

NOTES: 1. A PORTION OF THIS TRACT (HIDDEN SPRINGS KERR COUNTY, TEXAS PHASE 2) IS WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE A" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) # 48265C0325 F DATED MARCH 3, 2011 AND FIRM # 48265C0325 F DATED MARCH 3, 2011.

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:

I DO HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON DOES 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 THIS PLAT AS REQUIRED BY THE RULES AND REGULATIONS.

I HEREBY CERTIFY THAT THIS REVISION OF PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION RULES AND REGULATIONS OF KERR COUNTY. DATED THIS 25 DAY OF FEBRUARY, 2019. CHARLIE HASTINGS COUNTY SUBDIVISION ADMINISTRATOR

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 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 HOMEOWNERS ASSOCIATION, UNLESS SUCH REPAIRS ARE REQUIRED IN AN EMERGENCY SITUATION.

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, DEDICATE FOR 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.

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.

I CERTIFY THAT THIS PLAT IS CONSISTENT WITH PUBLIC SAFETY AND THE ROAD NAMING AND ADDRESS GUIDELINES OF KERR 911. Michael Wellborn EXECUTIVE DIRECTOR 02/13/19

CURVE TABLE with columns: CURVE, RADIUS, DELTA, ARC, BEARING, CHORD. Lists curve data for C1 through C57.

LINE TABLE with columns: LINE, DISTANCE, BEARING. Lists line data for L1 through L110.

LINE TABLE (EASEMENT) with columns: LINE, DISTANCE, BEARING. Lists easement line data for L1 through L55.

12. PROPERTY OWNERS MAY NOT UTILIZE DRAINAGE EASEMENTS, PRIVATE OR OTHER FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE, NO OBSTACLES INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, LANDSCAPING OR SEPTIC DRAIN FIELDS SHALL BE ALLOWED IN A DRAINAGE EASEMENT, EXCEPT AS APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE OF THE HIDDEN SPRINGS HOMEOWNERS ASSOCIATION.

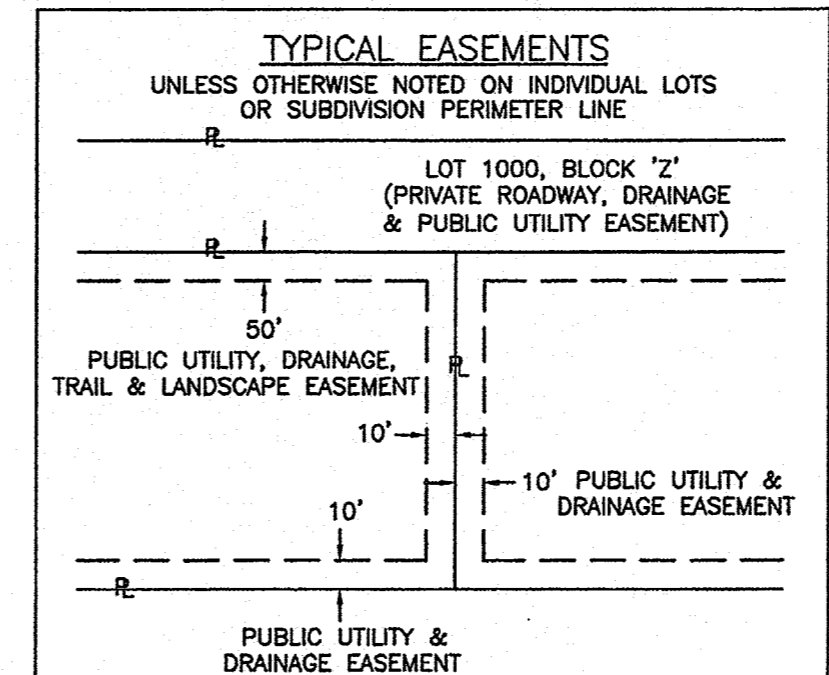
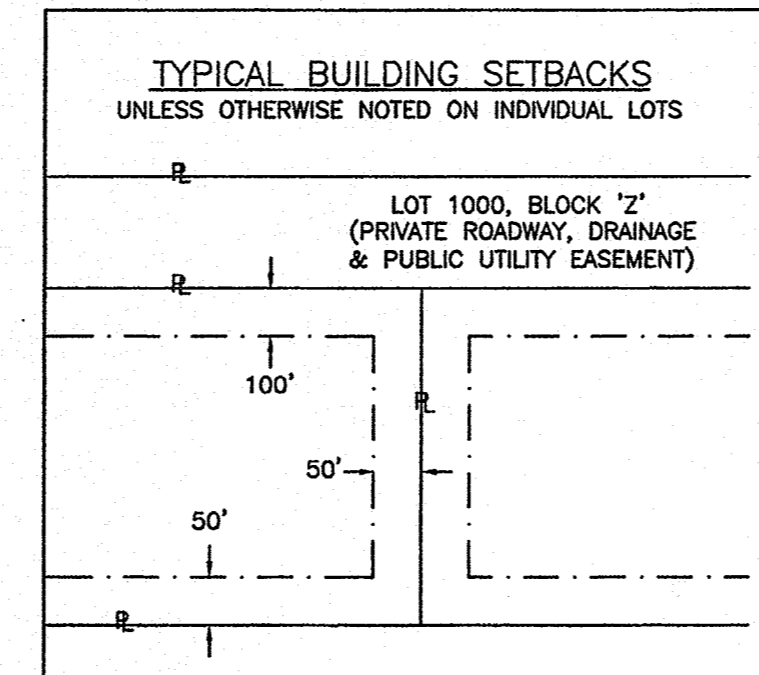
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13. LOT 3000, BLOCK Z AND LOT 4000, BLOCK Z WILL BE DEEDED TO THE HIDDEN SPRINGS HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE AND IS HEREBY DEDICATED AS A PUBLIC UTILITY, DRAINAGE AND LANDSCAPE EASEMENT.

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HIDDEN SPRINGS KERR COUNTY, TEXAS PHASE 2

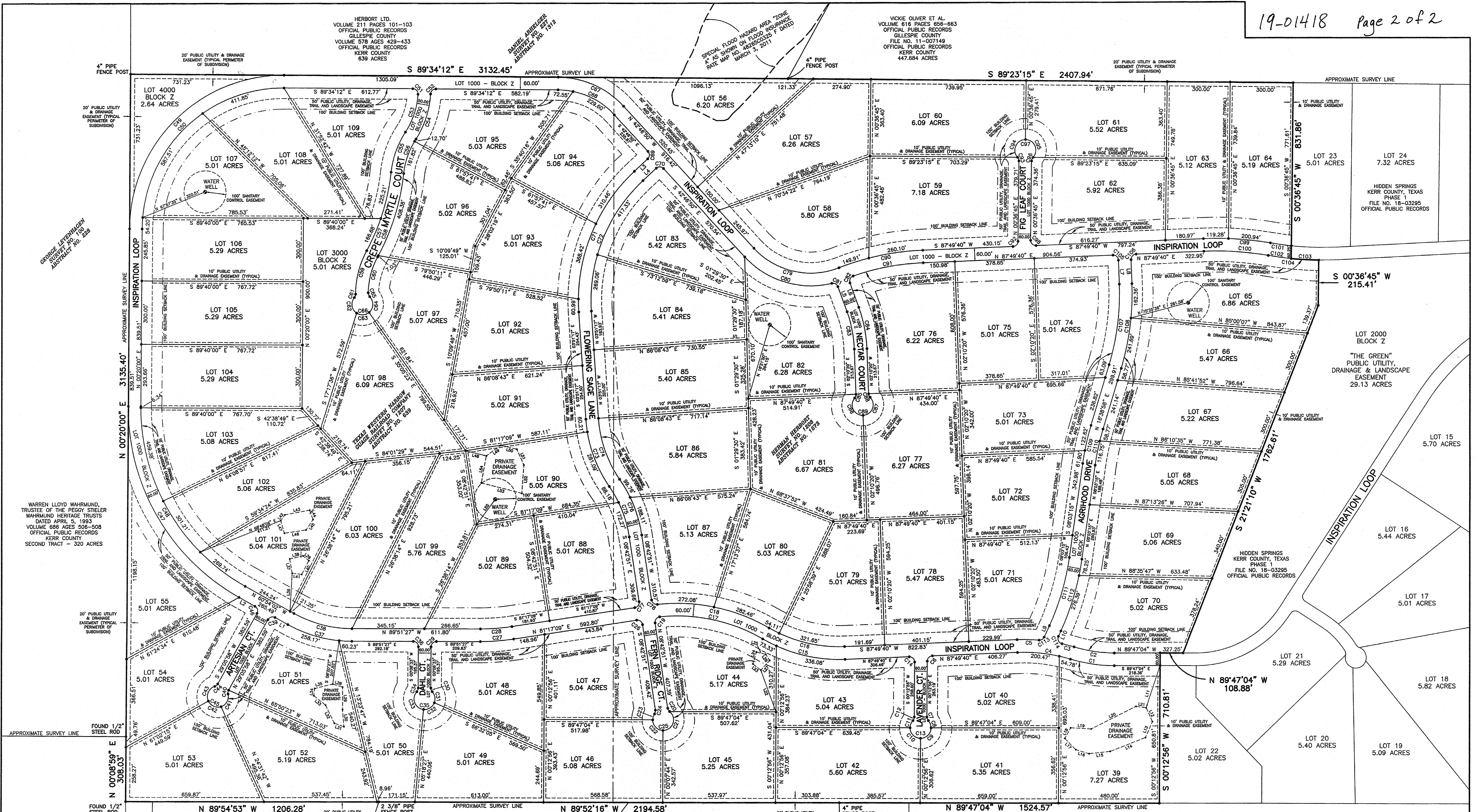
BEING A 419.25 acre tract out of the Texas Western Narrow Gauge Railroad Company Survey No. 1207, Abstract No. 639 and the Herman Herbort Survey No. 1208, Abstract No. 1573, Kerr County, Texas and being part of that certain 785.02 acre tract recorded in Document No. 13-02281, Official Public Records, Kerr County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P. 228 HOLIDAY ROAD COMFORT, TEXAS 78013 PH: 830-377-2492

DATE: FEBRUARY 5, 2019 SHEET 1 OF 2

STATE OF TEXAS COUNTY OF KERR I DO HEREBY CERTIFY THAT THIS PLAT 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.

FILED FOR RECORD ON THE 26 DAY OF February, 2019 A.M. AT 10:50 O'CLOCK AM RECORDED ON THE 26 DAY OF February, 2019 AT 10:51 O'CLOCK AM IN FILE NO. 19-01418 OF PUBLIC RECORDS IN KERR COUNTY, TEXAS



HERBERT LTD.
 VOLUME 211 PAGES 101-103
 OFFICIAL PUBLIC RECORDS
 GILLESPIE COUNTY
 VOLUME 578 AGES 429-433
 OFFICIAL PUBLIC RECORDS
 KERR COUNTY
 639 ACRES

VICKIE OLIVER ET AL
 VOLUME 618 PAGES 656-663
 OFFICIAL PUBLIC RECORDS
 GILLESPIE COUNTY
 FILE NO. 11-007149
 OFFICIAL PUBLIC RECORDS
 KERR COUNTY
 447.694 ACRES

WARREN LLOYD WAHRMUND,
 TRUSTEE OF THE PEGGY STEELER
 WAHRMUND HERITAGE TRUSTS
 DATED APRIL 5, 1993
 VOLUME 686 AGES 506-508
 OFFICIAL PUBLIC RECORDS
 KERR COUNTY
 SECOND TRACT - 320 ACRES

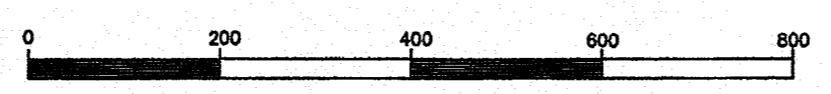
TOLSON INTERESTS LTD.
 A TEXAS LIMITED PARTNERSHIP
 VOLUME 982 PAGES 44-48
 OFFICIAL PUBLIC RECORDS
 KERR COUNTY
 316.45 ACRES

HIDDEN SPRINGS KERR COUNTY, TEXAS PHASE 2

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

SCALE: 1" = 200'



DONNIE BOERNER SURVEYING COMPANY L.P.
 228 HOLIDAY ROAD
 COMFORT, TEXAS 78013
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SHEET 2 OF 2