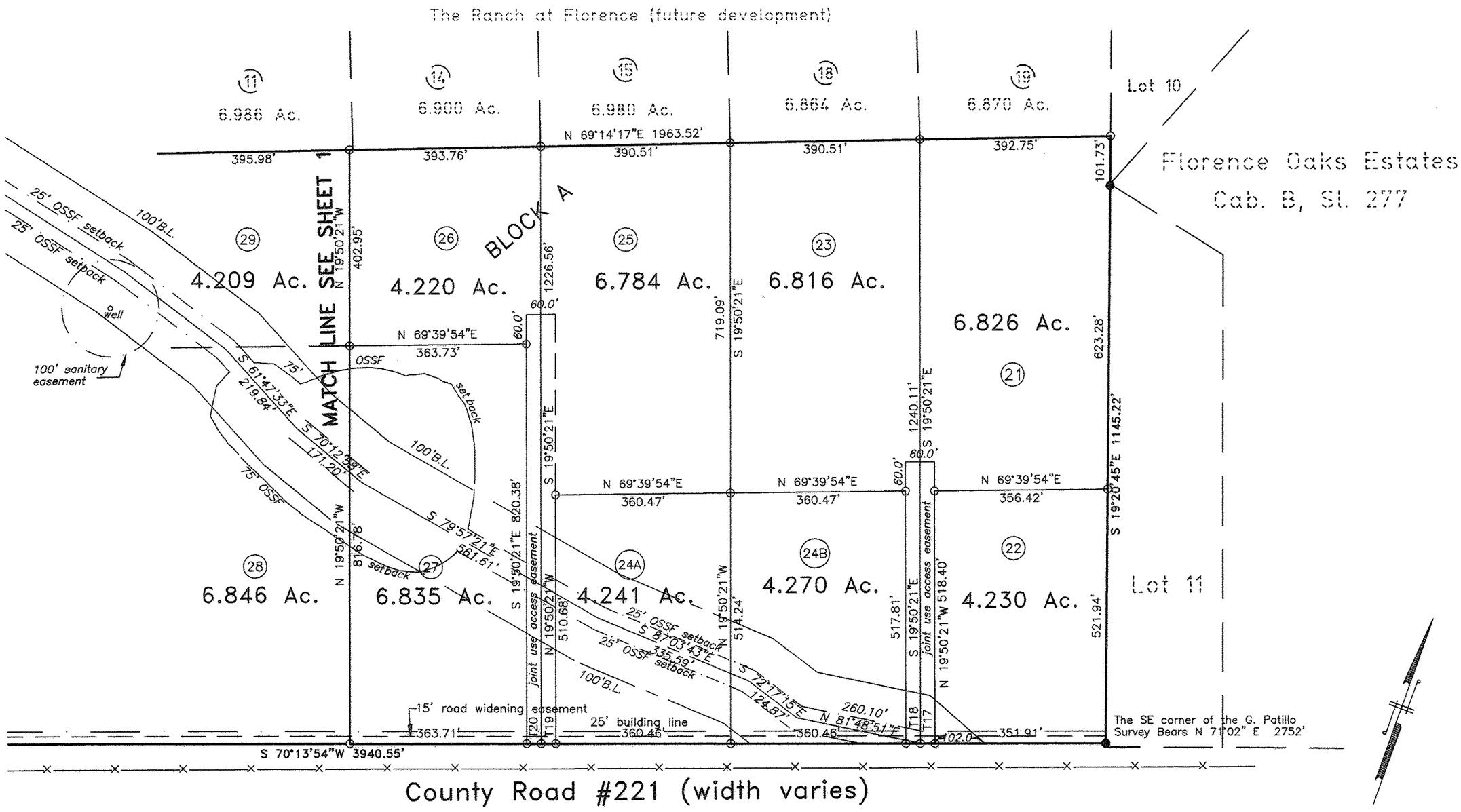
Hines Ranch
Williamson County, Texas



SCALE 1" = 200'
bearing basis Grid North

LEGEND

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

§THE STATE OF TEXAS§
§THE COUNTY OF MCLENNAN§

KNOW ALL MEN BY THESE PRESENTS:

THAT Hines Land and Cattle Company, Ltd., acting herein by and through its Partner Kash Hines, owner of 110.553 acres of land in the George Patillo Survey, A-505, situated in Williamson County, Texas, as conveyed by deed recorded as Document No. 2010057047 of the Official Public Records of Williamson County, Texas, do hereby subdivide the said 110.553 acres in accordance with the attached map or plat, to be known as

HINES RANCH

and do hereby dedicate to the public the use of all easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released. It is the responsibility of the owner to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, state Aquifer Regulations, and Municipal Watershed ordinances.

WITNESS MY HAND this the 14 day of July, 2011 A.D.

Kash Hines, Partner
Hines Land and Cattle Company, Ltd.

THE STATE OF TEXAS

This instrument was acknowledged before me on the 14 day of July, 2011AD by Kash Hines

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14 day of July, 2011 A.D.

Notary Public

CLAUDE F. HINKLE, JR.
MY COMMISSION EXPIRES
January 22, 2012

Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and the Williamson County On-Site Sewerage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County and Cities Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

Steve Gilmer, RS, OS6592
For Executive Director of the WCCHD

14 July 2011
Date

Road name and address assignments verified this the 14 day of July, 2011A.D.

Williamson County Addressing Coordinator

Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until a road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road.
The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the county, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may removed by the county and that the owner of the improvement will be responsible for the relocation and/or replacement of the improvement.

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.
The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain 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 streets in the subdivision have finally been accepted for maintenance by the County.

All easements as shown on this plat are free of liens.

§ STATE OF TEXAS §
§ COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS; that

I, Dan A Gattis, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, that 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 plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Dan A Gattis, County Judge
Williamson County, Texas

Date

§ STATE OF TEXAS §
§ COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS; that

I, Nancy E. 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 _____, 2011 A.D., at ____o'clock, __.M., and duly recorded this the ____day of _____, 2011 A.D., at ____o'clock, __.M., in the Plat Records of said County in Cabinet ____, Slide _____

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 E. Rister, Clerk County Court
of Williamson County, Texas

By: Deputy

© Austin Surveyors 2011

Sheet 2 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