

- SURVEYS: ROBERT McNUTT SURVEY, ABSTRACT No. 422  
N.D. WALLING SURVEY, ABSTRACT No. 675*

SCALE: 1"=100'

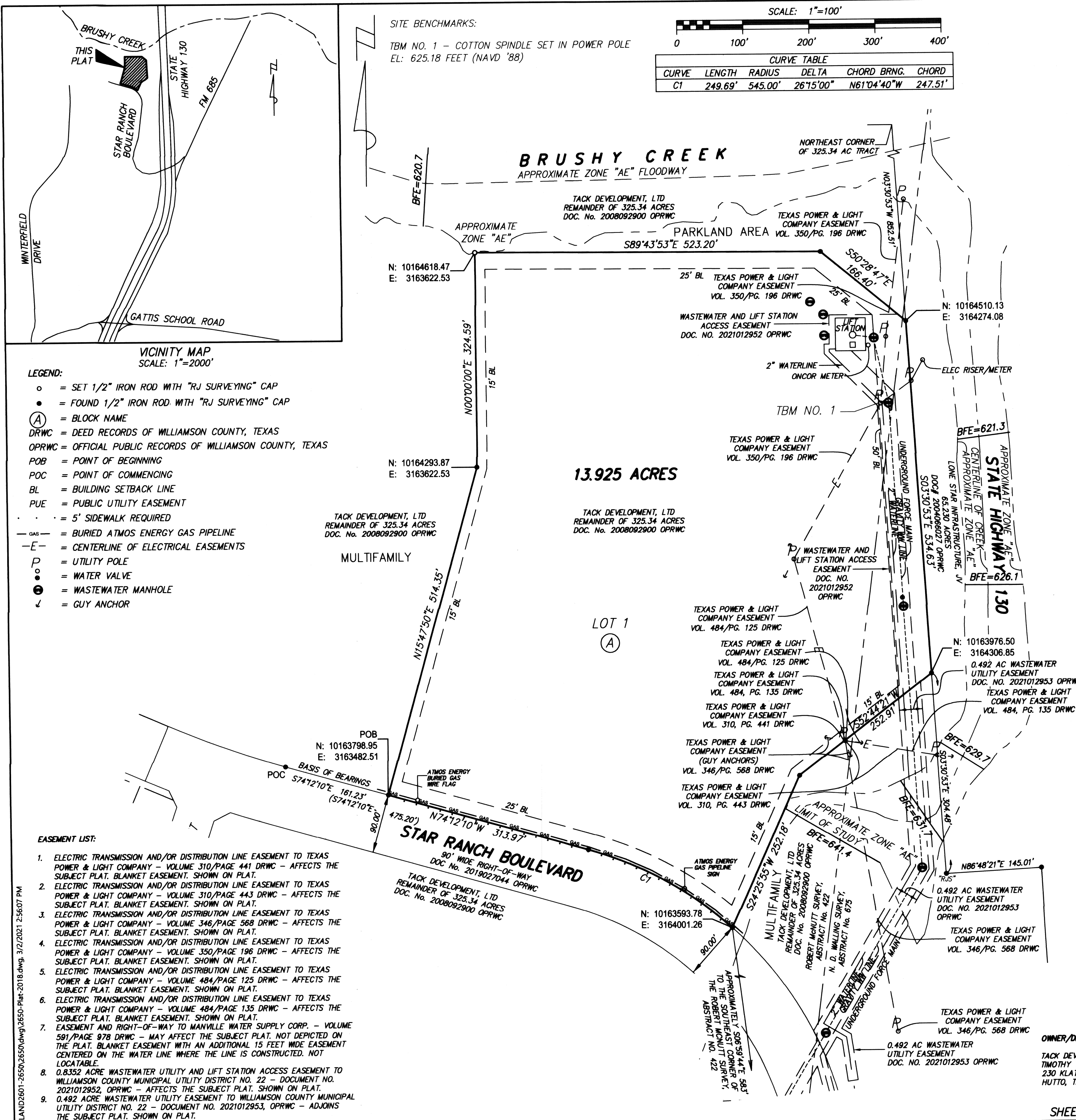
-9784

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817

**F-10015400**

TACK DEVELOPMENT, LTD.  
TIMOTHY TIMMERMAN, PRESIDENT  
230 KLATTENHOFF LANE, SUITE 100  
HUTTO, TEXAS 78634

*SHEET 1 OF 2 SHEETS*



FINAL PLAT OF  
STAR RANCH APARTMENTS  
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

THAT PART OF THE ROBERT McNUTT SURVEY, ABSTRACT No. 422 AND THE N.D. WALLING SURVEY, ABSTRACT NO. 675, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 325.34 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT No. 2008092900 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2"IRON ROD FOUND ON THE NORTH LINE OF THAT 7.182 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY BY DEED RECORDED IN DOCUMENT NO. 2019027044, OPRWC, BEING THE NORTH RIGHT-OF-WAY LINE OF STAR RANCH BOULEVARD (90-FOOT WIDE);

THENCE ALONG THE NORTH LINE OF SAID 7.182 ACRE TRACT, BEING THE NORTH RIGHT-OF-WAY LINE OF SAID STAR RANCH BOULEVARD, S74°12'10"E (BASIS OF BEARINGS) A DISTANCE OF 161.23 FEET TO A 1/2"IRON ROD FOUND FOR THE POINT OF BEGINNING;

THENCE ACROSS SAID 325.34 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

- N15°47'50"E A DISTANCE OF 514.35 FEET TO A 1/2"IRON ROD FOUND;
- N00°00'00"E A DISTANCE OF 324.59 FEET TO A 1/2"IRON ROD SET;
- S89°43'53"E A DISTANCE OF 523.20 FEET TO A 1/2"IRON ROD FOUND;
- S50°28'47"E A DISTANCE OF 166.40 FEET TO A 1/2"IRON ROD FOUND ON THE EAST LINE OF SAID 325.34 ACRE TRACT, BEING THE WEST LINE OF THAT 65.230 ACRE TRACT CONVEYED TO LONE STAR INFRASTRUCTURE, JV BY DEED RECORDED IN DOCUMENT NO. 2004066027, OPRWC, FROM WHICH POINT THE NORTHWEST CORNER OF SAID 65.230 ACRE TRACT BEARS N03°30'53"W A DISTANCE OF 852.51 FEET, BEING ALSO THE NORTHEAST CORNER OF SAID 325.34 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 65.230 ACRE TRACT AND THE EAST LINE OF SAID 325.34 ACRE TRACT, S03°30'53"E A DISTANCE OF 534.63 FEET TO A 1/2" IRON ROD FOUND, FROM WHICH A 1/2"IRON ROD FOUND FOR AN ANGLE POINT OF SAID 65.230 ACRE TRACT BEARS S03°30'53"E A DISTANCE OF 304.48 FEET;

THENCE ACROSS SAID 325.34 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- S52°44'21"W A DISTANCE OF 252.91 FEET TO A 1/2"IRON ROD FOUND;
- S24°25'55"W A DISTANCE OF 252.18 FEET TO A 1/2"IRON ROD FOUND AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, BEING THE NORTH ARC OF SAID 7.182 ACRE TRACT AND THE NORTH RIGHT-OF-WAY OF SAID STAR RANCH BOULEVARD, FROM WHICH THE SOUTHEAST CORNER OF THE ROBERT McNUTT SURVEY, ABSTRACT NO. 422 BEARS APPROXIMATELY S06°59'44"E A DISTANCE OF 583 FEET;

THENCE ALONG THE NORTH ARC OF SAID 7.182 ACRE TRACT AND THE NORTH RIGHT-OF-WAY OF SAID STAR RANCH BOULEVARD THE FOLLOWING TWO (2) COURSES:

- NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 249.69 FEET, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 26°15'00" AND A CHORD BEARING N61°04'40"W, 247.51 FEET TO A 1/2"IRON ROD FOUND;
- N74°12'10"W A DISTANCE OF 313.97 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 13.925 ACRES OF LAND, MORE OR LESS.  
ALL IRON RODS FOUND OR SET HAVE "RJ SURVEYING" CAPS UNLESS NOTED OTHERWISE.  
ALL BEARINGS ARE BASED ON NORTH LINE OF THAT 7.182 ACRE TRACT, CALLED AS S74°12'10"E IN THE DEED TO WILLIAMSON COUNTY RECORDED IN DOCUMENT NO. 2019027044, OPRWC. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.  
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R020742 AND R457873.

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

WE, TACK DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2008092900 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 DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS STAR RANCH APARTMENTS.

TO CERTIFY WHICH, WITNESS MY HAND THIS 18 DAY OF March 2021.

TACK DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

BY: Timothy Timmerman, President  
TACK DEVELOPMENT, LTD.  
230 KATTENHOFF LANE, SUITE 100  
HUTTO, TEXAS 78634

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

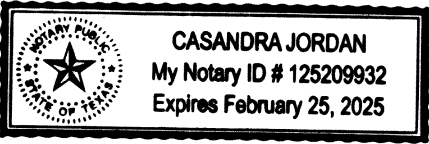
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY TIMMERMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18 DAY OF March 2021 A.D.

BY: Cassandra Jordan  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Cassandra Jordan

MY COMMISSION EXPIRES: 2/25/25



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 17 DAY OF March 2021.

Jesus Baker Terese Baker  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

I, ISRAEL RAMIREZ, LICENSED 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 3 DAY OF MARCH 2021.

Israel Ramirez  
ISRAEL RAMIREZ  
DATE 03/03/2021  
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

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

I, JOHN D. KIPP, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5844, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 2 DAY OF MARCH 2021.

BY: John D. Kipp 03/02/2021  
JOHN D. KIPP  
DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844  
STATE OF TEXAS

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



THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE 17 DAY OF December 2020.

Mike Snyder, Mayor DATE Holly Nagy, City Secretary DATE 3/26/21

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE 23 DAY OF March 2021.

Ashby Grundman 3-28-2021  
ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

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. 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 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 COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS 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.

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  
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: SEPTEMBER 8, 2020

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