

HIDDEN SPRINGS KENDALL COUNTY, TEXAS

BEING A 197.89 acre tract out of the Eduardo Rivas Survey No. 357, Abstract No. 1245, the Louis Herbert Survey No. 320, Abstract No. 782 and the Louis Herbert Survey No. 1210, Abstract No. 1023, Kendall County, Texas and being part of that certain 785.02 acre tract recorded in Volume 1359, Pages 995-1011, Official Records, Kendall County, Texas.

21 RESIDENTIAL LOTS

AREA IN PRIVATE ROADWAY - 9.41 ACRES
LINEAR FEET OF PRIVATE ROADWAYS - 6729 FEET
AVERAGE DENSITY PER LOT FOR THIS SUBDIVISION - 9.42 ACRES

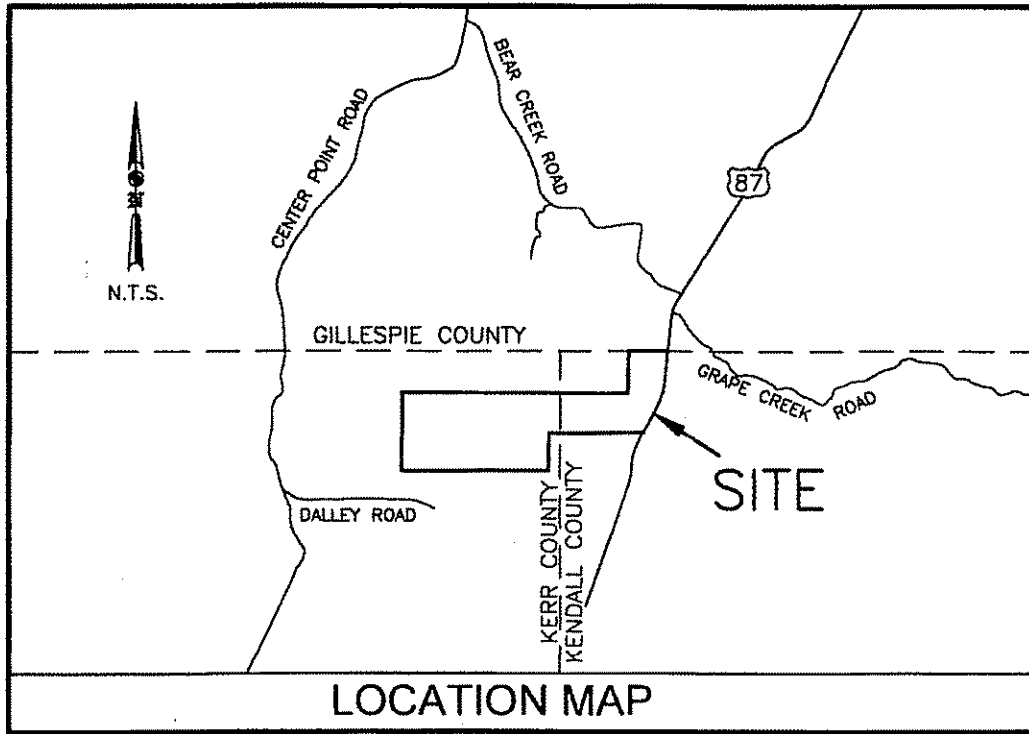
RIGHT-OF-WAY EASEMENT
GRANTED UNTO HILL COUNTRY TELEPHONE COOPERATIVE AND CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., A TEXAS CORPORATION, WHOSE POST OFFICE ADDRESS IS FREDERICKSBURG, TEXAS, AND ITS SUCCESSORS OR ASSIGNS, AN EASEMENT, AS FOLLOWS:

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 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 HERIN 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.

TxDOT Notes:

- (1) FOR DEVELOPMENTS DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR PRESENT AND/OR FUTURE NOISE MITIGATION.
- (2) THE DEVELOPER AND/OR THE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- (3) INTERSECTION AND/OR DRIVEWAY ACCESS TO THE STATE HIGHWAY WILL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TxDOT ACCESS MANAGEMENT MANUAL. A SINGLE SUB-DIVISION DRIVEWAY PERMIT WILL BE GRANTED TO THIS DEVELOPMENT AT GPS LOCATION 30.134842 - 98.907136 FOR THE ENTRANCE TO THE SUB-DIVISION, LOTS ADJOINING US 87 WILL NOT HAVE ACCESS TO HIGHWAY US 87; ALL LOTS WILL USE THE SUB-DIVISION INTERNAL STREET SYSTEM. THE SUB-DIVISION DRIVEWAY PERMIT WILL HAVE ACCELERATION, DECELERATION, AND A LEFT TURN LANE PER WELLBORN ENGINEERING PLAN.
- (4) IF SIDEWALKS ARE REQUIRED BY TxDOT OR THE APPROPRIATE CITY ORDINANCE THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TxDOT REQUIREMENTS WHEN PERMITTED IN TxDOT RIGHT-OF-WAY. A TDLR INSPECTION REPORT WILL BE REQUIRED.
- (5) TxDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS USED, BUT NOT LIMITED TO ARE: TxDOT ACCESS MANAGEMENT MANUAL, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TxDOT ROADWAY DESIGN MANUAL, TxDOT HYDRAULIC MANUAL, TxDOT CONSTRUCTION SPECIFICATIONS, AND TxDOT STANDARD SHEETS WHEN THE SITE DEVELOPS.

- NOTES:
- NO PORTION OF THIS TRACT (HIDDEN SPRINGS, KENDALL COUNTY, TEXAS) IS WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) # 48299C0025 F DATED DECEMBER 17, 2010.
 - 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.
 - WATER SERVICE SHALL BE PROVIDED BY A PRIVATE WATER WELL CONSTRUCTED ON THE LOT BY THE OWNER THEREOF, MEETING THE REQUIREMENTS OF THE COW CREEK GROUNDWATER CONSERVATION DISTRICT AND TCEQ. WELLS SHALL HAVE A 100 FOOT SANITARY CONTROL EASEMENT UNLESS A SMALLER IS PERMITTED BY COW CREEK GROUNDWATER CONSERVATION DISTRICT.
 - SEWAGE FACILITIES SHALL BE PROVIDED BY A PRIVATE ON-SITE SEWAGE FACILITY CONSTRUCTED ON THE LOT BY THE OWNER THEREOF DESIGNED BY A REGISTERED SANITARIAN OR A REGISTERED ENGINEER AND APPROVED UNDER THE RULES OF KENDALL COUNTY, TEXAS AND TCEQ.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM LIDAR DATA AS ESTABLISHED BY TEXAS NATURAL RESOURCES INFORMATION SYSTEM 2007.
 - THIS SUBDIVISION LIES TOTALLY WITHIN THE COMFORT INDEPENDENT SCHOOL DISTRICT AS DETERMINED BY THE KENDALL COUNTY CENTRAL APPRAISAL DISTRICT.
 - 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.
 - 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.
 - 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 HERIN 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.
 - 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.
 - 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 OF ANY EXISTING PAVED ROADWAY, ROADWAY SHOULDER, DRAINAGE DITCH OR ANY PERMANENT ROADWAY, RETAINING, OR DRAINAGE STRUCTURE WITHOUT THE APPROVAL OF AN OFFICER OF THE HIDDEN SPRINGS PROPERTY OWNERS ASSOCIATION, UNLESS SUCH REPAIRS ARE REQUIRED IN AN EMERGENCY SITUATION. IT IS THE INTENTION THAT ANY REPAIRS, MAINTENANCE OR INSTALLATION OF NEW UTILITY LINES WHICH OCCUR AFTER THE INITIAL ROADWAY CONSTRUCTION IS COMPLETED BE PERFORMED BY BORING UNDER ANY EXISTING ROADWAY.
 - 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.
 - 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".
 - THE FIRE SUPPRESSION WELL AND TANK FOR THIS DEVELOPMENT SHALL BE LOCATED WITHIN LOT 2000, BLOCK Z, HIDDEN SPRINGS KERR COUNTY, PHASE 1.
 - RELIEF GRANTED ON OCTOBER 10, 2017 FOR THE FOLLOWING:
 - REQUEST TO PLACE FIRE SUPPRESSION WELL AND 2,500-GALLON STORAGE TANK ON LOT 2000, BLOCK Z WITHIN THE KERR COUNTY PORTION OF THIS PROPOSED SUBDIVISION.
 - REQUEST TO PROVIDE 24-INCH PAVEMENT WIDTH IN-STEAD OF 28-INCH.
 - REQUEST TO USE RIBBON CURB (12' X 6" 3,000-PSI CONCRETE) AS PART OF 24-INCH OF PAVED SURFACE WIDTH.
 - REQUEST TO LEAVE DESIRABLE TREES WITHIN THE R.O.W. IF WILL NOT INTERFERE WITH CLEAR ZONE (TYPICALLY 10-FT FROM EDGE OF PAVEMENT) OR LINE OF SIGHT AT STREET INTERSECTIONS SUBJECT TO AN INSPECTION AN APPROVAL BY KENDALL COUNTY.
 - REQUEST TO START CLEARING PROPOSED SUBDIVISION R.O.W. UPON APPROVAL OF PRELIMINARY PLAT BUT BEFORE FINAL PLAT APPROVAL. TEMPORARY DRIVE APPROACH PERMIT OFF OF SH 87 WILL BE OBTAINED FROM TxDOT PRIOR TO TEMPORARY DRIVE APPROACH CONSTRUCTION.
 - REQUEST TO ELIMINATE PAVEMENT MARKINGS REQUIREMENT UNLESS DEEMED NECESSARY BY KENDALL COUNTY.
 - PARKING WITHIN THE LIMITS OF THE STREET RIGHT-OF-WAY (LOT 1000, BLOCK Z) IS PROHIBITED.
 - BEARINGS USED ON THIS PLAT ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
 - ELECTRICAL SERVICE IS PROVIDED BY CENTRAL TEXAS ELECTRIC COOPERATIVE.
 - TELEPHONE SERVICE IS PROVIDED BY HILL COUNTRY TELEPHONE COOPERATIVE.
 - THIS SUBDIVISION IS NOT LOCATED WITHIN THE ETJ OF ANY CITY MUNICIPALITY.
 - THIS SUBDIVISION DOES HAVE THE AVAILABILITY OF COMMERCIAL WASTE COLLECTION.
 - 1/2 INCH STEEL RODS SET WITH AN ORANGE "RPLS 5207" PLASTIC CAP EXCEPT WHERE NOTED OTHERWISE.

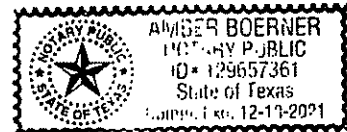


STATE OF TEXAS
COUNTY OF KENDALL
THE OWNER OF THE LAND IDENTIFIED BY ABSTRACT NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND (AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED).

Dale A. Crenwelge
DALE A. CRENWELGE
CRENWELGE LLC, DALE A. CRENWELGE MANAGER (DEVELOPER AND OWNER)
PO BOX 717
COMFORT, TEXAS 78013

STATE OF TEXAS
COUNTY OF KENDALL
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DALE A. CRENWELGE, 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.

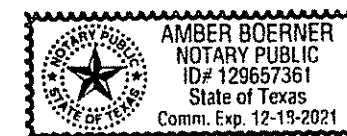


STATE OF TEXAS
COUNTY OF KENDALL
CONSENT BY LENDER
SECURITY STATE BANK & TRUST, HAVING 1ST LIEN DOCUMENT 13-02282 IN KERR COUNTY AND DOCUMENT 002740B3 IN KENDALL COUNTY HEREBY CONSENTS TO THIS PLAT.

Jeffery Goldman
JEFFERY GOLDMAN | SENIOR VP / BRANCH MANAGER
822 FRONT STREET
COMFORT, TEXAS 78013

STATE OF TEXAS
COUNTY OF KENDALL
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.

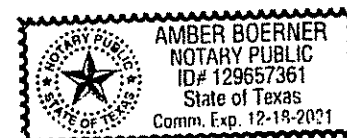


STATE OF TEXAS
COUNTY OF KENDALL
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN IN THE OF SITE IMPROVEMENT STRUCTURES AND WAS ACCOMPLISHED UNDER MY DIRECT SUPERVISION.

Michael Wellborn
MICHAEL WELLBORN, P.E., C.E.M.
WELLBORN ENGINEERING, LLC
211 GOLDEN VALLEY
KERRVILLE, TEXAS 78028

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL WELLBORN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

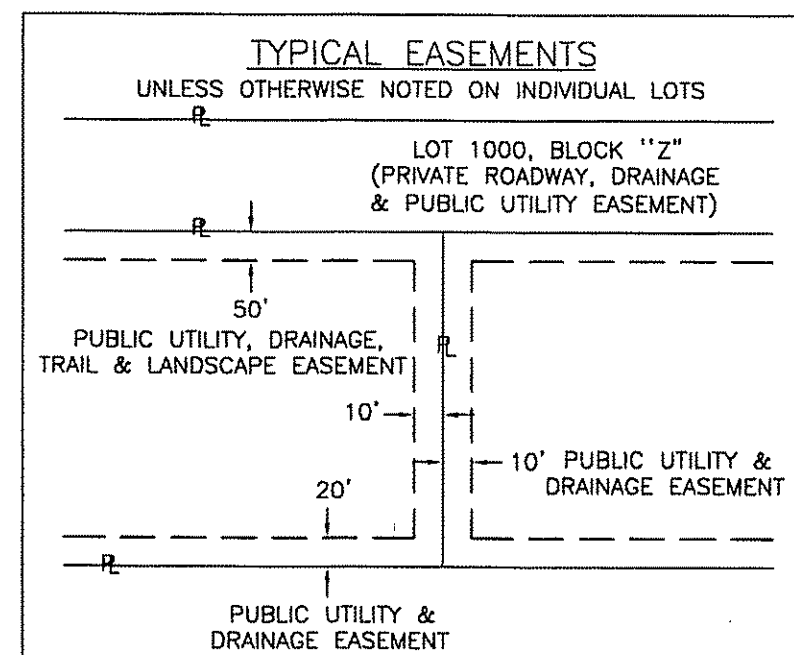
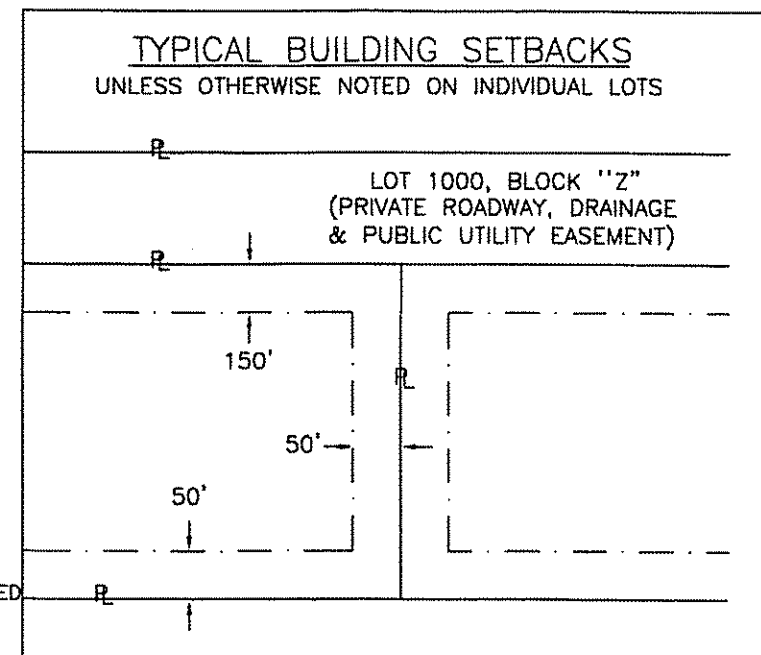
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF May, A.D., 2018.



THE ENGINEERING CONSULTANT, COUNTY ENGINEER OR PROJECT ENGINEER OF KENDALL COUNTY, TEXAS HAS REVIEWED THIS SUBDIVISION PLAT FOR CONFORMANCE TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

Michael Wellborn
ENGINEER

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492 FIRM NO. 10193963
JOB NO. 17-337 DATE 12-04-2017



SURVEYORS CERTIFICATE:
STATE OF TEXAS
COUNTY OF KENDALL

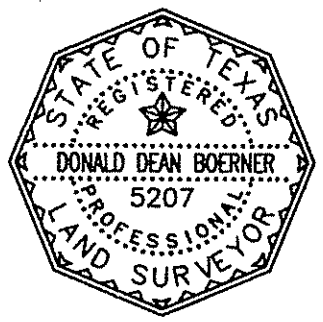
I HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR #5207
DONALD DEAN BOERNER
DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD DEAN BOERNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF May, A.D., 2018.

Donald Dean Boerner
DONALD DEAN BOERNER
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF KENDALL
I, *Darlene Herin*, COUNTY CLERK OF SAID COUNTY, DO HEREBY

CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 20th DAY OF May, A.D., 2018 AT 11:15 a.m., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 9, ON PAGES 79-81, IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS 29th DAY OF May, A.D., 2018.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME 1037 PAGES 1089-1092, KENDALL COUNTY OFFICIAL RECORDS.

IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS 29th DAY OF May, A.D., 2018.

Darlene Herin
DARLENE HERIN
COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: *Paul Blaffer*
PAUL BLAFFER
DEPUTY

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

DATED THIS 29th DAY OF May, A.D., 2018.

Dale P. Z...
COUNTY JUDGE
Christina Benma
COMMISSIONER PRECINCT NO. 1
Donnie Boerner
COMMISSIONER PRECINCT NO. 2
Paul Blaffer
COMMISSIONER PRECINCT NO. 3
Am...
COMMISSIONER PRECINCT NO. 4

GILLESPIE COUNTY
KENDALL COUNTY

DALE A. CRENWELGE
VOLUME 1359 PAGES 995-1011
OFFICIAL RECORDS - KENDALL COUNTY
DOCUMENT NO. 20131386
OFFICIAL PUBLIC RECORDS - GILLESPIE COUNTY
DOCUMENT NO. 13-02281
OFFICIAL PUBLIC RECORDS - KERR COUNTY
REMAINING PORTION OF 785.02 ACRES

100' RIGHT-OF-WAY PER
TEXAS DEPARTMENT OF
TRANSPORTATION MAPS

APPROXIMATE SURVEY LINE

SET NAIL IN ROCK WITH
AN ORANGE "RPLS 5207"
PLASTIC CAP

OTIS EDWARDS ADAMS AND WIFE,
LAUDIS ANN ADAMS
DOCUMENT NO. 20133683
OFFICIAL PUBLIC RECORDS
GILLESPIE COUNTY
234.28 ACRES

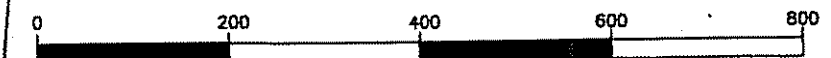
200' RIGHT-OF-WAY PER
TEXAS DEPARTMENT OF
TRANSPORTATION MAPS



LEGEND

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

SCALE: 1" = 200'



LINE TABLE

LINE	DISTANCE	BEARING
L1	140.03'	S 65°21'11" E
L2	101.09'	S 86°01'25" E
L3	101.09'	N 86°01'25" W
L4	146.64'	S 65°21'11" E
L5	62.85'	S 53°42'09" E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	150.00	17°27'58"	45.73	23.04	N 86°06'41" E	45.55
C2	450.00	51°03'33"	401.02	214.92	S 77°05'32" E	387.88
C3	300.00	13°47'26"	72.21	36.28	S 58°27'28" E	72.03
C4	220.00	20°40'14"	79.37	40.12	S 75°41'18" E	78.94
C5	200.00	80°09'35"	279.81	168.30	N 53°53'48" E	257.54
C6	370.00	23°23'22"	151.04	76.59	N 02°07'20" E	150.00
C7	380.00	94°35'07"	627.31	411.70	N 37°43'13" E	558.47
C8	730.00	16°43'21"	213.06	107.29	N 86°37'33" W	212.30
C9	2470.00	06°09'01"	265.13	132.69	N 81°20'23" W	265.00
C10	25.00	66°17'18"	28.92	16.32	S 62°26'28" W	27.34
C11	280.00	60°42'11"	296.65	163.96	S 59°38'55" W	282.97
C12	220.00	44°06'33"	169.37	89.13	N 67°56'44" E	165.22
C13	25.00	133°21'59"	58.19	58.00	N 20°47'32" W	45.92
C14	2470.00	03°10'29"	136.86	68.45	N 89°03'46" W	136.84
C15	2530.00	12°22'12"	546.22	274.18	S 84°26'59" E	545.16
C16	670.00	16°43'21"	195.55	98.47	S 86°37'33" E	194.85
C17	320.00	94°35'07"	528.26	346.69	N 37°43'13" E	470.29
C18	430.00	23°23'22"	175.53	89.01	N 02°07'20" E	174.32
C19	260.00	32°27'30"	147.29	75.68	N 30°02'46" E	145.33
C20	25.00	70°59'56"	30.98	17.83	N 10°46'33" E	29.03
C21	280.00	42°38'07"	208.35	109.27	N 03°24'22" W	203.58
C22	470.00	11°56'45"	97.99	49.17	N 11°56'19" E	97.81
C23	25.00	57°21'02"	25.02	13.67	N 22°42'34" W	23.99
C24	66.00	153°10'53"	176.45	276.84	N 25°12'22" E	128.40
C25	66.00	71°14'30"	82.06	47.29	S 42°34'57" E	76.88
C26	66.00	60°58'33"	70.24	38.86	S 23°31'35" W	66.97
C27	66.00	285°23'57"	328.76	50.28	S 88°41'07" E	79.99
C28	25.00	48°58'19"	21.37	11.39	S 29°31'42" W	20.72
C29	530.00	12°52'09"	119.04	59.77	S 11°28'37" W	118.79
C30	220.00	38°13'52"	146.80	76.25	S 01°12'15" E	144.09
C31	25.00	90°49'36"	39.63	25.36	S 65°43'59" E	35.61
C32	260.00	25°07'22"	114.00	57.93	N 81°24'54" E	113.09
C33	280.00	20°40'14"	101.01	51.06	S 75°41'18" E	100.47
C34	150.00	41°02'17"	107.44	56.14	S 85°52'19" E	105.16
C35	260.00	52°41'18"	239.09	128.75	S 80°02'49" E	230.76
C36	150.00	31°27'11"	82.34	42.24	S 69°25'45" E	81.31

R=2724.93'
D=24°59'27"
L=1188.53'
Cd=S 17°14'23" W 1179.13'

OTIS EDWARDS ADAMS AND WIFE,
LAUDIS ANN ADAMS
DOCUMENT NO. 20133683
OFFICIAL PUBLIC RECORDS
GILLESPIE COUNTY
234.28 ACRES

LOUIS HERBERT
SURVEY NO. 1210
ABSTRACT NO. 1023

LOUIS HERBERT
SURVEY NO. 820
ABSTRACT NO. 782

SEE PAGE 3 OF 3

SEE PAGE 3 OF 3

KERR COUNTY
KENDALL COUNTY

VICKIE OLIVER ET AL.
VOLUME 616 PAGES 656-663
OFFICIAL PUBLIC RECORDS
GILLESPIE COUNTY
DOCUMENT NO. 11-007149
OFFICIAL PUBLIC RECORDS
KERR COUNTY
447.684 ACRES

OTIS EDWARDS ADAMS AND WIFE,
LAUDIS ANN ADAMS
DOCUMENT NO. 20133683
OFFICIAL PUBLIC RECORDS
GILLESPIE COUNTY
234.28 ACRES

LEGEND

- SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP EXCEPT WHERE NOTED OTHERWISE
- POINT FOR DRAINAGE EASEMENT
- POWER POLE
- OVERHEAD UTILITIES

SCALE: 1" = 200'



S 89°23'15" E 4357.76'
FROM A 4" PIPE FENCE POST

S 89°23'15" E 608.57'

N 88°45'23" E 1913.51'

FOUND 1/2" STEEL ROD

HIDDEN SPRINGS
KERR COUNTY, TEXAS
PHASE 1

LOT 2000
BLOCK Z
"THE GREEN"
UTILITY, DRAINAGE &
LANDSCAPE EASEMENT
0.31 ACRES

LOT 29
6.44 ACRES

LOT 30
6.16 ACRES

LOT 31
10.00 ACRES

LOT 32
10.00 ACRES

LOT 33
10.01 ACRES

LOT 3
10.01 ACRES

LOT 4
10.01 ACRES

INSPIRATION LOOP

INSPIRATION LOOP

INSPIRATION LOOP

N 00°00'00" E 1653.17'

LOT 11
6.94 ACRES

LOT 10
6.91 ACRES

LOT 9
10.01 ACRES

LOT 8
10.02 ACRES

LOT 7
10.01 ACRES

LOT 6
10.36 ACRES

LOT 5
10.01 ACRES

DALE A. CRENWELGE
VOLUME 1359 PAGES 995-1011
OFFICIAL RECORDS - KENDALL COUNTY
DOCUMENT NO. 13-02281
OFFICIAL PUBLIC RECORDS - KERR COUNTY
REMAINING PORTION OF 785.02 ACRES

HIDDEN SPRINGS
KERR COUNTY, TEXAS
PHASE 1

N 88°54'47" E 1041.74'
FROM A 1/2" STEEL ROD FOUND

S 88°54'47" W 3069.01'

WILBURN ECKHARDT AND
SANDRA ECKHARDT
VOLUME 592 PAGES 811-817
OFFICIAL RECORDS
KENDALL COUNTY
250.8 ACRES

200' RIGHT-OF-WAY PER
TEXAS DEPARTMENT OF
TRANSPORTATION MAPS

U.S. HIGHWAY 87

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