"	N36°14'32"E	15.81'
C32	31.12'	205.00'	008°41'57"	S01°29'48"W	31.09'
C33	43.48'	205.00'	012°08'10"	S11°55'21"W	43.40'
C34	94.12'	275.00'	019°36'36"	S83°02'52"E	93.66'
C35	111.23'	325.00'	019°36'36"	S83°02'52"E	110.69'
C36	44.99'	325.00'	007°55'52"	S77°12'30"E	44.95'
C37	50.45'	325.00'	008°53'40"	S85°37'16"E	50.40'
C38	15.79'	325.00'	002°47'04"	N88°32'22"E	15.79'
C39	78.32'	275.00'	016°19'07"	S81°24'07"E	78.06'
C40	15.80'	275.00'	003°17'29"	N88°47'35"E	15.80'

SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422
 DATE: MAY 1, 2019
 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 F-10015400

PROPERTY OWNER:
 STAR GOLF DEVELOPMENT, INC.
 TIMOTHY TIMMERMAN, PRESIDENT
 230 KLATTENHOFF LANE, SUITE 100
 HUTTO, TEXAS 78634

THAT PART OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 28.458 ACRE TRACT OF LAND CONVEYED TO STAR GOLF DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT NO. 2020028228 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT AN ANGLE POINT ON THE NORTH LINE OF LOT 44, BLOCK A OF STAR RANCH SECTION 7 PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2015093053, OPRWC, BEING THE SOUTHWEST CORNER OF SAID 28.458 ACRE TRACT, BEING ALSO THE SOUTHEAST CORNER OF THAT 94.89 ACRE TRACT CONVEYED TO LOUIS & HAZEL SCHROEDER BY DEED RECORDED IN VOLUME 364, PAGE 206 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (DRWC), FROM WHICH AN ANGLE POINT ON THE SOUTH LINE OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 BEARS APPROXIMATELY S68°54'59"W A DISTANCE OF 670 FEET;

THENCE ALONG THE WEST LINE OF SAID 28.458 ACRE TRACT AND THE EAST LINE OF SAID 94.89 ACRE TRACT, N02°32'50"W A DISTANCE OF 1,204.04 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, BEING THE NORTHWEST CORNER OF SAID 28.458 ACRE TRACT;

THENCE ALONG THE NORTH AND EAST LINES OF SAID 28.458 ACRE TRACT AND ACROSS THAT 325.34 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2008092900, OPRWC, THE FOLLOWING SIXTEEN (16) COURSES:

- 1. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 173.86 FEET, HAVING A RADIUS OF 1,142.29 FEET, A CENTRAL ANGLE OF 08°43'15", AND A CHORD BEARING S61°08'47"E, 173.70 FEET TO A 1/2" IRON ROD SET;
2. S24°00'17"E A DISTANCE OF 29.72 FEET TO A 1/2" IRON ROD SET;
3. S67°46'03"E A DISTANCE OF 50.14 FEET TO A 1/2" IRON ROD SET;
4. N64°14'10"E A DISTANCE OF 27.67 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
5. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 455.05 FEET, HAVING A RADIUS OF 1,142.29 FEET, A CENTRAL ANGLE OF 22°49'28", AND A CHORD BEARING S81°26'26"E, 452.04 FEET TO A 1/2" IRON ROD SET;
6. N87°08'50"E A DISTANCE OF 388.18 FEET TO A 1/2" IRON ROD SET;
7. N02°51'10"W A DISTANCE OF 90.00 FEET TO A 1/2" IRON ROD SET;
8. N87°08'50"E A DISTANCE OF 349.90 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 475.65 FEET, HAVING A RADIUS OF 1,045.50 FEET, A CENTRAL ANGLE OF 26°03'59", AND A CHORD BEARING S79°49'10"E, 471.55 FEET TO A 1/2" IRON ROD SET;
10. S66°47'11"E A DISTANCE OF 519.40 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 28.458 ACRE TRACT;
11. S23°12'49"W A DISTANCE OF 90.00 FEET TO A 1/2" IRON ROD SET;
12. N66°47'11"W A DISTANCE OF 519.40 FEET TO A 1/2" IRON ROD SET FOR A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
13. NORTHWESTERLY 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 N79°49'10"W, 430.96 FEET TO A 1/2" IRON ROD SET;
14. S87°08'50"W A DISTANCE OF 239.90 FEET TO A 1/2" IRON ROD SET;
15. S42°08'50"W A DISTANCE OF 28.28 FEET TO A 1/2" IRON ROD SET;
16. S02°51'10"E A DISTANCE OF 324.97 FEET TO A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF LANDSCAPE LOT 05-C, BLOCK M OF STAR RANCH SECTION 7 PHASE 6 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2018045811, OPRWC;

THENCE ALONG THE EAST LINE OF SAID 28.458 ACRE TRACT, ALONG THE NORTH AND WEST LINES OF SAID STAR RANCH SECTION 7 PHASE 6, THE FOLLOWING EIGHT (8) COURSES:

- 1. S87°08'50"W A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD SET;
2. S02°51'10"E A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET;
3. S42°08'50"W A DISTANCE OF 28.28 FEET TO A 1/2" IRON ROD SET;
4. S02°51'10"E A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
5. S47°51'10"E A DISTANCE OF 28.28 FEET TO A 1/2" IRON ROD SET;
6. S02°51'10"E A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
7. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 197.19 FEET, HAVING A RADIUS OF 1679.50 FEET, A CENTRAL ANGLE OF 06°43'38", AND A CHORD BEARING S00°30'39"W, 197.08 FEET TO A 1/2" IRON ROD SET;
8. S03°52'28"W A DISTANCE OF 68.91 FEET TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF SAID 28.458 ACRE TRACT, BEING THE NORTHEAST CORNER OF LOT 1, BLOCK I OF STAR RANCH SECTION 7 PHASE 5 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2017016026, OPRWC;

THENCE ALONG THE SOUTH LINE OF SAID 28.458 ACRE TRACT, ALONG THE NORTH LINE OF SAID STAR RANCH SECTION 7 PHASE 5 AND ALONG THE NORTH LINE OF SAID STAR RANCH SECTION 7 PHASE 4, THE FOLLOWING SIX (6) COURSES:

- 1. N86°37'01"W A DISTANCE OF 140.27 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
2. NORTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 17.12 FEET, HAVING A RADIUS OF 574.45 FEET, A CENTRAL ANGLE OF 01°42'27" AND A CHORD BEARING N01°16'49"E, 17.12 FEET TO A 1/2" IRON ROD SET;
3. N89°34'25"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
4. S87°08'50"W A DISTANCE OF 546.84 FEET TO A 1/2" IRON ROD SET;
5. S85°19'46"W A DISTANCE OF 173.59 FEET TO A 1/2" IRON ROD SET;
6. S81°54'04"W A DISTANCE OF 159.67 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 28.458 ACRES, MORE OR LESS. ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R594971 AND R594972.

- 1. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
2. A TEN-FOOT (10') WIDE PUBLIC UTILITY EASEMENT (P.U.E.) ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DEDICATED.
3. A FIVE-FOOT (5') WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE AND REAR LOT LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
6. UTILITY PROVIDERS: WATER: WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT #3 GAS: ATMOS; AND ELECTRIC: TXU.
7. LANDSCAPE AREA (LS) TRACTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
8. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH UDC REQUIREMENTS.
9. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
10. THE MAXIMUM IMPERVIOUS COVER PER THE DRAINAGE REPORT FOR SINGLE FAMILY LOTS IS 45%.
11. 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 SERVE THIS SITE.
12. 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 THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
13. ALL DEVELOPMENT SHALL CONFORM TO THE APPLICABLE DEVELOPMENT AGREEMENT.
14. 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.
15. 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 48491C0515E, EFFECTIVE DATE SEPTEMBER, 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
16. 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.
17. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS AS RECORDED IN DOCUMENT NUMBER 2003012152 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
18. 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.
19. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
20. 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.
21. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
22. FIRE LANE STRIPING IS REQUIRED ON ONE SIDE OF THE STREET FOR STREETS 30 FOOT WIDE.

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

I, STEPHEN R. LAWRENCE, 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 OF NO. 1811691JM, EFFECTIVE DATE AUGUST 10, 2018. THE FIELD NOTES SHOWN HEREON MATHEMATICALLY CLOSE.

STEPHEN R. LAWRENCE DATE 12/22/2020
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS



FINAL PLAT OF
STAR RANCH SECTION 7 PHASE 8-10
WILLIAMSON COUNTY, TEXAS

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

STAR GOLF DEVELOPMENT, INC., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020028228 OF THE OFFICIAL PUBLIC 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 CITY OF HUTTO AND WILLIAMSON COUNTY THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO AND 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 8-10".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 22 DAY OF December 2020

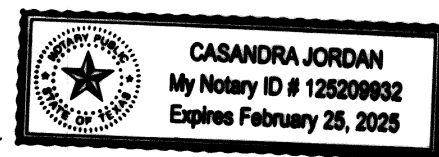
STAR GOLF DEVELOPMENT, INC.
BY: Timothy Timmerman, President
STAR GOLF DEVELOPMENT, INC.
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TEXAS 78634

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY 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 22 DAY OF December 2020

BY: Casandra Jordan
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Casandra Jordan
MY COMMISSION EXPIRES: 2/25/25



THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE 29 DAY OF NOVEMBER 2019
MIKE SNYDER, MAYOR PRO TEM DATE HOLLY NAGY DATE

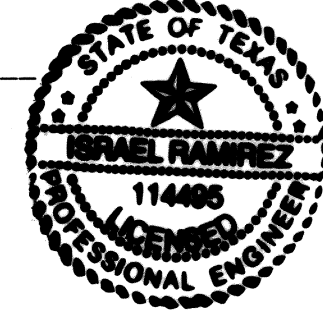
THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE 30th DAY OF DECEMBER 2020

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE 12-30-20

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

I, ISRAEL RAMIREZ, REGISTERED 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 DATE 12/22/2020
REGISTERED PROFESSIONAL ENGINEER No. 114495
STATE OF 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 COMMISSIONER'S 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

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 29th DAY OF December 2020

Teresa Baker Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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 1, 2019

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