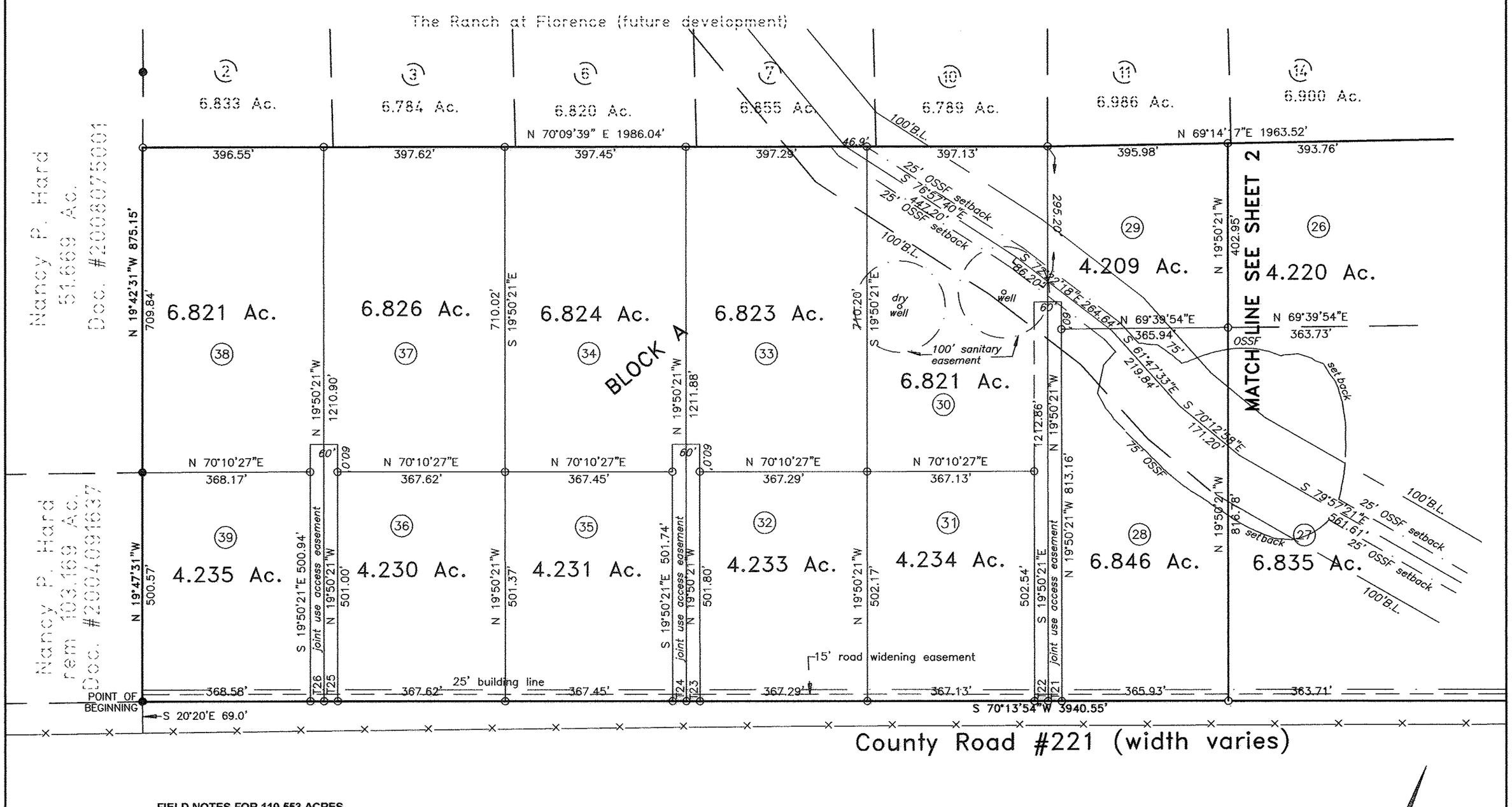
Hines Ranch
Williamson County, Texas



FIELD NOTES FOR 110.553 ACRES

All that certain tract or parcel of land situated in the George Patillo Survey, A-505 in Williamson County, Texas and being a part of that 221.106 acre tract of land, designated as Tract 2, conveyed to Hines Land and Cattle Company, Ltd. in Document No. 2010057047 of the Official Records of Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found on the Northwest line of County Road #221, in the East corner of the remainder of a 103.169 acre tract of land conveyed to N.P. Hard in Document No. 2004091637 of the above mentioned Official Records, and the South corner of the above mentioned 221.106 acre tract, for the South corner of this tract.

THENCE N 19°47'31" W with the Southwest line of the said 60 acre tract 500.57 feet to an iron pin found in a reentrant corner of the above mentioned 103.169 acre tract and the East corner of a 51.669 acre tract conveyed to N.P. Hard in Document No. 2008075001 of the said Official Records for an angle point of the said 221.106 acre tract and an angle point of this tract.

THENCE N 19°42'31" W with the Southwest line of the said 221.106 acre tract 709.84 feet to a iron pin set for the West corner of this tract.

THENCE N 70°09'39" E 1986.04 feet to an iron pin set for an angle point of this tract.

THENCE N 69°14'17" E 1963.52 feet to an iron pin set on the Northeast line of the said 221.106 acre tract and the Southwest line of Lot 10 of Florence Oaks Estates, a subdivision recorded in Cabinet B, Slide 277 of the Plat Records of Williamson County, Texas for the North corner of this tract.

THENCE S 19°18'52" E with the Northeast line of the said 221.106 acre tract 101.73 feet to an iron pin found in the South corner of the above mentioned Lot 10 and the West corner of Lot 11 for an angle point of the said 221.106 acre tract and an angle point of this tract.

THENCE S 19°20'45" E 1145.22 feet to a iron pin set on the Northwest line of County Road #221 for the East corner of the said 221.106 acre tract and the East corner of this tract from which iron pin an iron pin found in the South corner of the above mentioned Lot 11 bears S 19°20'45" E 7.49 feet.

THENCE S 70°13'54" W 3940.55 feet to the POINT OF BEGINNING containing 110.553 acres, more or less.

STATE OF TEXAS
COUNTY OF TRAVIS

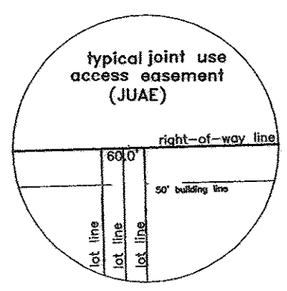
I, Claude F. Hinkle, Jr. a REGISTERED PROFESSIONAL LAND SURVEYOR, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the surveying related portions of the subdivision regulations of Williamson County, Texas and is true and correct to the best of my knowledge. All monuments were properly placed in accordance with an actual on-the-ground survey of the property made under my direction and supervision.

AUSTIN SURVEYORS
P.O. BOX 180243
AUSTIN, TEXAS 78718

STATE OF TEXAS REGISTERED CLAUDE F. HINKLE JR. 4629 PROFESSIONAL LAND SURVEYOR

JUL 14 2011

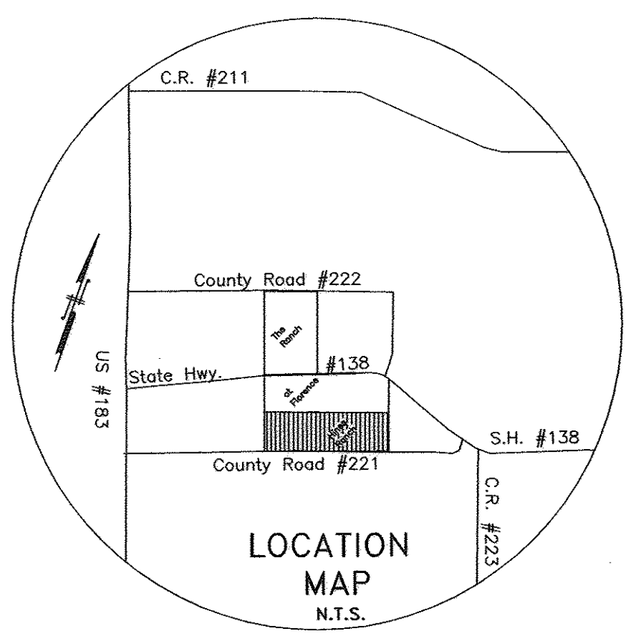
Claude F. Hinkle, Jr. Date
Registered Professional Land Surveyor No. 4629



Course	Bearing	Distance
T17	S 70°13'54" W	30.00'
T18	S 70°13'54" W	30.00'
T19	S 70°13'54" W	30.00'
T20	S 70°13'54" W	30.00'
T21	S 70°13'54" W	30.00'
T22	S 70°13'54" W	30.00'
T23	S 70°13'54" W	30.00'
T24	S 70°13'54" W	30.00'
T25	S 70°13'54" W	30.00'
T26	S 70°13'54" W	30.00'

SCALE 1" = 200'
bearing basis Grid North

LEGEND
- o Iron pin set
- o Iron pin found
- ◘ Concrete monument set
- ◘ Concrete monument found



NOTES:

There is a 10 foot wide public utility easement along all perimeter lines and public rights-of-way. There is a 10 foot wide pub;ic utility easement along both sides of the side and back lot lines

No portion of this subdivision lies within the 100-year flood plain as set out on map number 48491C0075E dated 26 September 2008. This tract is not located in the Edwards Aquifer Recharge Zone.

Sewer service for all tracts will be provided by OSSF.
Water service for this subdivision swill be provided by Chisholm Trail S.U.D.

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Hines Ranch

OWNER: Hines Land and Cattle Company, Ltd.
700 Austin Hines Drive
China Spring, Texas 78633
Phone: (254) 836-4000 (bus)
(254) 836-4175 (fax)

ACREAGE: 110.553

SURVEY: George Patillo Survey, A-505

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 20

LINEAR FEET OF NEW STREETS: 0

SURVEYOR: Austin Surveyors, Inc.
2105 Justin Lane
Suite 103
Austin, Texas 78757
Phone: (512) 454-6605

Sheet 1 of 2

File No.: 1718final2	Designed By: skip
Job No.: 1718-388	Drawn By: skip
Date: June 2011	Checked By:
Scale: 1" = 200'	Revised: 08 Jul 11 comments

AUSTIN SURVEYORS
2105 Justin Lane #103
Austin, Texas 78757
512-454-6605