The Ranch at Florence
Williamson County, Texas

§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 98.281 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 98.281 acres in accordance with the attached map or plat, to be known as

THE RANCH AT FLORENCE

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, 2011 by A.W. 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

FIELD NOTES FOR 98.281ACRES

All that certain tract or parcel of land situated in the George Patillo Survey, A-505 in Williamson County, Texas and being all of that 98.281 acre tract , designated as Tract 1, in a deed 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 Southeast line of County Road #222 in the occupied Northeast line of the above mentioned 98.281 acre tract for the North corner of Tract 6 of Long Grove Meadows, a subdivision recorded in Cabinet N, Slide 204 of the Plat Records of Williamson County, Texas and the North corner of this tract

THENCE S 19°34'17"E with the Southwest line of the above mentioned Tract 6, 719.61 feet to an iron pin found in an angle point of the Southwest line of Tract 6 for an angle point of this tract.

THENCE S 19°43'12"E with the Southwest line of the said Tract 6 247.24 feet to an iron pin found in the South corner of the above mentioned Tract 6 and the West corner of Tract 5 for an angle point of this tract.

THENCE S 19°43'54"E with the Northeast line of the said 98.281 acre tract , 518.18 feet to an iron pin found in the South corner of the above mentioned Tract 5 and the West corner of Tract 4 for an angle point of this tract.

THENCE S 19°50'33"E at 1036.18 feet pass the South corner of the above mentioned Tract 4 and continue total of 1037.62 feet to an iron pin set on the Northwest line of State Highway #138 for the East corner of the said 98.281 acre tract and the East corner of this tract.

THENCE S 68°48'44"W with the Northwest line of State Highway #138 1628.75 feet to a iron pin set in the PC of a curve to the left said curve having a radius of 2904.79 and a central angle of 01°01'43".

THENCE with the arc of the said curve 52.14 feet, the sub-chord of which bears S 68°17'53"W 52.14 feet to a iron pin set on the Northwest line of State Highway #138 for the South corner of the said 98.281 acre tract and the South corner of this tract, from which iron pin a 3/8" iron pin bears S 20°22'10" E 1.88 feet.

THENCE N 19°44'02"W at 0.29 feet pass a capped iron pin found for the East corner of a 101.03 acre tract conveyed to SH138 Georgetown, Ltd. in Document No. 2007004379 of the said Official Records and continue with the Southwest line of the said 98.281 acre tract for a total of 906.66 feet to a capped iron pin found in an angle point of the above mentioned 101.03 acre tract for an angle point of this tract.

THENCE N 19°36'42"W with the Southwest line of the said 98.281 acre tract, 381.61 feet to an iron pin found in an angle point of the said 101.03 acre tract for an angle point of this tract.

THENCE N 19°47'10"W with the Southwest line of the said 98.281 acre tract 602.36 feet to an iron pin found in an angle point of the said 101.03 acre tract for an angle point of this tract.

THENCE N 19°39'53"W 687.29 feet to a 3/8" iron pin found on the Southeast line of County Road #222 for the North corner of the said 101.03 acre tract, the West corner of the said 98.281 acre tract, and the west corner of this tract.

THENCE N 70°40'52"E 1679.44 feet to the POINT OF BEGINNING containing 98.281 acres of land, more or less.

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 set on the curving Southeast line of State Highway #138, in the West corner of the above mentioned 221.106 acre tract, for the West corner of this tract.

THENCE with the arc of a curve to the right 55.10 feet, said curve having a radius of 2824.79 feet, a central angle of 01°07'04", and a sub-chord which bears N 68°15'17" E 55.10 feet to a iron pin set for the PT of the said curve.

THENCE N 68°48'44" E with the Southeast line of State Highway #138 3317.58 feet to a concrete monument found in the PC of a curve to the right said curve having a radius of 914.93 feet and a central angle of 39°38'02".

THENCE with the arc of the said curve 632.89 feet, the sub-chord of which bears N 88°24'45" E 620.35 feet to a iron pin set on the Southeast line of State Highway #138 for the North corner of the said 221.106 acre tract and the North corner of this tract from which iron pin an iron pin found in the West corner of Lot 10 of Florence Oaks Estates, a subdivision recorded in Cabinet B, Slide 277 of the Plat Records of Williamson County, Texas bears N 19°18'52" W 1.81 feet.

THENCE S 19°18'52" E with the Northeast line of the said 221.106 acre tract 1042.46 feet to an iron pin set for the East corner of this tract.

THENCE S 69°14'17" W 1963.52 feet to an iron pin set for an angle point of this tract.

THENCE S 70°09'39" W 1986.04 feet to an iron pin set on the Southwest line of the said 221.106 acre tract for the South corner of this tract.

THENCE N 19°42'31" W with the Southwest line of the said 221.106 acre tract 165.31 feet to a iron pin set at an 18" Hackberry tree for an angle point of the said 221.106 acre tract , and an angle point of this tract.

THENCE N 19°58'26" W with the Southwest line of the said 60 acre tract, at 1020.46 feet pass an iron pin found in the North corner of the said 51.669 acre tract and continue for a total of 1022.71 feet to the POINT OF BEGINNING containing 110.553 acres of land, more or less.

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, hat 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

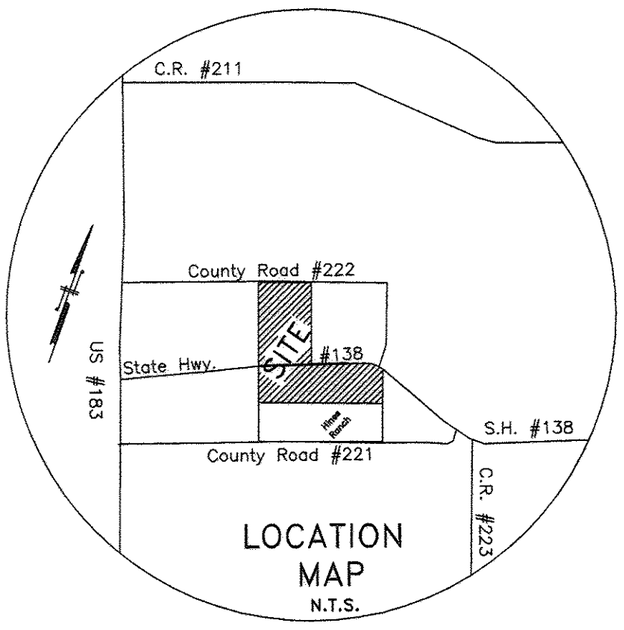
Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and the Williamson County On-Site 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 disclaim 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, 2010 A.D.

Williamson County Addressing Coordinator



SHEET 3 OF 3

File No.: 1718final2	Designed By: skip
Job No.: 1718-388	Drawn By: skip
Date: June 2011	Checked By:
Scale: 1" =	Revised:

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

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