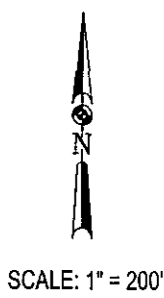


# INDEX SHEET



REFER TO FINAL PLAT SHEET "5" FOR ADDITIONAL NOTES AND LOT REQUIREMENTS.

BEING A 71.851 ACRE TRACT OF LAND, BEING A PORTION OF THE JOHN McDEVITT SURVEY, ABSTRACT NO. 415, THE HENRY RHOADS SURVEY, ABSTRACT NO. 295, THE JAMES LEONARD SURVEY, ABSTRACT NO. 383, THE WILLIAM B. BILLINGSLEY SURVEY, ABSTRACT NO. 95, AND THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, WILLIAMSON COUNTY, TEXAS, SAID 71.851 ACRE TRACT BEING A PORTION OF THAT CERTAIN 72,688 ACRE TRACT RECORDED IN DOCUMENT NO. 2015073681, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 71.851 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod with "Matkin-Hoover Eng. & Survey" cap set in the southeast boundary line of Lot 119-B, Drake's Crossing, recorded in Cabinet W, Side 59, Plat Records of Williamson County, Texas, said point bears North 69° 06' 00" East, a distance of 3.00' (record North 69° 04' 53" East) from a 1" metal pipe found in the northeast right-of-way line of San Gabriel Ranch Road (right-of-way varies), being the south corner of Lot 119-B;

**Thence**, North 69° 06' 00" East, along the southeast line of Drake's Crossing, a distance of 1303.83' (record North 69° 04' 53" East) to a 1/2" iron rod found for angle at the east corner of Lot 119-J1, Drake's Crossing, the south corner of Lot 104, San Gabriel River Ranch, recorded in Cabinet B, Side 94, Plat Records of Williamson County, Texas;

**Thence**, along the southeast line of San Gabriel River Ranch, the following courses and distances:

- North 69° 09' 28" East, 1003.02' (record North 69° 02' 29" East, a distance of 1003.07') to a 1/2" iron rod found for angle;
- North 68° 45' 19" East, at a distance of 926.84' (part of a 5/8" iron rod found on line, a total distance of 1053.87' (record North 68° 45' 04" East) to a calculated point for corner in the southwest line of a called 232.61 acre tract recorded in Volume 645, Page 441, Deed Records of Williamson County, Texas;

**Thence**, with the southwest line of the called 232.61 acre tract, the following courses and distances:

- South 07° 52' 50" East, 120.65' (record South 07° 52' 31" East, 120.76') to a calculated point for corner;
- South 30° 14' 20" East, 263.64' (record South 30° 14' 01" East, 263.69') to a calculated point for corner at the north corner of a called 492 acre tract designated as "Tract 2", recorded in Volume 442, Page 122, Deed Records of Williamson County, Texas;

**Thence**, departing the southwest line of the called 232.61 acre tract, with the northwest line of the called 492 acre tract, the following courses and distances:

- South 70° 01' 32" West, at a distance of 256.42' (part of a 1/2" iron rod with red "FOREST 1847" cap found for a point on line, a total distance of 745.12' to a 5/8" nail found for angle;
- South 68° 48' 48" West, 288.46' (record South 68° 45' 04" West, 288.37') to a 1/2" iron rod with red "FOREST 1847" cap found for angle;
- South 69° 50' 42" West, 725.61' (record South 69° 45' 53" West, 725.47') to a 1/2" metal pipe found for interior corner at the west corner of the called 492 acre tract;

**Thence**, with the southwest line of the called 492 acre tract, the following courses and distances:

- South 18° 54' 38" East, 355.97' (record S18° 51' 16" East, 356.27') to a 1/2" iron rod found for angle;
- South 18° 54' 43" East, 438.49' (record South 18° 52' 28" East, 438.50') to a 1/2" iron rod found for angle;
- South 19° 06' 05" East, 284.40' (record South 19° 05' 19" East, 284.50') to a 1/2" iron rod with red "FOREST 1847" cap found for angle;
- South 19° 12' 21" East, 166.78' (record South 19° 11' 59" East, 166.70') to a 1/2" iron rod found for corner at the north corner of a called 128-1/4 acre tract designated as "Tract 2", recorded in Volume 442, Page 122, Deed Records of Williamson County, Texas;

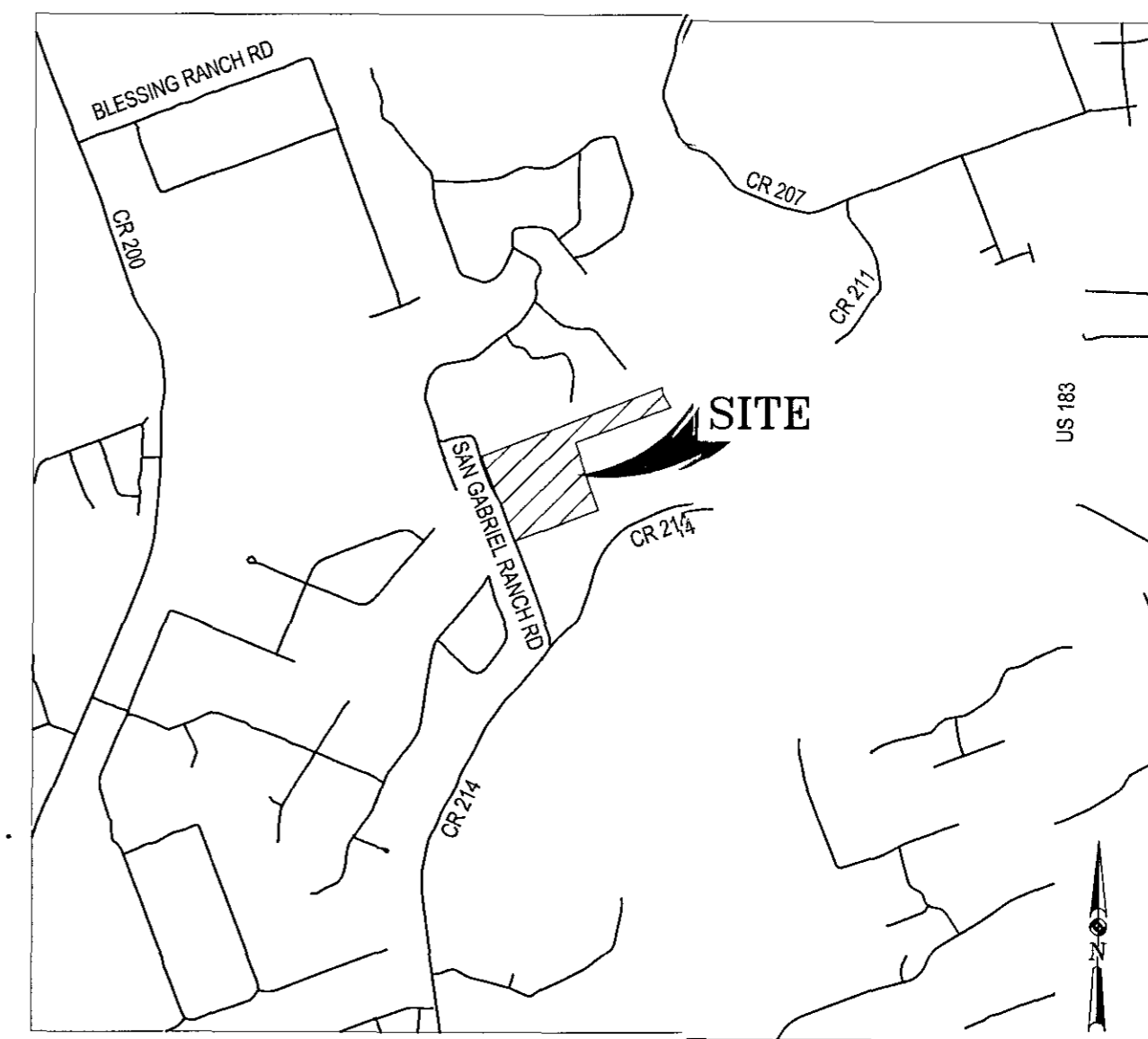
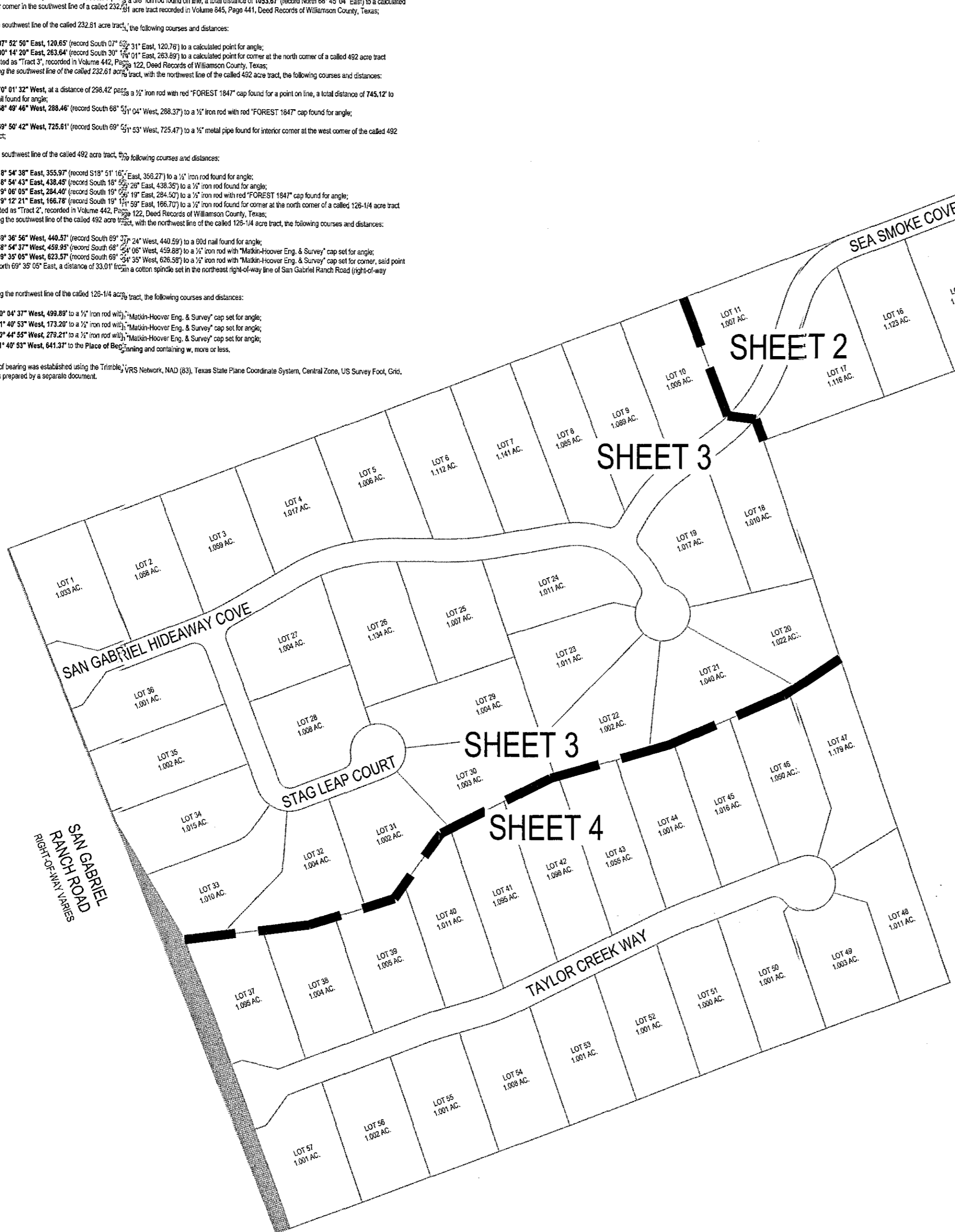
**Thence**, departing the southwest line of the called 492 acre tract, with the northwest line of the called 128-1/4 acre tract, the following courses and distances:

- South 69° 38' 56" West, 440.57' (record South 69° 37' 24" West, 440.59') to a 6/8" nail found for angle;
- South 68° 54' 37" West, 458.85' (record South 68° 56' 26" West, 458.88') to a 1/2" iron rod with "Matkin-Hoover Eng. & Survey" cap set for angle;
- South 69° 39' 05" West, 823.57' (record South 69° 34' 35" West, 828.38') to a 1/2" iron rod with "Matkin-Hoover Eng. & Survey" cap set for corner, said point bears North 69° 39' 05" East, a distance of 33.01' from a cotton spindle set in the northeast right-of-way line of San Gabriel Ranch Road (right-of-way varies),

**Thence**, departing the northwest line of the called 128-1/4 acre tract, the following courses and distances:

- North 20° 34' 37" West, 489.89' to a 1/2" iron rod with "Matkin-Hoover Eng. & Survey" cap set for angle;
- North 21° 46' 53" West, 173.28' to a 1/2" iron rod with "Matkin-Hoover Eng. & Survey" cap set for angle;
- North 38° 44' 55" West, 279.21' to a 1/2" iron rod with "Matkin-Hoover Eng. & Survey" cap set for angle;
- North 21° 47' 53" West, 641.21' to the Place of Beginning and containing w, more or less.

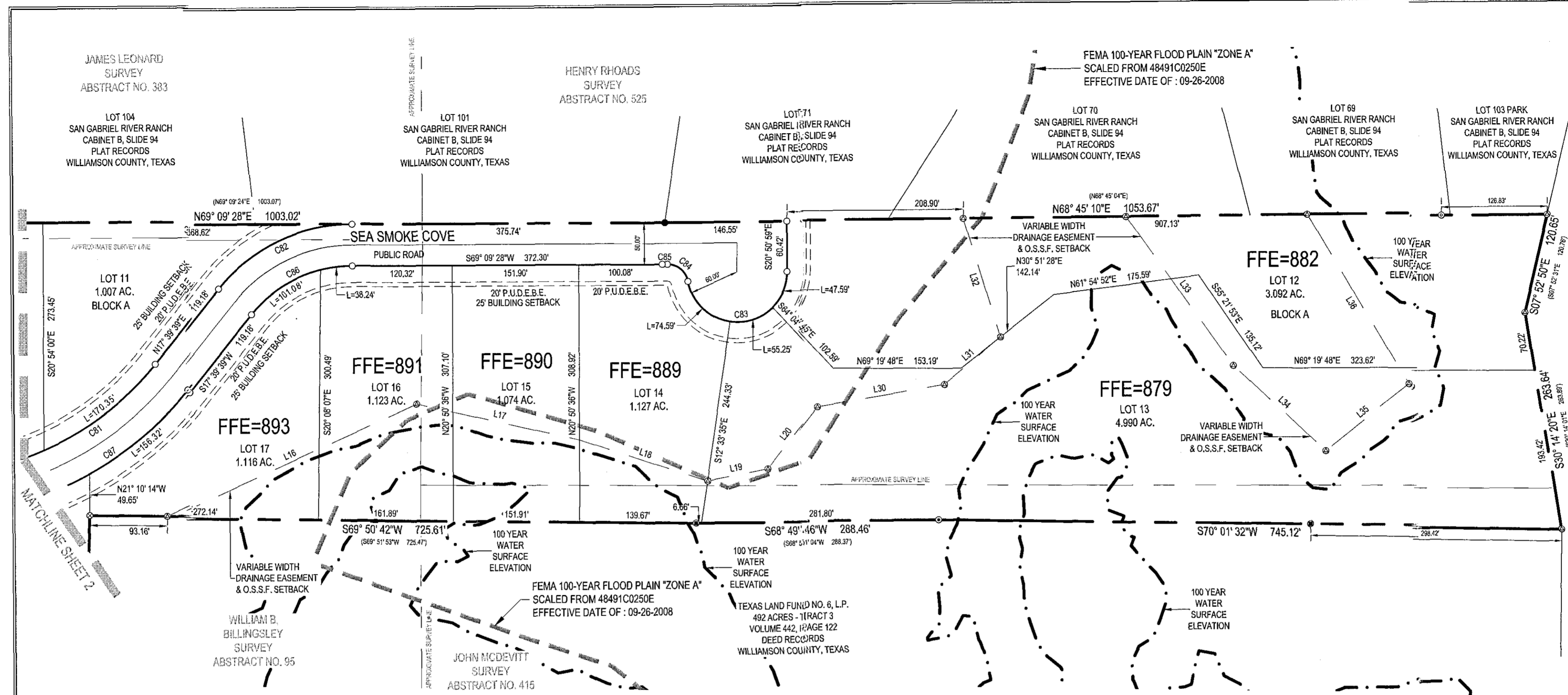
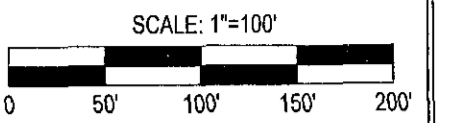
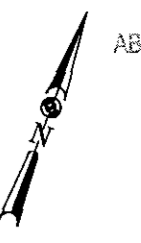
**Note:** The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, US Survey Foot, Grid. A survey plat was prepared by a separate document.



VICINITY MAP  
NOT TO SCALE

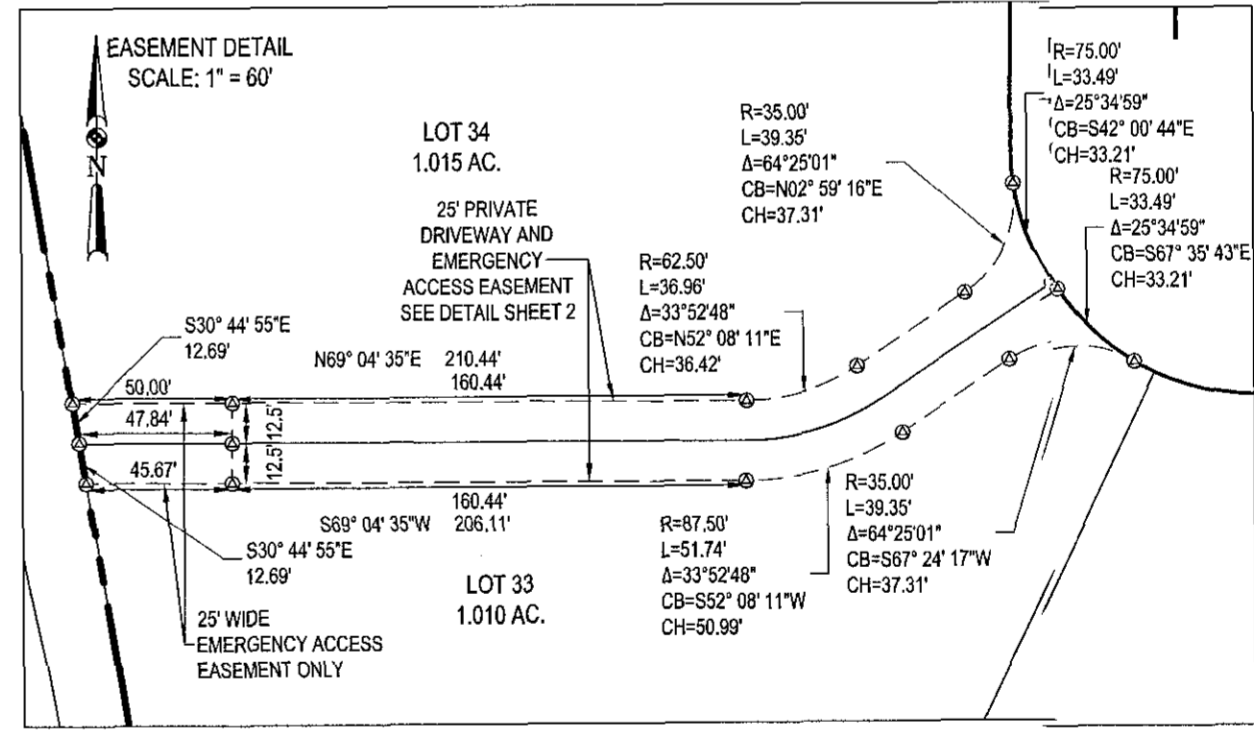
## FINAL PLAT FOR ESTABLISHING THE HIDDEN CREEK ESTATES SUBDIVISION

<p><b>OWNER/DEVELOPER:</b> SAN GABRIEL HIDDEN CREEK ESTATES, LLC C/O DAVY ROBERTS 9508 EAST HWY 71 SPICEWOOD, TX 78669 OFF: 1-(800) 511-2430 DROBERTS@ LONESTARLANDPARTNERS.COM</p>	<p><b>AGENT/PREPARER:</b> MATKIN HOOVER ENGINEERING &amp; SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	<p><b>MATKINHOOVER</b> ENGINEERING &amp; SURVEYING P.O. BOX 54 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: 830.249.0600 FAX: 830.249.0099 TEXAS REGISTERED ENGINEERING FIRM F-004512 TEXAS REGISTERED SURVEYING FIRM F-10024000 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS</p>	<p>DATE: MARCH 2016 JOB NO. 2738.00 SHEET 1 OF 5</p>
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- LEGEND**
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BACKSLOPE EASEMENT
  - F.F.E. FINISHED FLOOR ELEVATION
  - P.O.B. POINT OF BEGINNING
  - O.S.S.F. ON SITE SEWAGE FACILITY
  - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP - UNLESS NOTED
  - FOUND 1/2" IRON ROD
  - ⊙ FOUND 5/8" IRON ROD
  - ⊙ FOUND 60D NAIL
  - ⊙ FOUND 1/2" METAL PIPE
  - ⊙ FOUND 1" METAL PIPE
  - ⊙ FOUND 1/2" IRON ROD WITH A RED "FOREST 1847" PLASTIC CAP
  - ⊙ CALCULATED POINT

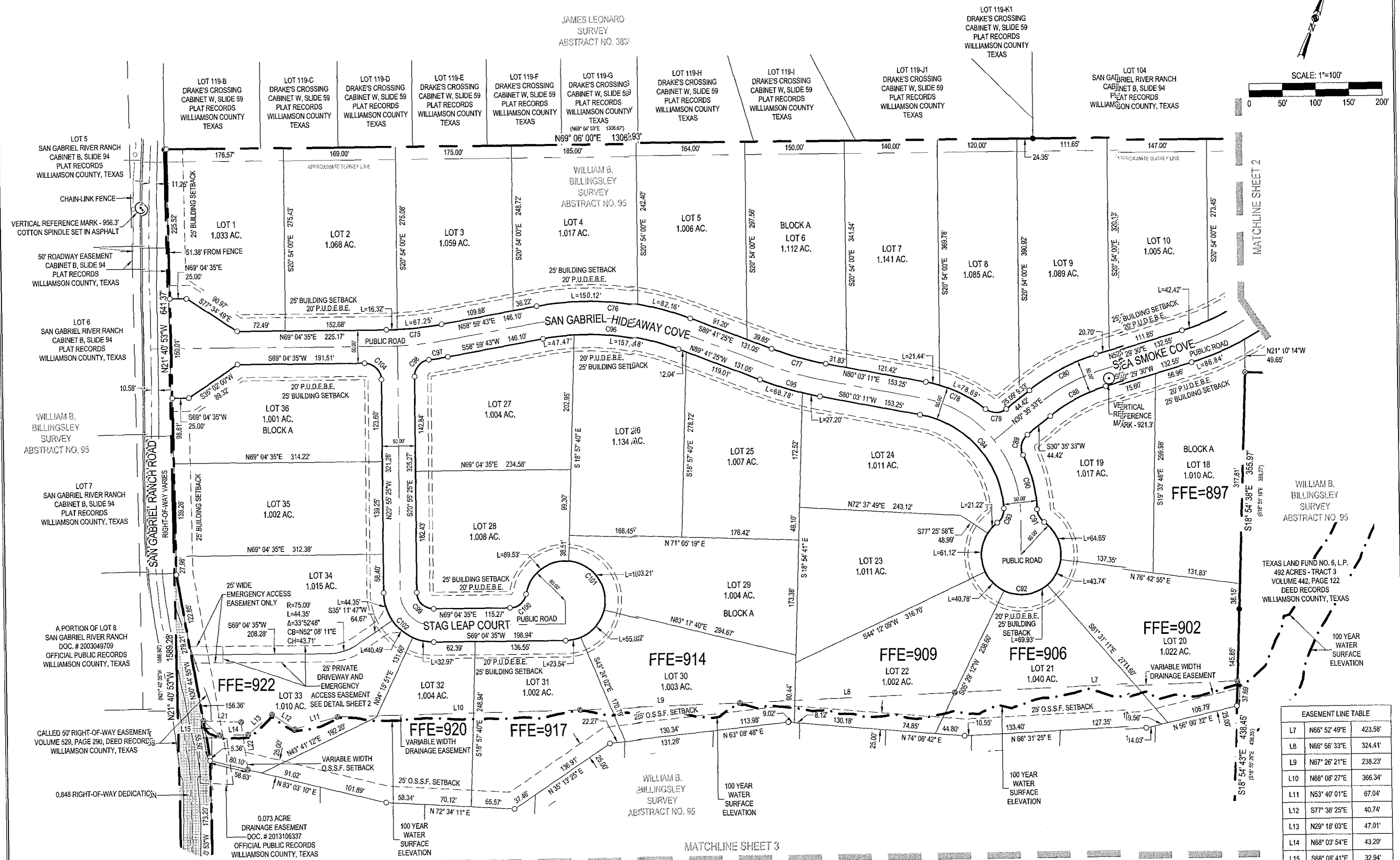
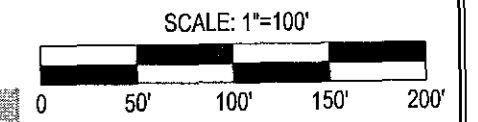
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C7	350.00'	212.77'	3 1/4° 49' 51"	N35° 04' 35"E	209.51'
C8	205.00'	184.25'	5 1/4° 29' 49"	N43° 24' 34"E	178.11'
C9	60.00'	177.44'	16 3/4° 26' 18"	S63° 52' 09"W	119.49'
C10	25.00'	34.81'	7 3/4° 46' 55"	N71° 18' 09"W	32.07'
C11	1025.00'	6.29'	0° 21' 05"	S68° 58' 56"W	6.29'
C12	155.00'	139.31'	5 1/4° 29' 49"	S43° 24' 34"W	134.67'
C13	400.00'	243.17'	3 1/4° 49' 51"	S35° 04' 35"W	239.44'



LINE	BEARING	LENGTH
L16	N44° 27' 46"E	327.45'
L17	N81° 50' 14"E	200.13'
L18	N87° 11' 18"E	161.59'
L19	N58° 00' 47"E	74.11'
L20	N17° 08' 23"E	92.30'
L30	N59° 19' 50"E	154.62'
L31	N29° 05' 50"E	88.33'
L32	N38° 07' 42"W	149.08'
L33	S56° 28' 18"E	220.43'
L34	S67° 53' 51"E	151.23'
L35	N30° 30' 47"E	127.95'
L36	N51° 37' 40"W	237.26'

## FINAL PLAT FOR ESTABLISHING THE HIDDEN CREEK ESTATES SUBDIVISION

<p><b>OWNER/DEVELOPER:</b> SAN GABRIEL HIDDEN CREEK ESTATES, LLC C/O DAVY ROBERTS 9508 EAST HWY 71 SPICEWOOD, TX 78669 OFF: 1-(800) 511-2430 DROBERTS@LONESTARLANDPARTNERS.COM</p>	<p><b>AGENT/PREPARER:</b> MATKIN HOOVER ENGINEERING &amp; SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</p>	 <small>P.O. BOX 54 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 FAX: (830) 249-0099 TEXAS REGISTERED ENGINEERING FIRM F-004512 TEXAS REGISTERED SURVEYING FIRM F-10024000 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS</small>	<p>DATE: MARCH 2016</p> <p>JOB NO. 2738.00</p> <p>SHEET 2 OF 5</p>
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EASEMENT LINE TABLE	
L7	N66° 52' 49"E 423.58'
L8	N68° 56' 33"E 324.41'
L9	N67° 26' 21"E 238.23'
L10	N68° 08' 27"E 366.34'
L11	N53° 40' 01"E 67.04'
L12	S77° 38' 25"E 40.74'
L13	N29° 18' 03"E 47.01'
L14	N68° 03' 54"E 43.20'
L15	S68° 08' 41"E 32.94'
L21	N71° 48' 35"E 57.11'
L22	S28° 24' 15"E 72.13'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	475.00'	83.57'	10° 04' 52"	N64° 02' 09"E	83.47'
C2	425.00'	232.28'	31° 18' 52"	N74° 39' 09"E	229.40'
C3	475.00'	85.03'	10° 11' 52"	N85° 10' 53"E	84.92'
C4	205.00'	100.12'	27° 59' 02"	S85° 57' 18"E	99.13'
C5	25.00'	33.79'	77° 26' 40"	N69° 18' 53"E	31.28'
C6	300.00'	114.66'	21° 53' 57"	N41° 32' 32"E	113.87'
C14	250.00'	95.55'	21° 53' 57"	S41° 32' 32"W	94.97'
C15	25.00'	33.79'	77° 26' 38"	S08° 07' 46"E	31.28'
C16	205.00'	85.24'	23° 49' 25"	S34° 56' 23"E	84.63'
C17	25.00'	22.69'	51° 09' 35"	S49° 01' 28"E	21.92'
C18	60.00'	301.44'	287° 15' 08"	S68° 54' 18"W	70.66'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C19	25.00'	25.02'	57° 20' 51"	N04° 09' 27"E	23.99'
C20	155.00'	204.06'	75° 25' 51"	N62° 13' 54"W	189.64'
C21	525.00'	93.98'	10° 15' 24"	S85° 10' 53"W	93.86'
C22	375.00'	204.85'	31° 18' 52"	S74° 39' 09"W	202.41'
C23	525.00'	28.89'	3° 09' 09"	S60° 34' 18"W	28.88'
C24	25.00'	36.25'	83° 04' 17"	S20° 36' 43"W	33.15'
C25	25.00'	39.27'	90° 00' 00"	S65° 55' 25"E	35.36'
C26	25.00'	34.83'	79° 50' 09"	N29° 09' 30"E	32.08'
C27	60.00'	272.10'	259° 50' 09"	S60° 50' 30"E	92.04'
C28	75.00'	117.81'	90° 00' 00"	N65° 55' 25"W	106.07'
C29	25.00'	39.27'	90° 00' 00"	N65° 55' 25"W	35.36'

**LEGEND**  
 P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BACKSLOPE EASEMENT  
 F.F.E. FINISHED FLOOR ELEVATION  
 P.O.B. POINT OF BEGINNING  
 O.S.S.F. ON SITE SEWAGE FACILITY  
 SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER" ENG. & SURVEYING PLASTIC CAP - UNLESS NOTED  
 FOUND 1/2" IRON ROD  
 FOUND 5/8" IRON ROD  
 FOUND 60D NAIL  
 FOUND 1/2" METAL PIPE  
 FOUND 1" METAL PIPE  
 FOUND 1/2" IRON ROD WITH A RED "FOREST 1847" PLASTIC CAP  
 CALCULATED POINT  
 HATCHED AREA REPRESENTS A 0.848 ACRE VARIABLE WIDTH RIGHT-OF-WAY DEDICATION  
 VERTICAL CONTROL POINT  
 1/2" IRON ROD SET WITH A BLUE PLASTIC CAP UNLESS NOTED OTHERWISE

# FINAL PLAT FOR ESTABLISHING THE HIDDEN CREEK ESTATES SUBDIVISION

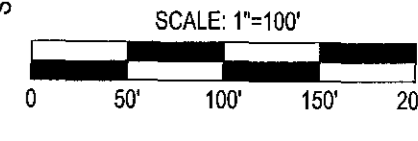
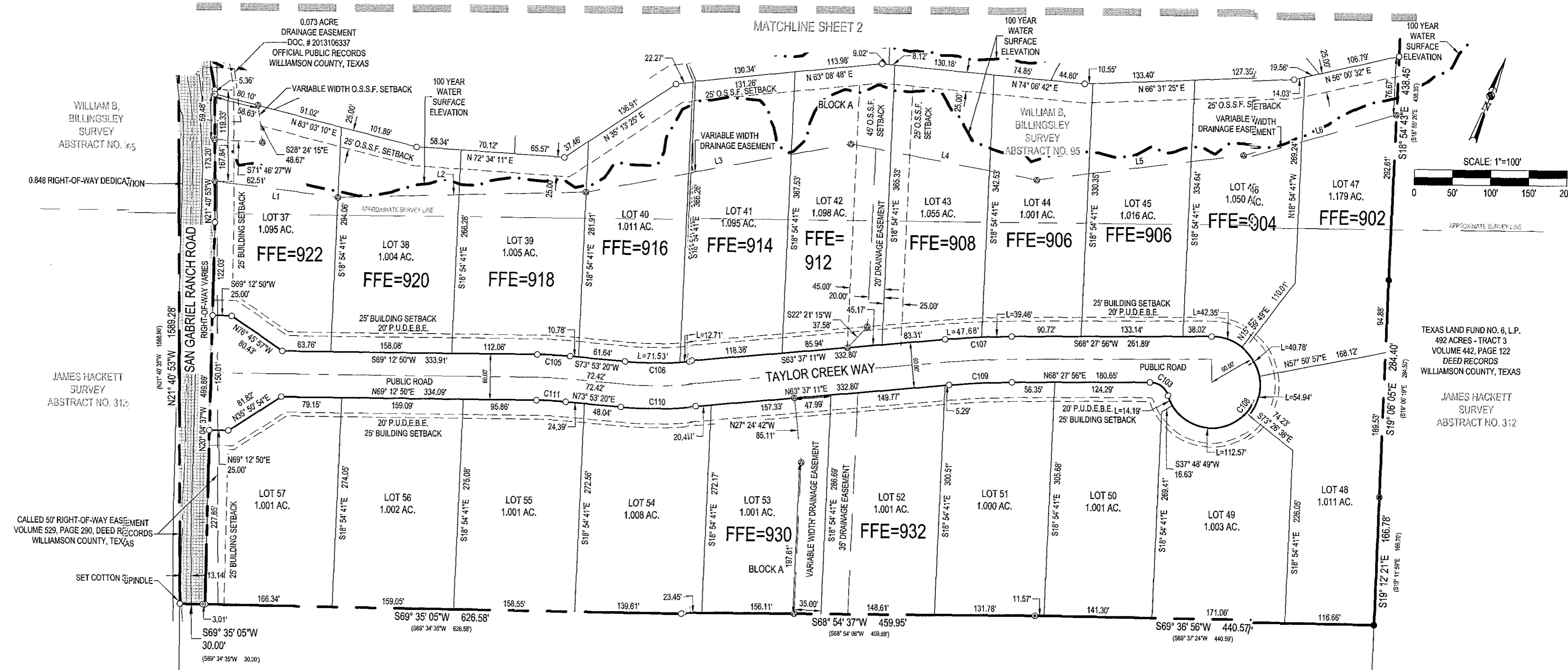
**OWNER/DEVELOPER:**  
 SAN GABRIEL HIDDEN CREEK ESTATES, LLC  
 C/O DAVY ROBERTS  
 9508 EAST HWY 71  
 SPICEWOOD, TX 78669  
 OFF: 1-(800) 511-2430  
 DROBERTS@LONESTARLANDPARTNERS.COM

**AGENT/PREPARER:**  
 MATKIN HOOVER  
 ENGINEERING & SURVEYING  
 C/O GARRETT D. KELLER, P.E.  
 8 SPENCER ROAD SUITE 100  
 BOERNE, TEXAS 78006  
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 FAX: (830) 249-0099  
 GKELLER@MATKINHOOVER.COM



DATE: MARCH 2016  
 JOB NO. 2738.00  
 SHEET 3 OF 5





TEXAS LAND FUND NO. 6, L.P.  
492 ACRES - TRACT 3  
VOLUME 442, PAGE 122  
DEED RECORDS  
WILLIAMSON COUNTY, TEXAS

JAMES HACKETT  
SURVEY  
ABSTRACT NO. 312

JAMES HACKETT  
SURVEY  
ABSTRACT NO. 312

TEXAS LAND FUND NO. 6, L.P.  
128 1/4 ACRES - TRACT 2  
VOLUME 442, PAGE 122  
DEED RECORDS  
WILLIAMSON COUNTY, TEXAS

DRIVEWAY CULVERT TABLE

BLOCK A LOT NUMBER	CULVERT DIA (IN)	CULVERT LENGTH (FT)	INVERT UP (FT)	INVERT DOWN (FT)
48	18	22	960.70	960.00
49	18	22	957.90	957.10
50	18	22	951.00	950.00
51	18	22	942.50	940.30
52	18	22	933.50	930.40

NOTES:  
1. CONTRACTOR SHALL PLACE THE DRIVEWAY CULVERT WITHIN THE EXISTING BAR DITCH FLOWLINE AND PROVIDE A MINIMUM OF 1% SLOPE FOR POSITIVE DRAINAGE AND A MINIMUM LENGTH OF 22 FEET PER WILLIAMSON COUNTY REQUIREMENTS.  
2. EXACT DRIVEWAY LOCATION MAY AFFECT FINAL CULVERT INSTALLATION.

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N75° 48' 07"E	162.45'
L2	N67° 19' 12"E	324.70'
L3	N58° 18' 13"E	349.29'
L4	N79° 28' 30"E	247.78'
L5	N61° 45' 12"E	272.10'
L6	N52° 30' 27"E	204.87'

LEGEND

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C30	530.00'	43.24'	4°40'30"	N71° 33' 05"E	43.23'
C31	470.00'	84.24'	1°01'16"08"	N68° 45' 15"E	84.12'
C32	1030.24'	87.13'	4°50'45"	N66° 02' 34"E	87.11'
C33	60.00'	264.83'	2°52'53"43"	S14° 54' 48"W	96.53'
C34	25.00'	31.81'	7°2'53"43"	N75° 05' 12"W	29.70'
C35	970.24'	82.06'	4°50'45"	S66° 02' 34"W	82.04'
C36	530.00'	94.99'	1°01'16"08"	S68° 45' 15"W	94.86'
C37	470.00'	38.35'	4°40'30"	S71° 33' 05"W	38.34'

P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BACKSLOPE EASEMENT  
 F.F.E. FINISHED FLOOR ELEVATION  
 P.O.B. POINT OF BEGINNING  
 O.S.S.F. ON SITE SEWAGE FACILITY  
 SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY;" PLASTIC CAP - UNLESS NOTED  
 ○ FOUND 1/2" IRON ROD  
 ⊙ FOUND 5/8" IRON ROD  
 ⊙ FOUND 60D NAL  
 ⊙ FOUND 1/2" METAL PIPE  
 ⊙ FOUND 1" METAL PIPE  
 ● FOUND 1/2" IRON ROD WITH A RED "FOREST 1847" PLASTIC CAP  
 ⊙ CALCULATED POINT  
 HATCHED AREA REPRESENTS A 0.848 ACRE VARIABLE WIDTH RIGHT-OF-WAY DEDICATION

# FINAL PLAT FOR ESTABLISHING THE HIDDEN CREEK ESTATES SUBDIVISION

OWNER/DEVELOPER:  
SAN GABRIEL  
HIDDEN CREEK ESTATES, LLC  
C/O DAVY ROBERTS  
9508 EAST HWY 71  
SPICEWOOD, TX 78669  
OFF: 1-(800) 511-2430  
DROBERTS@LONESTARLANDPARTNERS.COM

AGENT/PREPARER:  
MATKIN HOOVER  
ENGINEERING & SURVEYING  
C/O GARRETT D. KELLER, P.E.  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFF: (830) 249-0600  
FAX: (830) 249-0099  
GKELLER@MATKINHOOVER.COM

**MATKIN HOOVER**  
ENGINEERING & SURVEYING

P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: (830) 249-0600 FAX: (830) 249-0099  
TEXAS REGISTERED ENGINEERING FIRM E-004512  
TEXAS REGISTERED SURVEYING FIRM E-10024000  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

DATE: MARCH 2016  
JOB NO. 2738.00  
SHEET 4 OF 5

