

NOTES: 1. THE 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 # 48255C0323 F DATED MARCH 3, 2011 AND FIRM # 48255C0323 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 DEED TO A PROPERTY OWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
3. WATER SERVICES SHALL BE PROVIDED BY A PRIVATE WATER WELL CONSTRUCTED ON THE LOT BY THE OWNER THEREOF.
4. SANITARY FACILITIES SHALL BE PROVIDED BY A PRIVATE ON-SITE SANITARY 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.
6. THE SUBDIVISION LIES 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 ROADWAY), A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL 180' LOT LINES AND A TWENTY (20) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL 180' LOT LINES UNLESS OTHERWISE NOTED ON THIS PLAN. TWO (2) MORE LOTS ARE COMBINED AS A SINGLE HOME SITE. THIS EASEMENT SHALL BE RECONSIDERED ALONG THE COMBINED LOT OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.

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

Michael Wellborn, Executive Director, Kerr County OSSF Designated Representative, dated 18 day of May 2018.

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

Michael Wellborn, Registered Professional Engineer # 82018, Michael Wellborn, P.E., C.E.M. dated 18 day of May 2018.

STATE OF TEXAS, COUNTY OF KERR. I DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND 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.

Donald Dean Bodner, Registered Professional Land Surveyor No. 5207, dated 18 day of May 2018.

RIGHT-OF-WAY EASEMENT GRANTED UNDER THE 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:
GRANDFATHER HEREDY DECEDAT PROPRIETOR SUBDIVERS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THEREIN, 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, BOLLARDWAYS, LAMES, AND ROADS OF THE SUBDIVISION AND UNDERGROUND ALONG AND WITHIN TEN (10) FEET OF THE CENTER LINE OF SAID ALLEYS AND WITHIN TEN (10) FEET ALONG THE ENTIRE FOREMOUTH OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE AND WIRE AND CABLES ALONG THE FOREMOUTH OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE AND WIRE AND CABLES ALONG THE FOREMOUTH OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE AND WIRE AND CABLES ALONG THE FOREMOUTH OF SAID SUBDIVISION...

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. 48255C0323 F DATED MARCH 3, 2011. I HEREBY CERTIFY THAT THIS REVISION OF PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION RULES AND REGULATIONS OF KERR COUNTY.
I HAVE REVIEWED AND ACKNOWLEDGED THE FOREGOING STATEMENT AS APPLICABLE TO THE KERR COUNTY FLOOD DAMAGE PREVENTION ORDER.

Charlie Hastings, Flood Plan Administrator, dated 23 day of May 2018.

DALE A. CRENWELGE, DRENWELGE LLC, DALE A. CRENWELGE MANAGER, dated 18 day of May 2018.

DALE A. CRENWELGE, VOLUME 1309 PAGES 985-1011, OFFICIAL RECORDS - KENDALL COUNTY, DOCUMENT NO. 13-02281, REMAINING PORTION OF 785.02 ACRES.

DALE A. CRENWELGE, VOLUME 1309 PAGES 985-1011, OFFICIAL RECORDS - KENDALL COUNTY, DOCUMENT NO. 13-02281, REMAINING PORTION OF 785.02 ACRES.

JEFFERY GOLDMAN, SENIOR VP/ BRANCH MANAGER, dated 18 day of May 2018.

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REBECCA BOJAN, KERR COUNTY CLERK, dated 18 day of May 2018.

STATE OF TEXAS, COUNTY OF KERR. I HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON DOES NOT INCLUDE AREAS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48255C0323 F DATED MARCH 3, 2011.

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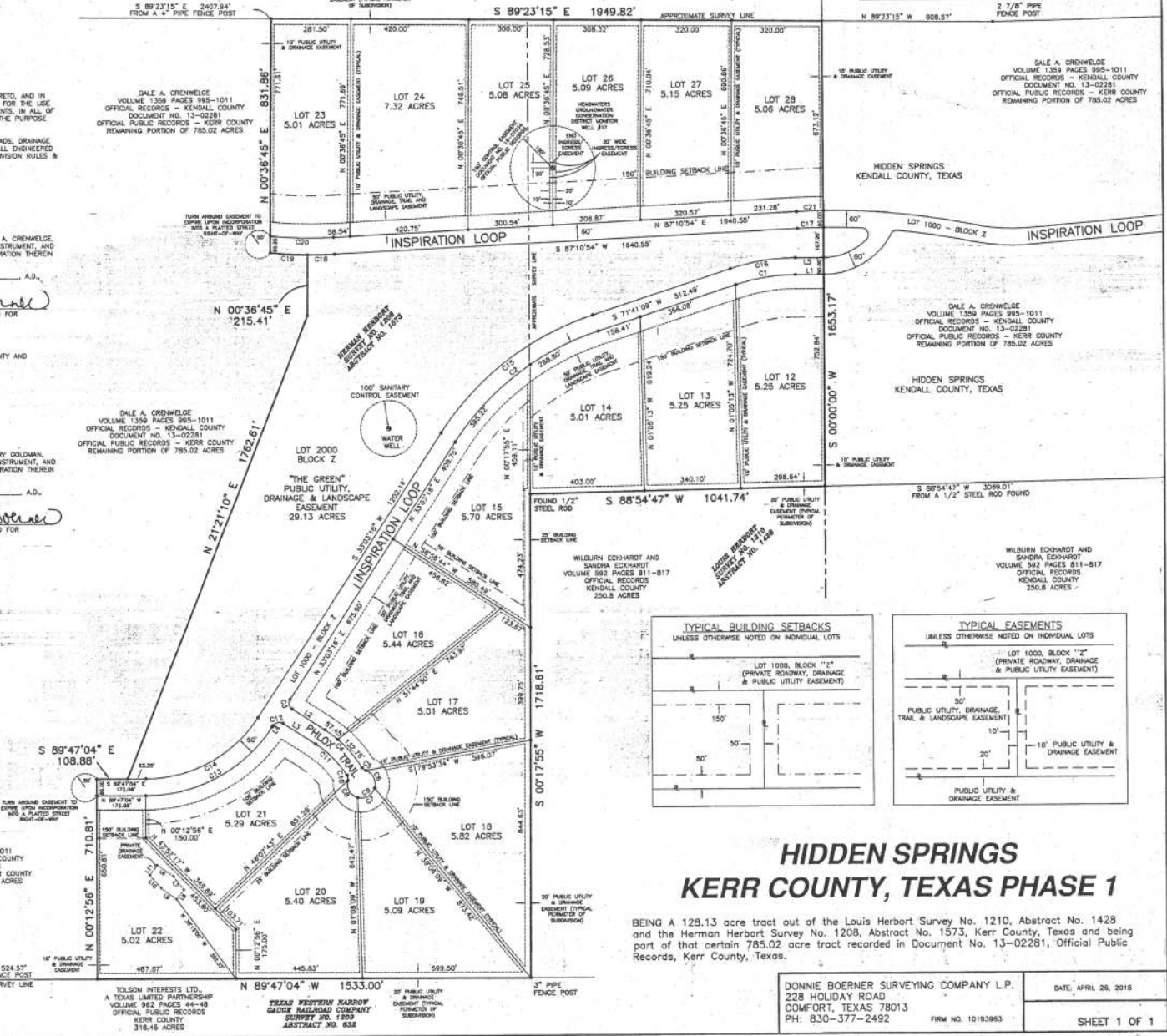
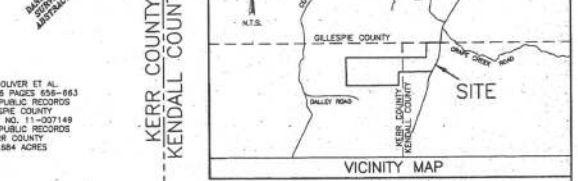
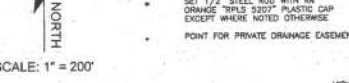
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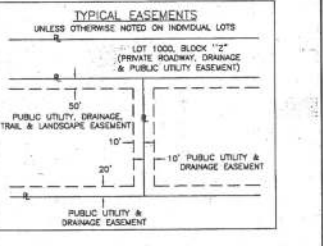
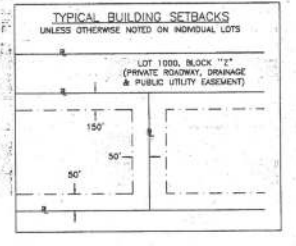
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CURVE TABLE with columns: CURVE, RADIUS, DELTA, ARC, TANGENT, BEARING, CHORD.

LINE TABLE with columns: LINE, DISTANCE, BEARING.

LINE TABLE (EASEMENT) with columns: LINE, DISTANCE, BEARING.



HIDDEN SPRINGS KERR COUNTY, TEXAS PHASE 1

BEING A 128.13 acre tract out of the Louis Herbert Survey No. 1210, Abstract No. 1428 and the Herman Herbert 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, SHEET 1 OF 1