TAX CERT. FILE NO. 18-03294

FILE NO. 18-03295

NOTES:
1. NO PORTION OF THIS TRACT (HIDDEN SPRINGS KERR COUNTY, TEXAS PHASE 1) IS WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) # 48265C0325 F DATED MARCH 3, 2011 AND FIRM # 48265C0325 F DATED MARCH 3, 2011.

2. LOT 1000, BLOCK "Z" IS HEREBY DEDICATED AS A PRIVATE ROADWAY, DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. THIS LOT WILL BE DEEDED TO A PROPERTY OWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.

3. WATER SERVICE SHALL BE PROVIDED BY A PRIVATE WATER WELL CONSTRUCTED ON THE LOT BY THE OWNER THEREOF.

4. SEWAGE FACILITIES SHALL BE PROVIDED BY A PRIVATE ON-SITE SEWAGE FACILITY (OSSF) CONSTRUCTED ON THE LOT BY THE OWNER THEREOF.

5. PRIOR TO CONSTRUCTION ON ANY LOT THE OWNER OF SAID LOT SHALL CONTACT KERR COUNTY OSSF DESIGNATED REPRESENTATIVE. ALL LOTS IN THIS SUBDIVISION ARE REQUIRED TO COMPLY WITH ALL CURRENT AND FUTURE OSSF REGULATIONS ADOPTED BY KERR COUNTY. INDIVIDUAL OSSF SYSTEMS SELECTION MUST BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC CHAPTER 285 OSSF RULES.

6. THIS SUBDIVISION LIES TOTALLY WITHIN THE COMFORT INDEPENDENT SCHOOL DISTRICT AS DETERMINED BY THE KENDALL AND KERR COUNTY CENTRAL APPRAISAL DISTRICT.

7. THERE IS HEREBY DEDICATED A FIFTY (50) FOOT WIDE PUBLIC UTILITY, DRAINAGE, TRAIL AND LANDSCAPE EASEMENT OUTSIDE OF AND ADJACENT TO BOTH SIDES OF LOT 1000, BLOCK "Z" (PRIVATE ROADWAYS), A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL SIDE LOT LINES AND A TWENTY (20) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL REAR LOT LINES UNLESS OTHERWISE NOTED ON THIS PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.

8. ALL PUBLIC UTILITY EASEMENTS SHALL ONLY BE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES, WHICH PROVIDE SERVICE TO THE PROPERTY INCLUDED IN THIS PLAT OR ANY ADJOINING PROPERTY DEVELOPED OR TO BE DEVELOPED AS PART OF HIDDEN SPRINGS SUBDIVISION.

9. IT IS UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED UPON THE SURFACE OR UNDERGROUND WITHIN THE EASEMENTS DEDICATED HEREIN. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE PRIVATE ROADWAYS AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES.

10. ALL UTILITIES INSTALLED WITHIN ANY PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT SHALL BE UNDERGROUND EXCEPT SUCH PORTIONS THAT ARE NECESSARY OR REQUIRED BY LAW TO BE MAINTAINED ABOVEGROUND WHICH ARE TYPICAL COMPONENTS OF AN UNDERGROUND UTILITY SYSTEM THAT ARE NONETHELESS CONSTRUCTED ABOVEGROUND AND WHICH HAVE BEEN APPROVED BY THE OWNER OR THE DECLARANT OF ANY RESTRICTIVE COVENANTS IMPOSED UPON THE PROPERTY DESCRIBED HEREIN IN WRITING PRIOR TO THEIR CONSTRUCTION.

11. ANY REPAIRS, MAINTENANCE OR INSTALLATION OF UTILITY LINES WITHIN THE PUBLIC UTILITY EASEMENT ON LOT 1000, BLOCK "Z" SHALL BE PERFORMED IN A MANNER WHICH WILL NOT RESULT IN THE EXCAVATION OF THE SURFACE OR ANY EXISTING PAVED ROADWAY, ROADWAY SHOULDER, DRAINAGE DITCH OR ANY PERMANENT ROADWAY, RETAINING WALL OR OTHER STRUCTURE WITHOUT THE APPROVAL OF AN OFFICER OF THE HIDDEN SPRINGS PROPERTY OWNER'S ASSOCIATION, UNLESS SUCH REPAIRS ARE REQUIRED IN AN EMERGENCY SITUATION. IT IS THE INTENTION THAT ANY REPAIRS, MAINTENANCE OR INSTALLATION OF UTILITY LINES WHICH OCCUR AFTER THE INITIAL ROADWAY CONSTRUCTION IS COMPLETED BE PERFORMED BY BORING UNDER ANY EXISTING ROADWAY.

12. PROPERTY OWNERS MAY NOT UTILIZE DRAINAGE EASEMENTS, PRIVATE OR OTHER FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE. NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, LANDSCAPING OR SEPTIC DRAIN FIELDS SHALL BE ALLOWED IN A DRAINAGE EASEMENT, EXCEPT AS APPROVED BY THE COUNTY SUBDIVISION ADMINISTRATOR AND THE ARCHITECTURAL REVIEW COMMITTEE OF THE PROPERTY OWNER'S ASSOCIATION. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS ON THEIR PROPERTY.

13. LOT 2000, BLOCK Z WILL BE DEEDED TO A PROPERTY OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE AND IS HEREBY DEDICATED AS A PUBLIC UTILITY, DRAINAGE AND LANDSCAPE EASEMENT KNOWN AS "THE GREEN".

14. THE FIRE SUPPRESSION WELL AND TANK FOR THIS DEVELOPMENT SHALL BE LOCATED WITHIN LOT 2000, BLOCK Z, HIDDEN SPRINGS KERR COUNTY, PHASE 1.

15. PARKING WITHIN THE LIMITS OF THE STREET RIGHT-OF-WAY (LOT 1000, BLOCK Z) IS PROHIBITED.

16. BEARINGS USED ON THIS PLAT ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

17. ELECTRICAL SERVICE IS PROVIDED BY CENTRAL TEXAS ELECTRIC COOPERATIVE.

18. TELEPHONE SERVICE IS PROVIDED BY HILL COUNTRY TELEPHONE COOPERATIVE.

19. THIS SUBDIVISION IS NOT LOCATED WITHIN THE ETJ OF ANY CITY MUNICIPALITY.

20. THIS SUBDIVISION DOES HAVE THE AVAILABILITY OF COMMERCIAL WASTE COLLECTION.

21. 1/2 INCH STEEL RODS SET WITH AN ORANGE "RPLS 5207" PLASTIC CAP EXCEPT WHERE NOTED OTHERWISE.

22. IN ACCORDANCE WITH KERR COUNTY SUBDIVISION RULES AND REGULATIONS THIS SUBDIVISION PHASE IS PERMITTED 25 LOTS.

23. CRENWELOE LLC, DALE A. CRENWELOE MANAGER, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT KERR COUNTY SHALL HAVE NO OBLIGATIONS WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN IN THIS SUBDIVISION UNTIL, AND UNLESS CRENWELOE LLC, DALE A. CRENWELOE MANAGER AND/OR THE HIDDEN SPRINGS HOMEOWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO KERR COUNTY CURRENT STANDARDS REQUIRED BY KERR COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL WRITTEN ACTION OF THE KERR COUNTY COMMISSIONERS COURT AND THE ROADWAY HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY AS A PUBLIC ROAD. CRENWELOE LLC, DALE A. CRENWELOE MANAGER AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION ARE RESPONSIBLE SOLELY TO THE HIDDEN SPRINGS HOMEOWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

24. EXCEPT AS SHOWN, NO STRUCTURES, WELLS (WATER, OIL OR MONITOR), OR OSSF SYSTEM(S) ARE LOCATED WITHIN THE PROPERTY HEREON PLATTED AS HIDDEN SPRINGS KERR COUNTY, TEXAS PHASE 1.

I CERTIFY THAT THIS PLAT IS CONSISTENT WITH PUBLIC SAFETY AND THE ROAD NAMING AND ADDRESS GUIDELINES OF KERR 911.

EXECUTIVE DIRECTOR — DATE 5/18/18

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS SUBJECT TO COMPLYING WITH THE RULES AND REGULATIONS OF THE STATE OF TEXAS AND KERR COUNTY ON-SITE SEWAGE FACILITIES. INDIVIDUAL OSSF SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC CHAPTER 285 OSSF RULES.

DATED THIS 18th DAY OF May 2018.

Patti S. Hulett OSSF DESIGNATED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF KERR

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN IN THE OF SITE IMPROVEMENT STRUCTURES AND WAS ACCOMPLISHED UNDER MY DIRECT SUPERVISION.

DATED THIS 18 DAY OF May 2018.

REGISTERED PROFESSIONAL ENGINEER # 88685
MICHAEL WELLBORN, P.E. C.F.M

STATE OF TEXAS
COUNTY OF KERR

I DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AN ACCURATE, REPRESENTATION OF THE PROPERTY DESCRIBED AND PLATTED HEREON AS DETERMINED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

DATED THIS 18 DAY OF May 2018.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207

STATE OF TEXAS — DONALD DEAN BOERNER — 5207 — REGISTERED PROFESSIONAL LAND SURVEYOR

RIGHT-OF-WAY EASEMENT
GRANTED UNTO HILL COUNTRY TELEPHONE COOPERATIVE AND CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., A TEXAS CORPORATION, WHOSE POST OFFICE ADDRESS IS FREDERICKSBURG, TEXAS, AND ITS SUCCESSORS OR ASSIGNS, AN EASEMENT, AS FOLLOWS:

GRANTORS HEREBY DEDICATE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN (10) FEET OF THE REAR, FRONT AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES, AND ROADS OF THE SUBDIVISION, AND UNDERGROUND, ALONG AND WITHIN TEN (10) FEET OF THE REAR, FRONT AND SIDE LINES OF ALL LOTS AND/OR TRACTS ARE DEEDED TO THE CENTER LINE OF SAID AVENUES TEN (10) FEET ALONG THE OTHER BOUNDARIES OF ALL STREETS, BOULEVARDS, LANES, AND ROADS, WHERE PROPERTY LINES OF INDIVIDUAL LOTS AND/OR TRACTS ARE DEEDED TO THE CENTER LINE OF SAID AVENUES AND TWENTY (20) FEET ALONG THE ENTIRE PERIMETER OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREIN GRANTED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREAS OF EACH LOT AND/OR TRACTS AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO INGRESS TO, AND EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATIONS. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, DEBRIS, BRANCHES OR BRUSH THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.

I DO HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON DOES NOT INCLUDE AREAS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48265C0325 F DATED MARCH 03, 2011, AND FLOOD INSURANCE RATE MAP NO. 48265C0325 F DATED MARCH 03, 2011, FOR KERR COUNTY, TEXAS, AND FOR WHICH ARE REPRESENTED ON THE PLAT AS REQUIRED BY THE RULES AND REGULATIONS.

AND I HAVE REVIEWED AND ACKNOWLEDGED THE FOREGOING STATEMENT AS APPLICABLE TO THE KERR COUNTY FLOOD DAMAGE PREVENTION ORDER.

DATE THIS 21 DAY OF May 2018

FLOOD PLAIN ADMINISTRATOR

STATE OF TEXAS
COUNTY OF KERR

KNOW ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO KERR COUNTY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL ROADS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE APPROVED PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THE OWNER HAS WRITTEN CONSENT OF ALL LIEN HOLDERS, AND CERTIFIES THAT ALL ROADS, DRAINAGE STRUCTURES AND OTHER ITEMS CONSTRUCTED HAVE BEEN BUILT IN ACCORDANCE WITH ALL ENGINEERED DATA SUBMITTED AND PURSUANT TO THE STANDARDS SET FORTH IN KERR COUNTY SUBDIVISION RULES & REGULATIONS.

CRENWELOE LLC, DALE A. CRENWELOE MANAGER

STATE OF TEXAS
COUNTY OF KERR

BEFORE ME, THE UNDERSIGNED AUTHORITY , ON THIS DAY PERSONALLY APPEARED DALE A. CRENWELOE, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF May A.D., 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KERR

CONSENT BY LENDER
SECURITY STATE BANK & TRUST, HAVING 1ST LIEN DOCUMENT 13-02282 IN KERR COUNTY AND DOCUMENT 00274404 IN KENDALL COUNTY HEREBY CONSENTS TO THIS PLAT.

JEFFERY GOLDMAN | SENIOR VP/ BRANCH MANAGER
632 FRONT STREET
COMFORT, TEXAS 78013

STATE OF TEXAS
COUNTY OF KERR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFERY GOLDMAN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF May A.D., 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I HEREBY CERTIFY THAT THIS REVISION OF PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION RULES AND REGULATIONS OF KERR COUNTY.

DATED THIS 21 DAY OF May 2018

CHARLIE HASTINGS
COUNTY SUBDIVISION REPRESENTATIVE

THIS SUBDIVISION PLAT FOR HIDDEN SPRINGS KERR COUNTY, TEXAS PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS' COURT OF KERR COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH COURT.

DATED THIS 29TH DAY OF MAY 2018.

BY: TOM POLLARD
COUNTY JUDGE

APPROVED BY THE COMMISSIONERS' COURT OF KERR COUNTY, TEXAS ON THE 29TH DAY OF May 2018, A.D. BY ORDER NO. 36079 OF SAID COURT.

FILED FOR RECORD ON THE 30 DAY OF May 2018 A.D., AT 9:09 O'CLOCK AM

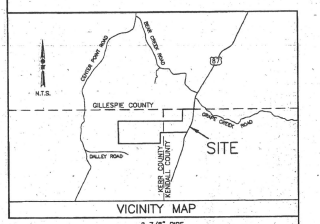
RECORDED ON THE 30 DAY OF May 2018 A.D., AT 9:10 O'CLOCK AM IN FILE NO. 18-03295 OF THE COMMISSIONERS COURT RECORDS IN KERR COUNTY, TEXAS

REBECCA BOLIN, KERR COUNTY CLERK

LEGEND
- SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP EXCEPT WHERE NOTED OTHERWISE
- POINT FOR PRIVATE DRAINAGE EASEMENT

SCALE: 1" = 200'

VICINITY MAP



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	670.00	18°18'51"	214.16	108.00	S 80°50'34" W	213.25
C2	970.00	36°37'53"	654.02	339.99	S 53°22'13" W	641.70
C3	25.00	90°00'00"	39.27	25.00	S 11°56'44" E	35.36
C4	430.00	25°20'41"	190.21	96.69	S 44°16'23" E	188.66
C5	25.00	39°31'04"	17.24	8.98	S 71°21'35" E	16.90
C6	50.00	88°28'16"	77.21	48.68	S 28°52'58" E	69.76
C7	50.00	88°28'16"	77.21	48.68	S 61°35'18" W	69.76
C8	50.00	88°28'16"	77.21	48.68	N 29°56'26" W	69.76
C9	50.00	265°24'49"	231.62	54.17	S 41°35'18" W	73.48
C10	25.00	46°54'51"	20.47	10.85	N 09°09'44" W	19.90
C11	370.00	24°19'34"	157.09	79.75	N 44°45'57" W	155.91
C12	25.00	90°00'00"	39.27	25.00	S 78°03'18" W	35.36
C13	530.00	57°09'40"	528.75	288.73	S 61°38'08" W	507.10
C14	470.00	57°09'40"	468.89	256.05	N 61°38'08" E	449.69
C15	1030.00	36°37'53"	694.47	361.02	N 57°22'13" E	681.39
C16	730.00	18°18'51"	233.34	117.67	N 80°50'34" E	232.35
C17	2470.00	02°10'06"	93.47	46.74	S 88°15'57" W	93.46
C18	1530.00	03°35'28"	95.90	47.96	S 89°58'35" W	95.88
C19	1530.00	04°54'20"	130.99	65.54	N 88°46'28" W	130.95
C20	1470.00	08°42'14"	223.31	111.87	S 88°27'59" E	223.10
C21	2530.00	02°11'01"	96.42	48.22	N 88°18'24" E	96.42

LINE TABLE

LINE	DISTANCE	BEARING
L1	101.79'	N 90°00'00" W
L2	136.10'	S 58°56'44" E
L3	136.10'	N 58°56'44" W
L4	6.49'	S 33°03'16" W
L5	101.79'	N 90°00'00" E

LINE TABLE (EASEMENT)

LINE	DISTANCE	BEARING
L6	70.48'	S 84°41'21" E
L7	90.83'	S 38°15'26" E
L8	43.04'	S 36°37'08" W
L9	88.02'	N 53°41'08" W
L10	61.88'	N 40°23'58" W
L11	44.17'	N 36°46'22" E

TYPICAL BUILDING SETBACKS
UNLESS OTHERWISE NOTED ON INDIVIDUAL LOTS

TYPICAL EASEMENTS
UNLESS OTHERWISE NOTED ON INDIVIDUAL LOTS

HIDDEN SPRINGS
KERR COUNTY, TEXAS PHASE 1

BEING A 128.13 acre tract out of the Louis Herbort Survey No. 1210, Abstract No. 1428 and the Herman Herbort Survey No. 1208, Abstract No. 1573, Kerr County, Texas and being part of that certain 785.02 acre tract recorded in Document No. 13-02281, Official Public Records, Kerr County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492
FIRM NO. 10193963

DATE: APRIL 26, 2018

SHEET 1 OF 1