

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN THE HARPER INDEPENDENT SCHOOL DISTRICT.
2. THE LAND PLATTED HEREON IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48265C0125F, DATED MARCH 3, 2011.
3. EACH TRACT WILL BE SERVED BY INDIVIDUAL PRIVATE WELL AND OSSF.
4. UTILITY COMPANIES: ELECTRIC - CENTRAL TEXAS ELECTRIC CO-OP
TELEPHONE - WINDSTREAM
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 285 OSSF RULES.
6. THERE ARE NO STRUCTURES, WELLS OR SEPTIC TANKS ON THE PROPERTY PLATTED HEREON FOR SUBDIVISION, EXCEPT AS SHOWN HEREON.
7. IN ACCORDANCE WITH KERR COUNTY SUBDIVISION RULES AND REGULATIONS, THIS SUBDIVISION IS PERMITTED ____ LOTS.
8. ALL DRAINAGE STRUCTURES, INCLUDING DRAINAGE DITCHES AND DETENTION PONDS, OUTSIDE ROAD RIGHT-OF-WAYS, SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE LOT ON WHICH IT IS LOCATED.
9. ALL LOTS ARE RESTRICTED TO ROAD ACCESS FROM PEDERNALES LANE ONLY. (I.E. ACCESS TO FM HIGHWAY NO. 479 IS PROHIBITED EXCEPT THROUGH PEDERNALES LANE)
10. SUBDIVISION DESIGN, LAYOUT AND CONSTRUCTION SHALL BE DONE TO MINIMIZE ANY ADVERSE IMPACT TO PRIVATE PROPERTY, PUBLIC PROPERTY, ALL EASEMENTS AND ALL PUBLIC OR PRIVATE RIGHT-OF-WAY EITHER WITHIN OR OUTSIDE THE PROPOSED SUBDIVISION. PROVISIONS MUST BE MADE TO ASSURE THAT NO ADVERSE IMPACT IS MADE TO EXISTING DRAINAGE SYSTEMS WITHIN PUBLIC RIGHT-OF-WAYS. ALL DRAINAGE DESIGN, LAYOUT AND CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LAWS OF THE STATE OF TEXAS AND THE UNITED STATES OF AMERICA.
11. KERR COUNTY COMMISSIONERS' COURT DOES NOT CERTIFY THAT COMPLYING WITH KERR COUNTY WATER AVAILABILITY REQUIREMENTS INSURES THE DEVELOPER OR PROSPECTIVE LOT OWNER THAT ADEQUATE GROUNDWATER IS AVAILABLE UNDER ANY SUBDIVISION OR LOT.

BUILDING SET-BACKS:
FRONT LOT LINE = FIFTY (50) FT.

SCALE: 1" = 200'

○	FOUND 1/2" IRON STAKE
⊙	SET 1/2" IRON STAKE
—X—	FENCE LINE
—U—	OVERHEAD UTILITY LINES
—●—	POLE GUY & ANCHOR
---	PATENT SURVEY LINE
□	FOUND CONCRETE R-O-W MARKER

RECORD CALLS SHOWN IN PARENTHESES

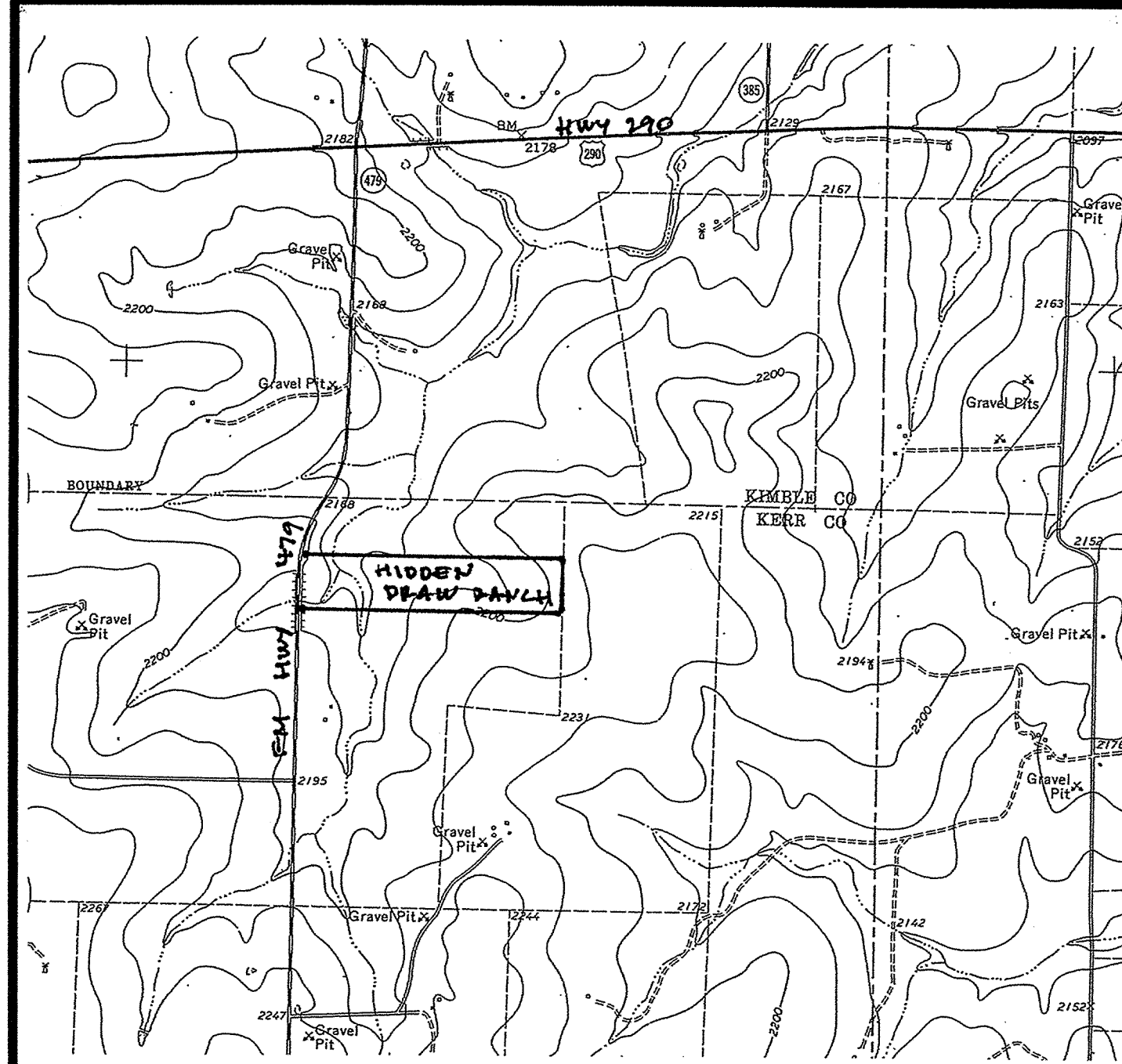
NOTE: ALL SET 1/2" IRON STAKES MARKED
WITH RED PLASTIC CAP INSCRIBED WITH
"VOELKEL SURVEYING"

LINE CHART

L01 = SOUTH	12.85'
L02 = WEST	40.00'
L03 = EAST	40.42'

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	LONG CHORD
C02	76°43'39"	50.00'	66.96'	S51°38'11"W 82.06'
C03	23°35'50"	352.00'	144.97'	S78°12'05"W 143.95'
C04	209°31'58"	50.00'	182.85'	N14°45'59"E 96.70'
C05	23°35'50"	412.00'	169.68'	N78°12'05"E 168.49'



VICINITY MAP SCALE: 1" = 2000'

It is understood and agreed that perpetual easements are reserved 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 feet (10') of the rear, front and side lines of all lots and/or tracts and twenty feet (20') along the entire perimeter of the subdivision, and in the streets, alleys, boulevards, lanes, and roads of this subdivision. 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 right-of-way 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. The easement rights herein reserved 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.

KERR COUNTY NOT RESPONSIBLE FOR ROAD MAINTENANCE

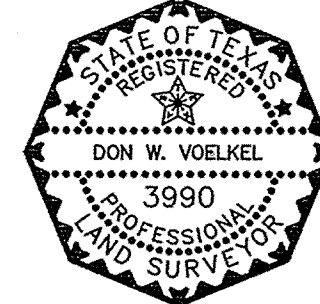
The Owner, by filing this Plat of Record, and all future owners of property within this Subdivision, by purchasing such property, acknowledge and agree that Kerr County shall have no obligations whatsoever to repair or accept maintenance of the road shown in this subdivision until and unless the Owner and/or the Hidden Draw Ranch Homeowners Association has improved the roadway to the then current standards required by Kerr County and the road has 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. The Owner and all future owners of property within this Subdivision shall look solely to the Hidden Draw Ranch Homeowners Association for future maintenance and repair of the road shown on this Subdivision Plat.

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.
(Bearing basis = True north based on GPS observations)

Date surveyed: July 13, 2022

Dated this ____ day of November, 2022

Don W. Voelkel
Registered Professional Land Surveyor No. 3990



STATE OF TEXAS
COUNTY OF KERR

The owner of the land shown on this plat, and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to Kerr County, Texas, for the use of the public forever all alleys, parks, water courses, drains, easements, in all of the aforesaid public places and all other public places thereon shown for the purpose and consideration therein expressed. The owner has written permission from the lien holder.

Witness my hand this ____ day of ____, 2022

High Point Land Investments, LLC
By: Joy Gallagher, General Partner

STATE OF TEXAS
COUNTY OF KERR

BEFORE ME, the undersigned authority, on this day personally appeared Joy Gallagher, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this ____ day of ____, 2022

Notary Public for the State of Texas

I hereby certify that this subdivision plat does not include areas within a designated 100-year flood hazard zone, according to the Flood Insurance Rate Map No. 48265C0125F, dated March 3, 2011, 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.

Dated this ____ day of ____, 2022.

Charlie Hastings, P.E., C.F.M.
Kerr County Flood Plain Administrator

APPROVED by the Commissioner's Court of Kerr County, Texas on the ____ day of ____, 2022 by Order No. ____ of said Court and was FILED for RECORD on the ____ day of ____, 2022 at ____ O'clock ____M.

RECORDED on the ____ day of ____, 2022 at ____ O'clock ____M. in File No. ____ of the Official Public Records of Kerr County, Texas.

Jackie Dowdy, Kerr County Clerk

I hereby certify that this plat is consistent with public safety and the Road Naming and Address Guidelines of Kerr 911.

Dated this ____ day of ____, 2022.

Kerr 911

I hereby certify that this proposed subdivision 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 ____ day of ____, 2022.

Ashli Badders, Designated Representative
Kerr County OSSF

I hereby certify that this subdivision plat conforms to all requirements of the Subdivision Rules and Regulations of Kerr County.

Dated this ____ day of ____, 2022.

Charlie Hastings, P.E., C.F.M.
Kerr County Engineer

This plat of Hidden Draw Ranch has been submitted to and considered by the Commissioner's Court of Kerr County, Texas and is hereby approved by such court.

Dated this ____ day of ____, 2022.

Robt Kelly
Kerr County Judge

I hereby certify that recognized engineering practices and standards were used in preparation of this final plat and in the design of site improvement structures and was accomplished under my direct supervision.

Dated this ____ day of ____, 2022.

John M. Hewitt, P.E., C.F.M.

- PRELIMINARY**
This document shall not be recorded for any purpose.
- Released by: Don Voelkel
RPLS#: 3990
Date: Nov. 7, 2022
Purpose: REVIEW
- 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 LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 3. DRIVEWAY ACCESS TO THE STATE HIGHWAY WILL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TXDOT ACCESS MANAGEMENT MANUAL.
 4. ANY CURRENT OR FUTURE TRAFFIC CONTROL MEASURES AS A RESULT OF THIS DEVELOPMENT, (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
 5. THE DEVELOPER WILL BE REQUIRED TO INSTALL AN APPROVED MAIL DELIVERY SYSTEM OUTSIDE OF THE STATE RIGHT-OF-WAY FOR POSTAL PATRONS OCCUPYING THE DEVELOPMENT/PROPERTY.
- I HAVE REVIEWED THIS PLAT WITH RESPECT TO ITS ACCESS AND HEREBY APPROVE THIS PLAT FOR RECORDING.

DATED THIS ____ DAY OF ____, 2022

JORGE MARRIQUEZ, P.E.
TXDOT AREA ENGINEER