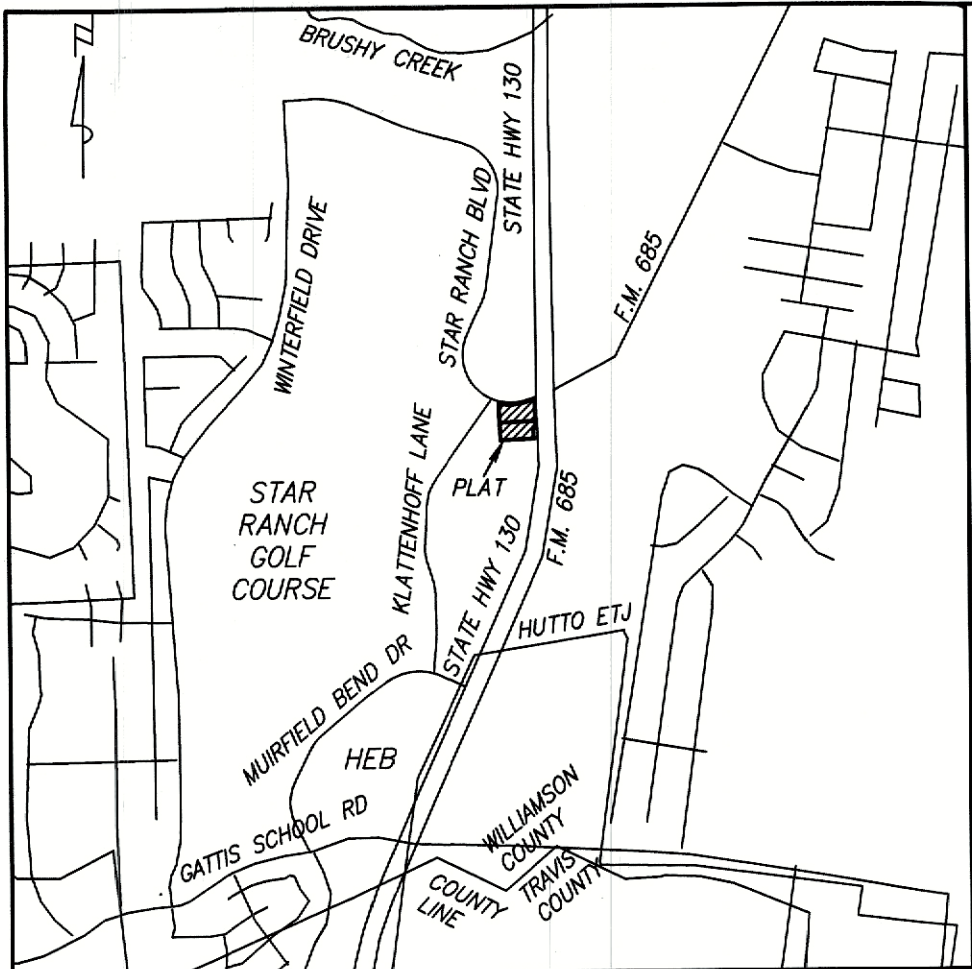


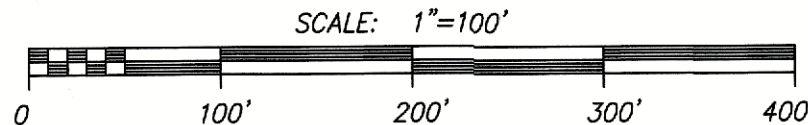
FINAL PLAT OF
STAR RANCH COMMERCIAL BLOCK C LOTS 4 AND 5
WILLIAMSON COUNTY, TEXAS



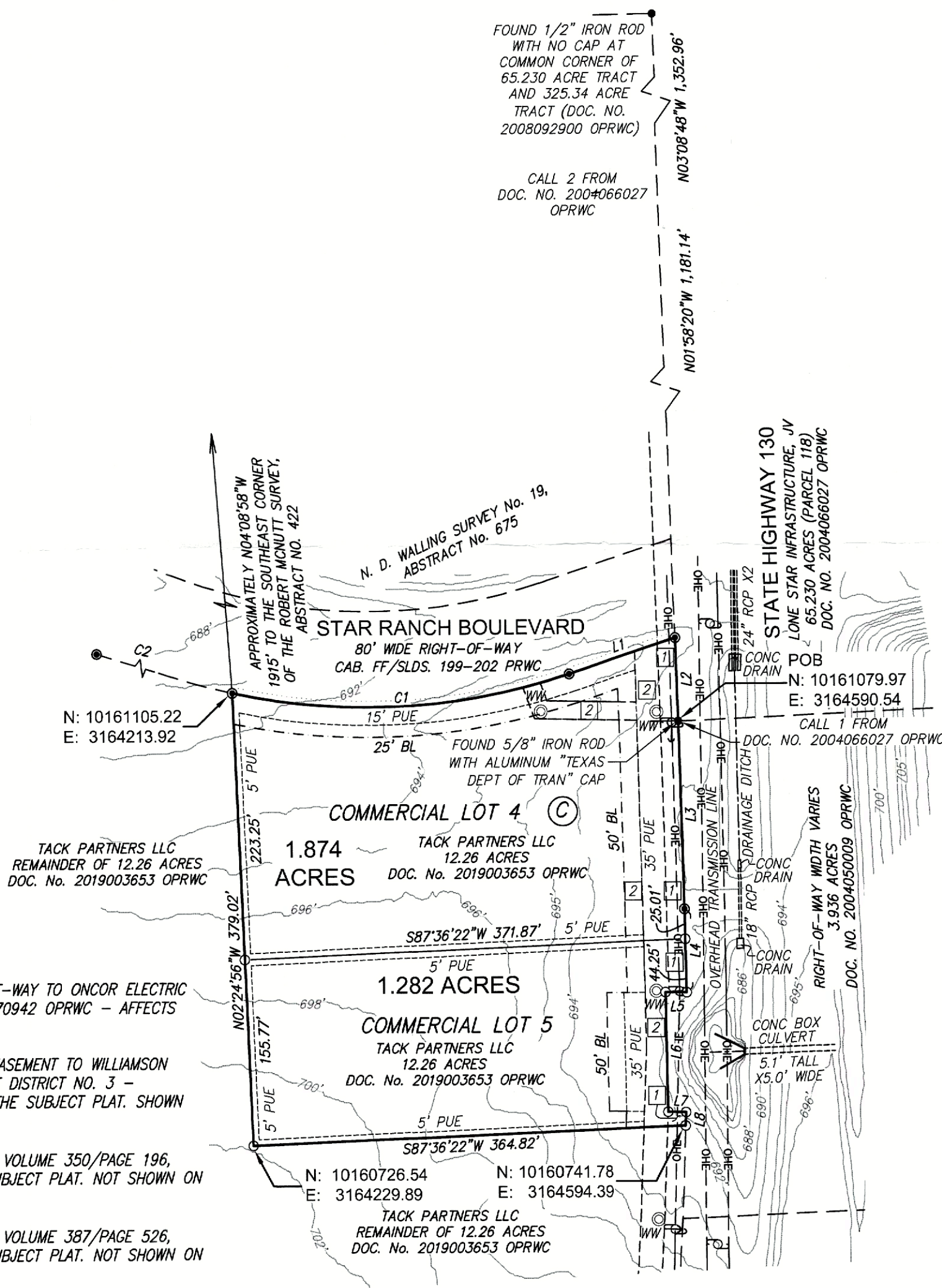
LOCATION MAP
SCALE: 1" = 2000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N71° 49' 09"E	95.17'
L2	S01° 58' 20"E	69.35'
L3	S01° 22' 24"E	157.32'
L4	S01° 17' 59"E	69.26'
L5	S89° 47' 12"W	17.82'
L6	S01° 02' 41"E	100.13'
L7	S89° 01' 17"E	14.91'
L8	S02° 03' 30"W	11.26'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	287.56'	540.00'	030°30'41"	N87°06'12"E	284.18'
C2	161.92'	540.00'	017°10'49"	N69°03'03"W	161.31'



- LEGEND:**
- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD SET WITH "LANDPOINT 10194220" CAP (UNLESS OTHERWISE NOTED)
 - ⊕ = 1/2" IRON ROD FOUND WITH "RJ SURVEYING" CAP
 - ⊖ = UTILITY POLE
 - = DOWN GUY ANCHOR
 - ⊙ = OVERHEAD ELECTRIC
 - ⊙ = MANHOLE WASTEWATER
 - = BLOCK NAME
 - = BOUNDARY LINE
 - = ADJOINER LINE
 - - - - = EASEMENT LINE
 - = BUILDING SETBACK LINE
 - = DRAINAGE FLOW LINE
 - = CONTOUR LINE
 - = SIDEWALK REQUIRED
 - BL = BUILDING SETBACK LINE
 - PUE = PUBLIC UTILITY EASEMENT
 - RCP = REINFORCED CONCRETE PIPE
 - RJS = RJ SURVEYING
 - POB = POINT OF BEGINNING
 - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- SITE DATA:**
- TOTAL PLAT AREA: 3.156 ACRES
LINEAR FEET OF NEW STREETS: 0
BLOCKS: 1
COMMERCIAL LOTS: 2
- EASEMENT AND ENCUMBRANCE LIST:**
- 0.20 ACRE (TRACT 1) EASEMENT AND RIGHT-OF-WAY TO ONCOR ELECTRIC DELIVERY COMPANY LLC - DOCUMENT NO. 2008070942 OPRWC - AFFECTS THE SUBJECT PLAT. SHOWN ON PLAT.
 - 0.613 ACRE WATER AND WASTEWATER UTILITY EASEMENT TO WILLIAMSON COUNTY WATER, SEWER, IRRIGATION, AND DRAINAGE DISTRICT NO. 3 - DOCUMENT NO. 2018092889 OPRWC - AFFECTS THE SUBJECT PLAT. SHOWN ON PLAT.
 - TEXAS POWER & LIGHT COMPANY EASEMENT - VOLUME 350/PAGE 196, DRWC - BLANKET EASEMENT. MAY AFFECT THE SUBJECT PLAT. NOT SHOWN ON PLAT.
 - TEXAS POWER & LIGHT COMPANY EASEMENT - VOLUME 387/PAGE 526, DRWC - BLANKET EASEMENT. MAY AFFECT THE SUBJECT PLAT. NOT SHOWN ON PLAT.
 - EASEMENT TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 - VOLUME 424/PAGE 551, DRWC - BLANKET EASEMENT. MAY AFFECT THE SUBJECT PLAT. NOT SHOWN ON PLAT.
 - RIGHT-OF-WAY EASEMENT TO MANVILLE WATER SUPPLY CORPORATION - VOLUME 581/PAGE 641 DRWC, ALSO RECORDED IN VOLUME 10258/PAGE 229 RPRTC - BLANKET EASEMENT. AFFECTS THE SUBJECT PLAT. 15' WIDE EASEMENT BEING CENTERED ON THE WATER LINE AS INSTALLED UNDERGROUND. UNABLE TO LOCATE.
 - RIGHT-OF-WAY EASEMENT TO MANVILLE WATER SUPPLY CORPORATION - VOLUME 5919/PAGE 1855, DRTC - BLANKET EASEMENT. AFFECTS THE SUBJECT PLAT. 15' WIDE EASEMENT BEING CENTERED ON THE WATER LINE AS INSTALLED UNDERGROUND. UNABLE TO LOCATE.
 - TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES EXECUTED BY AND BETWEEN THE STATE OF TEXAS, AND TIMMERMAN FAMILY LIMITED PARTNERSHIP - DOCUMENT NO. 2004050009, OPRWC - AFFECTS THE SUBJECT PLAT. SEE PLAT NOTE NO. 28.
 - TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES EXECUTED BY AND BETWEEN KAY RANCH LIMITED PARTNERSHIP, AND LONE STAR INFRASTRUCTURE, JV - DOCUMENT NO. 2004066027, OPRWC - AFFECTS THE SUBJECT PLAT. SEE PLAT NOTE NO. 29.
 - DECLARATION OF EASEMENTS AND RESTRICTIONS - DOCUMENT NO. 2018092319, OPRWC - AFFECTS THE SUBJECT PLAT. NOT SHOWN ON PLAT.
 - NOTICE OF WITHDRAWAL OF LAND - DOCUMENT NO. 2018092320, OPRWC - AFFECTS THE SUBJECT PLAT. NOT SHOWN ON PLAT.



LEGAL DESCRIPTION:

THAT PART OF THE N.D. WALLING SURVEY NO. 19, ABSTRACT NO. 675, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 12.26 ACRE TRACT OF LAND CONVEYED TO TACK PARTNERS LLC BY DEED RECORDED IN DOCUMENT NO. 2019003653 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH AN ALUMINUM "TEXAS DEPT OF TRAN" CAP FOUND ON THE EAST LINE OF SAID 12.26 ACRE TRACT, BEING THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 130, BEING THE SOUTHWEST CORNER OF THAT 65.230 ACRE TRACT (PARCEL 118) DESCRIBED IN A POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES FOR STATE HIGHWAY 130 BY LONE STAR INFRASTRUCTURE, JV AND KAY RANCH LIMITED PARTNERSHIP RECORDED IN DOCUMENT NO. 2004066027, OPRWC, BEING THE NORTHWEST CORNER OF THAT 3.936 ACRE TRACT DESCRIBED IN A POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES FOR STATE HIGHWAY 130 BY THE STATE OF TEXAS AND TIMMERMAN FAMILY LIMITED PARTNERSHIP RECORDED IN DOCUMENT NO. 2004050009, OPRWC;

THENCE WITH THE WEST LINE OF SAID 3.936 ACRE TRACT, BEING THE WEST R.O.W. LINE OF SAID STATE HIGHWAY 130, SAME BEING THE EAST LINE OF SAID 12.26 ACRE TRACT, THE FOLLOWING SIX (6) COURSES:

- S01°22'24"E A DISTANCE OF 157.32 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP FOUND; (L3)
- S01°17'59"E A DISTANCE OF 69.26 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP SET FOR A REENTRANT CORNER; (L4)
- S89°47'12"W A DISTANCE OF 17.82 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP SET FOR AN EASTERLY CORNER OF THIS AND WESTERLY INTERIOR CORNER OF SAID R.O.W.; (L5)
- S01°02'41"E A DISTANCE OF 100.13 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP SET FOR AN EASTERLY REENTRANT CORNER OF THIS AND A WESTERLY CORNER OF SAID R.O.W.; (L6)
- S89°01'17"E A DISTANCE OF 14.91 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP SET FOR AN EASTERLY CORNER OF THIS AND A WESTERLY CORNER OF SAID R.O.W.; (L7)
- S02°03'30"W A DISTANCE OF 11.26 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP SET IN THE WEST LINE OF SAID R.O.W., FOR THE SOUTHEASTERLY MOST CORNER HEREOF; (L8)

THENCE ACROSS SAID 12.26 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- S87°36'22"W SEVERING SAID 12.26 ACRE TRACT, A DISTANCE OF 364.82 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP SET FOR THE SOUTHWEST CORNER HEREOF;
- N02°24'56"W A DISTANCE OF 379.02 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP FOUND AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT ON THE SOUTH R.O.W. LINE OF STAR RANCH BOULEVARD (80-FOOT WIDE PER THE PLAT OF STAR RANCH COMMERCIAL LOT 1 BLOCK D RECORDED IN CABINET FF, SLIDES 199-202 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (PRWC), FOR THE NORTHWEST CORNER HEREOF, FROM WHICH THE SOUTHEAST CORNER OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 BEARS APPROXIMATELY N04°08'58"W A DISTANCE OF 1,915 FEET, FROM WHICH A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 12.26 ACRE TRACT BEARS NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC LENGTH OF 161.92 FEET, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 17°10'49" AND A CHORD BEARING N69°03'03"W, 161.31 FEET; (C2)

THENCE WITH THE SOUTH R.O.W. LINE OF SAID STAR RANCH BOULEVARD, SAME BEING THE NORTH LINE OF SAID 12.26 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 287.56 FEET, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 30°30'41" AND A CHORD BEARING N87°06'12"E, 284.18 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP FOUND; (C1)
- N71°49'09"E A DISTANCE OF 95.17 FEET (L1) TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP FOUND FOR THE NORTHEAST CORNER OF SAID 12.26 ACRE TRACT AND THE NORTHEAST CORNER HEREOF, ON THE WEST LINE OF SAID 65.230 ACRE TRACT, BEING THE WEST R.O.W. LINE OF SAID STATE HIGHWAY 130, FROM WHICH A 1/2" IRON ROD FOUND AT THE COMMON CORNER OF SAID 65.230 ACRE TRACT AND THAT 325.34 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2008092900, OPRWC BEARS THE FOLLOWING TWO COURSES: N01°58'20"W A DISTANCE OF 1,181.14 FEET AND N03°08'48"W A DISTANCE OF 1,352.96 FEET;

THENCE WITH THE EAST LINE OF SAID 12.26 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 65.230 ACRE TRACT AND THE WEST R.O.W. LINE OF SAID STATE HIGHWAY 130, S01°58'20"E A DISTANCE OF 69.35 FEET TO THE SAID POINT OF BEGINNING. (L2)

CONTAINING 3.156 ACRES OF LAND, MORE OR LESS.
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) NA2011 EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R494039, R435615 AND R449836.

SURVEY: N.D. WALLING SURVEY NO. 19, ABSTRACT NO. 675
DATE: SEPTEMBER 14 2022 SCALE: 1"=100'

OWNER/DEVELOPER:

TACK PARTNERS LLC
TIMOTHY TIMMERMAN, PRESIDENT
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TEXAS 78634

WA CIVIL, LLC

350 N. COLLEGIATE DR., PARIS, TEXAS, 75460
(903) 272-5231

F-16482

LANDPOINT

4100 INTERNATIONAL PLAZA, SUITE 240
FORT WORTH, TEXAS 76109

SHEET 1 OF 2 SHEETS

F-10194220

FINAL PLAT OF
STAR RANCH COMMERCIAL BLOCK C LOTS 4 AND 5
WILLIAMSON COUNTY, TEXAS

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITH THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, TEXAS.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE DEVELOPMENT AGREEMENT.
4. A 35' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO STATE HIGHWAY 130.
5. A 15' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO STAR RANCH BOULEVARD.
6. A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
7. A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
8. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
10. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE APPLICABLE DEVELOPMENT AGREEMENT.
11. SIDEWALKS SHALL BE CONSTRUCTED ON THE SUBDIVISION SIDE OF ALL STREETS BOUNDING THIS SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS. SIDEWALKS MUST BE INSTALLED ON BOTH SIDES OF ALL PUBLIC STREETS, EXCEPT LIMITED ACCESS HIGHWAYS AND LOOP LANES. SIDEWALKS MUST BE PLACED INSIDE THE PUBLIC RIGHT-OF-WAY AS CLOSE TO THE OUTER EDGE OF THE RIGHT-OF-WAY AS POSSIBLE, TO PROVIDE A TREE LAWN AT LEAST 5 FT. DEEP. SIDEWALKS MAY BE PLACED IN AN ACCESS EASEMENT ON PRIVATE PROPERTY, FOR A DEEPER TREE LAWN. SIDEWALKS MAY MEANDER TO AVOID TREES, UTILITY POLES AND BOXES, AND OTHER OBSTACLES; AND FOR AESTHETICS.
12. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3 AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3 ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
14. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE OF THE PERIMETER OF THE BUILDING OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
15. THESE LOTS ARE RESTRICTED TO COMMERCIAL USE, UNLESS OTHERWISE INDICATED.
16. UTILITY PROVIDERS: WATER AND WASTEWATER - WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3; GAS - ATMOS; AND ELECTRIC - ONCOR.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, GENERALLY ACCEPTED ENGINEERING STANDARDS, AND THE DEVELOPMENT AGREEMENT.
18. NO PORTION OF THIS TRACT IS ENCRONOACHED 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.
19. THIS SUBDIVISION IS LOCATED WITHIN THE AREA ZONED GATEWAY OVERLAY DISTRICT (G).
20. THIS PLAT LIES WITHIN THE BOUNDARIES OF WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3. DEVELOPMENT WITHIN DISTRICT EASEMENTS OR DISTRICT PROPERTY SHALL REQUIRE DISTRICT APPROVAL PRIOR TO CONSTRUCTION.
21. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF EASEMENTS AND RESTRICTIONS AS RECORDED IN DOCUMENT NUMBER 2018092319 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE NOTICE OF WITHDRAWAL OF LAND RECORDED IN DOCUMENT NO. 2018092320 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
22. 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.
23. 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.
24. ON-SITE STORMWATER DETENTION FACILITIES WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF ROUND ROCK DRAINAGE CRITERIA MANUAL.
25. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
26. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
27. PER THE CONTROL OF ACCESS CLAUSE CONTAINED IN THE POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES RECORDED IN DOCUMENT NO. 2004050009 OPRWC: A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE SERVICE/ACCESS ROAD WILL BE PERMITTED AS FOLLOWS: ACCESS WILL BE PERMITTED TO THE REMAINDER ABUTTING THE HIGHWAY FACILITY OF THE FOREGOING PROPERTY DESCRIPTION. B. ACCESS TO AND FROM THE GRANTOR'S REMAINING PROPERTY TO THE SERVICE/ACCESS ROAD WILL BE DENIED AS FOLLOWS: ACCESS WILL NOT BE DENIED TO THE REMAINDER ABUTTING THE HIGHWAY FACILITY OF THE FOREGOING PROPERTY DESCRIPTION. C. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED.
28. PER THE CONTROL OF ACCESS CLAUSE CONTAINED IN THE POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES RECORDED IN DOCUMENT NO. 2004066027 OPRWC: A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE SERVICE/ACCESS ROAD WILL BE PERMITTED AS FOLLOWS: ACCESS WILL BE PERMITTED TO THE WEST REMAINDER ABUTTING THE HIGHWAY FACILITY FROM THE BEGINNING OF CALL 1 TO A POINT LOCATED N03°09'00"W, A DISTANCE OF 180 FEET FROM THE BEGINNING OF CALL 2, AND ALSO FROM A POINT LOCATED N03°09'00"W, A DISTANCE OF 1110 FEET FROM THE BEGINNING OF CALL 2, TO THE END OF CALL 4, OF THE FOREGOING PROPERTY DESCRIPTION. (ONLY PORTION ADJOINING THE SUBJECT PROPERTY SHOWN ON SURVEY) C. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED.
29. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) NA2011 EPOCH 2010.00 AND WERE DERIVED USING LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGEOD12B-GRS80 NAD83. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
30. ALL ELEVATIONS SHOWN HEREON ARE BASED ON LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGEOD12B-GRS80 (NAVD '88).
31. ACCORDING TO THE WILLIAMSON CENTRAL APPRAISAL DISTRICT INFORMATION AVAILABLE FOR PROPERTY R494039, A PORTION OF THE SUBJECT TRACT LIES WITHIN THE BOUNDARIES OF THE WILLIAMSON COUNTY MUNICIPAL DISTRICT NO. 22.
32. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE APPLICABLE DEVELOPMENT AGREEMENT, AS AMENDED.
33. CONTOURS DERIVED FROM TEXAS NATURAL RESOURCES INFORMATION SYTEM (TNRS) DATA.
34. EMERGENCY ACCESS EASEMENTS SHALL BE DEFINED BY THE LOCAL FIRE CODE AS AMENDED. EMERGENCY ACCESS EASEMENTS SHALL NOT BE DIVIDED BY LOT LINES.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

WE, TACK PARTNERS LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019003653 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 STREETS, 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. THIS SUBDIVISION IS TO BE KNOWN AS STAR RANCH COMMERCIAL BLOCK C LOTS 4 AND 5.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 9TH DAY OF MAY, 2023.

TACK PARTNERS LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
TIMOTHY TIMMERMAN, PRESIDENT
TACK PARTNERS LLC
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TEXAS 78634

STATE OF TEXAS

COUNTY OF WILLIAMSON

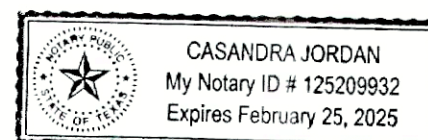
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY TIMMERMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF MAY, 2023 A.D.

BY: [Signature]
CASANDRA JORDAN
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Cassandra Jordan

MY COMMISSION EXPIRES: 2/25/25



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, ROBERT GLEN MALOYS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6028, 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 24TH DAY OF APRIL, 2023.

BY: [Signature]
ROBERT GLEN MALOY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6028
STATE OF TEXAS

LANDPOINT
4100 INTERNATIONAL PLAZA, SUITE 240
FORT WORTH, TEXAS 76109
PHONE (817) 554-1805
FIRM NO. 10194220



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

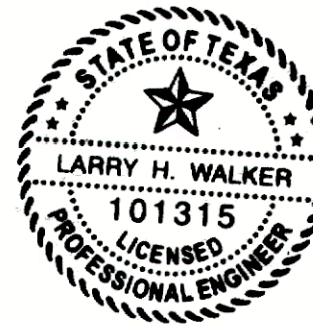
COUNTY OF WILLIAMSON

I, LARRY H. WALKER, 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 26TH DAY OF APRIL, 2023.

BY: [Signature]
LARRY H. WALKER
LICENSED PROFESSIONAL ENGINEER No. 101315
STATE OF TEXAS

WA CIVIL, LLC
350 N. COLLEGIATE DR.
PARIS, TX 75460
FIRM NO. 16482



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 24 DAY OF MAY, 2023.

BY: [Signature]
CINDY BRIDGES
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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.

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.

DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE 4 DAY OF April, 2023.

BY: [Signature]
RICHARD HUDSON, CHAIR DATE 05-16-2023

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE 16 DAY OF MAY, 2023.

BY: [Signature]
ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR DATE 05-16-2023

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.

BY: [Signature]
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: SEPTEMBER 14, 2022

WA CIVIL, LLC 350 N. COLLEGIATE DR., PARIS, TEXAS, 75460 (903) 272-5231		F-16482
LANDPOINT 4100 INTERNATIONAL PLAZA, SUITE 240 FORT WORTH, TEXAS 76109		F-10194220