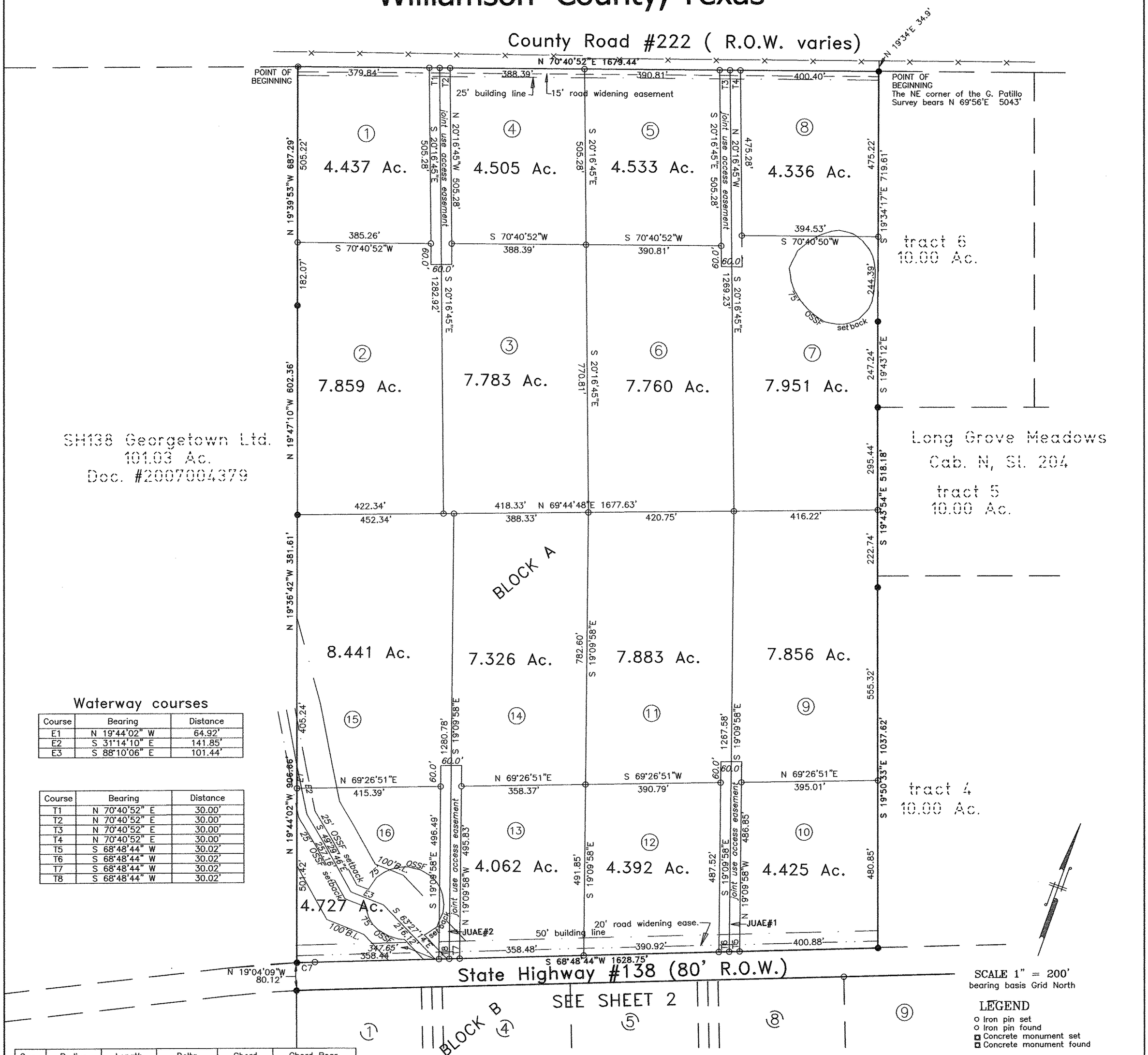
THE RANCH AT FLORENCE
Williamson County, Texas



Waterway courses

Course	Bearing	Distance
E1	N 19°44'02" W	64.92'
E2	S 31°14'10" E	141.85'
E3	S 88°10'06" E	101.44'

Course	Bearing	Distance
T1	N 70°40'52" E	30.00'
T2	N 70°40'52" E	30.00'
T3	N 70°40'52" E	30.00'
T4	N 70°40'52" E	30.00'
T5	S 68°48'44" W	30.02'
T6	S 68°48'44" W	30.02'
T7	S 68°48'44" W	30.02'
T8	S 68°48'44" W	30.02'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C7	2904.79'	52.14'	1°01'43"	52.14'	S 68°17'53" W

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

In Block A Lots 9, 10, 11, and 12 will access State Highway #138 using JUAE #1

In Block A lots 13, 14, 15, and 16 will access State Highway #138 using JUAE #2.

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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The Ranch at Florence

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: 208.834
SURVEY: George Patillo Survey, A-505
NUMBER OF BLOCKS: 2
NUMBER OF LOTS: 36
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 3

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