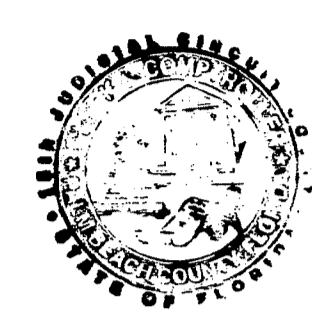


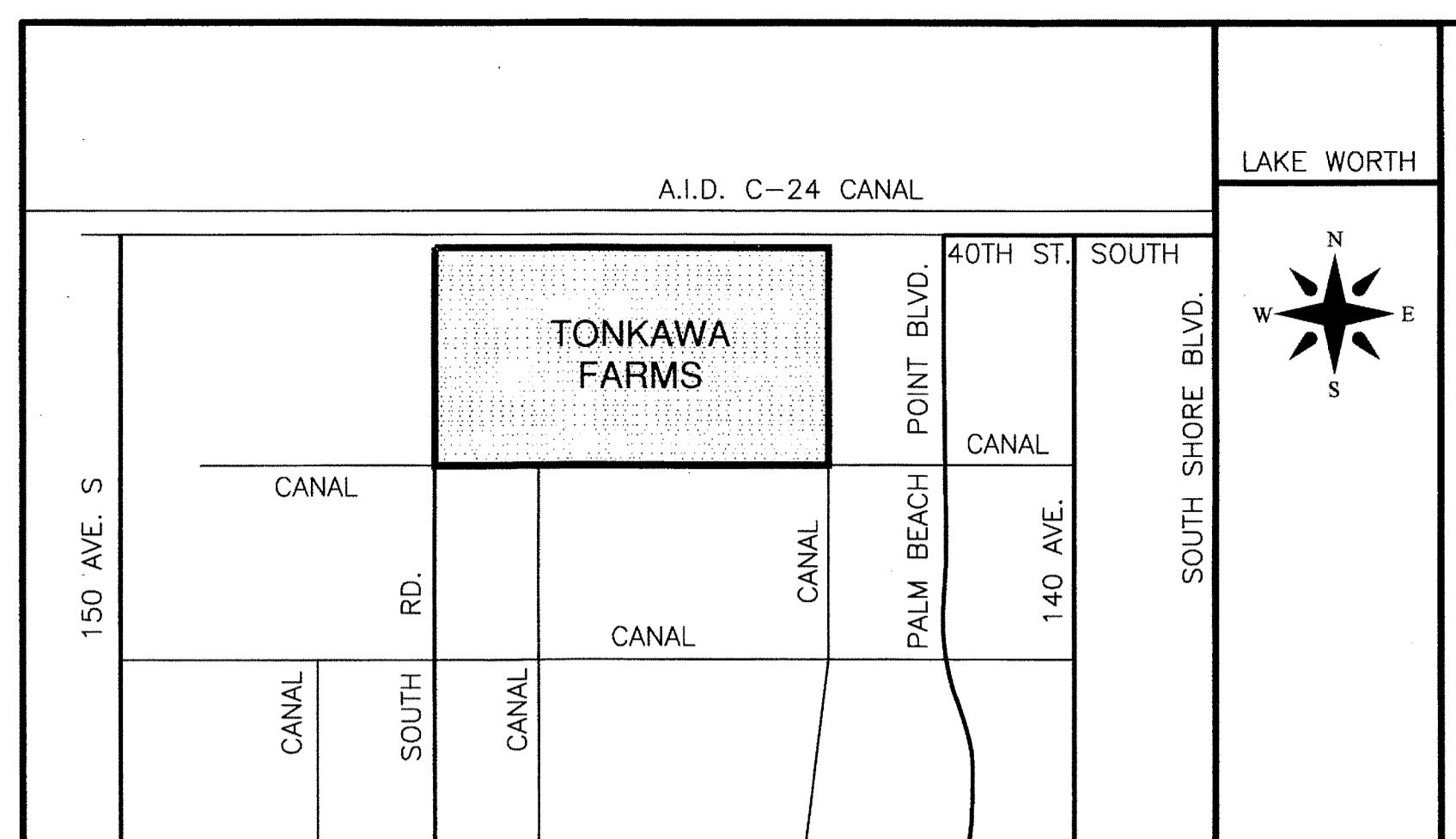
Tonkawa Farms

LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
JANUARY 2012

00073-075



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 2:43
on the 15th day of Jan 2012
and duly recorded in Plat Book 116
on Page(s) 69-71
Sharon R. Beck, Clerk & County Auditor
By: A. Aiken D.C.



VICINITY MAP (N.T.S.)

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that South Road Wellington, L.P., a Texas Limited Partnership, owner of the land shown hereon as **TONKAWA FARMS**, lying in Section 29, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida, being more particularly described as follows:

A parcel of land lying in Section 29, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 29; thence North 89°28'02" West, along the North line of said Section 29 (the north line of said Section 29 is assumed to bear North 89°28'02" West and all other bearings are relative thereto), a distance of 1372.21 feet to the Northwest corner of Palm Beach Point East, according to the plat thereof, recorded in Plat Book 39, Pages 64-65, Public Records of Palm Beach County, Florida; thence South 00°51'27" West, along the West line of said plat, a distance of 50.00 feet to a point on the South line of the Acme Improvement District C-24 Canal as shown on said plat and as conveyed to the Board of Supervisors of Acme Drainage District by deed recorded in Deed Book 1037, Page 686, as modified in Official Records Book 1375, Page 597, said point being the **POINT OF BEGINNING** of the following described parcel of land; thence continue along the West line of said plat, South 00°51'27" West for a distance of 1298.29 feet to a point on the North line of a 50 foot wide drainage easement as recorded in Official Records Book 2904, Page 692, said Public Records; thence North 89°29'42" West, along said North line, a distance of 2012.18 feet to the centerline of an eighty (80) foot wide road easement as recorded in Official Records Book 13440, Page 954, said Public Records; thence North 00°47'32" East, along said centerline, a distance of 1299.25 feet to a point on the South line of said Acme Improvement District C-24 Canal, thence South 89°28'02" East, along said South line (said South line being 50.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 29), a distance of 2013.65 feet to the **POINT OF BEGINNING**;

Containing in all, 60.016 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby reserve and dedicate as follows:

PARCEL A

Parcel A, as shown hereon is hereby reserved by South Road Wellington, L.P., a Texas Limited Partnership, its successors and assigns, for purposes consistent with the zoning regulations of the Village of Wellington, Palm Beach County, Florida, and is the perpetual maintenance obligation of said South Road Wellington, L.P., a Texas Limited Partnership, its successors and assigns, without recourse to the Village of Wellington, Palm Beach County, Florida.

WATER MAIN EASEMENT

The Water Main Easement as shown hereon is hereby dedicated to the Village of Wellington, Palm Beach County, Florida, its successors and assigns, for access, construction, operation and maintenance of water facilities.

LAKE EASEMENTS AND CANAL EASEMENTS

The Lake Easements and Canal Easements, as shown hereon, are hereby reserved to South Road Wellington L.P., its successors and assigns, for construction, operation, and maintenance of stormwater and drainage facilities and for littoral marsh and water management purposes. The maintenance of all facilities located therein shall be the perpetual maintenance obligation of said South Road Wellington L.P., its successors and assigns, without recourse to the Village of Wellington, Florida.

The Village of Wellington, its successors and assigns shall have the right, but not the obligation, to monitor, inspect and maintain the littoral marsh and maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake and littoral marsh easements associated with said drainage system.

LIMITED ACCESS EASEMENTS (L.A.E.)

The Limited Access Easements, as shown hereon, are hereby dedicated to the Village of Wellington, its successors and assigns, for the purpose of control and jurisdiction over access rights.

Note: Above said control and jurisdiction applies solely to motorized, vehicular access rights, excluding golf carts and other intermodal transportation.

BRIDLE PATH EASEMENT (B.P.E.)

The Bridle Path Easement, as shown hereon, is hereby dedicated to the Village of Wellington, Palm Beach County, Florida, its successors and assigns, for purposes consistent with the zoning regulations of the Village of Wellington, Palm Beach County, Florida, and is the perpetual maintenance obligation of said Village of Wellington, Palm Beach County, Florida, its successors and assigns.

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its General Partner, Hilcorp Ventures, Inc., a Texas Corporation, this 15th day of NOVEMBER, 2012.

South Road Wellington, L.P.,
a Texas Limited Partnership

By: Hilcorp Ventures, Inc.,
a Texas Corporation, as General Partner

WITNESS: L. Rodriguez BY: Douglas C. Kelly
Lillian Rodriguez Douglas C. Kelly, President
Printed Name
WITNESS: Terrie Walker
Terrie Walker
Printed Name

ACKNOWLEDGEMENT

State of Texas
County of HARRIS

Before me personally appeared Douglas C. Kelly, who is personally known to me or has produced as identification and who executed the foregoing instrument as President of Hilcorp Ventures, Inc., a Texas Corporation, and severally acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 13th day of NOVEMBER 2012.

01-03-2016
My Commission Expires:
23533
My Commission Number:

Evelyn M. Shupak
Signature of Notary Public
EVELYN M SHUPAK
Printed Name of Notary Public

TITLE CERTIFICATION

I, John T. Metzger, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in South Road Wellington, L.P., a Texas Limited Partnership; that the current taxes have been paid; and that all Village of Wellington special assessment items have been satisfied; that there are no mortgages of record; and that there are encumbrances of record, but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated this 15th day of November, 2012.

John T. Metzger
John T. Metzger, Esquire
Florida Bar No. 0527531

VILLAGE ENGINEER

This plat is hereby approved for record this 15th day of JANUARY, 2012, and has been reviewed by a Professional Surveyor and Mapper employed by the Village of Wellington, Palm Beach County, Florida, in accordance with Section 177.081(1), Florida Statutes.

BY: William Riebe
William Riebe, P.E.
Village Engineer

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY VILLAGE OF WELLINGTON

State of Florida
County of Palm Beach

The Village of Wellington, its successors and assigns, hereby approves the plat and accepts the dedications to said Village of Wellington, as stated and shown hereon, this 8th day of JANUARY 2012.

Village of Wellington,
a Political Subdivision of the State of Florida

ATTEST: Awilda Rodriguez BY: Bob Margolis
Awilda Rodriguez, Village Clerk Bob Margolis, Mayor

TABULAR DATA	
PETITION No.:	2011-026-SP2
TOTAL GROSS SITE AREA:	60.016 ACRES
TOTAL PARCELS:	1

HILCORP VENTURES, INC.	NOTARY TO HILCORP VENTURES, INC.	VILLAGE OF WELLINGTON	NOTARY TO VILLAGE OF WELLINGTON	ENGINEER	SURVEYOR
	<u>EVELYN M SHUPAK</u> Notary Public, State of Texas My Commission Expires November 03, 2016				

PLAT OF		
Tonkawa Farms		
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551		
FIELD:	JOB No.: 11-1147.8	F.B. PG.
OFFICE: R.C.	DATE: JANUARY 2011	DWG. No.: 11-1147-6
C'KD:	REF.: 94-1155-14.DWG	SHEET 1 OF 3

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Bob Margolis and Awilda Rodriguez, who are personally known to me and who executed the foregoing instrument as Mayor and Village Clerk of the Village of Wellington, a Florida political subdivision of the State of Florida and severally acknowledged to and before me that they executed such instrument as such officers of said Village and that the seal affixed to said instrument is the seal of said Village and that it was affixed by due and regular Village authority, and that said instrument is the free act and deed of said Village.

WITNESS my hand and official seal this 8th day of JANUARY, 2012.

10/26/2015
My Commission Expires:
EE135457
My Commission Number:

Rachel R. Callovi
Signature of Notary Public
Rachel R. Callovi
Printed Name of Notary Public

SURVEYOR & MAPPER'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief, that Permanent Reference Monuments (P.R.M.'s) according to Section 177.091(9), F.S., have been placed as required by law; and, further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

Dated this 8th day of NOVEMBER, 2012.

Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation

NOTES

- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjustment.
- Zone = Florida East
- Linear unit = US foot
- Coordinates shown on the control P.R.M.'S are based upon the Florida State Plane coordinate system on the North American datum of 1983, 1990 adjustment as readjusted by Palm Beach County, Florida, in 1998.
- All distances are ground.
- Scale factor = 1.000005644
- Ground distance x scale factor = grid distance
- The North line of Section 29, Township 44 South, Range 41 East, is assumed to bear North 89°28'02" West and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
- This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easement shall be subordinate to these with their priorities being determined by use rights granted.
- This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407