

HIDDEN SPRING SUBDIVISION

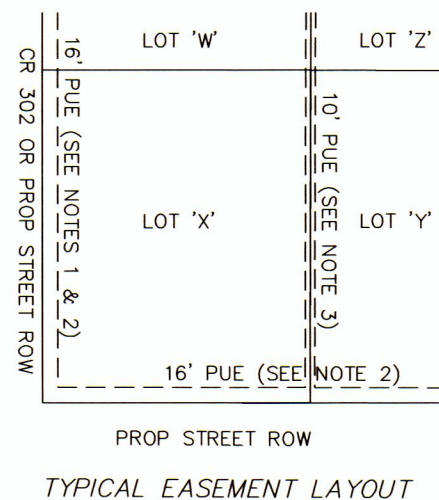
FINAL SUBDIVISION PLAT

ELISHA PREWETT SURVEY, A-254

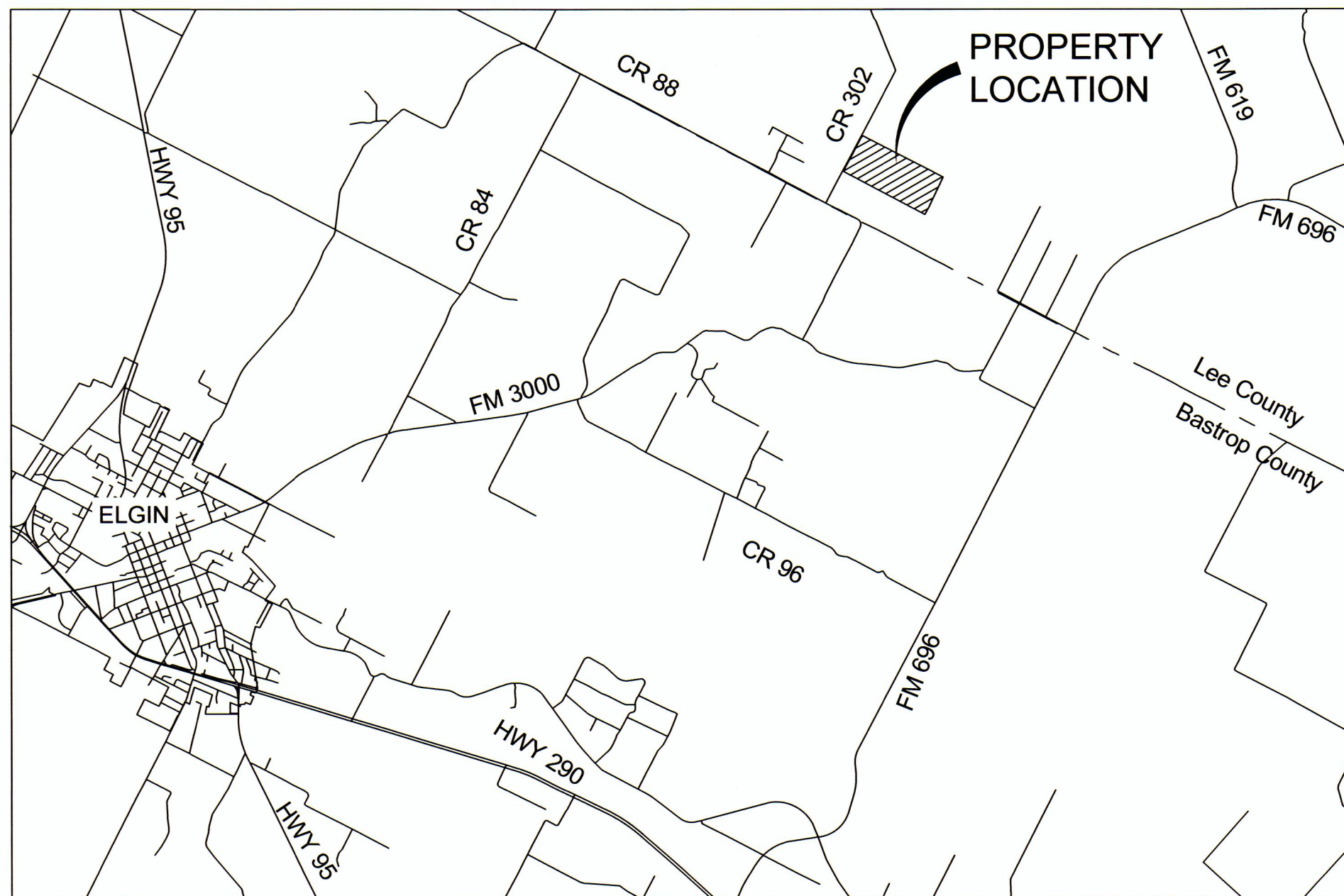
LEE COUNTY, TEXAS

PLAT NOTES:

1. A 16-FOOT (16') WIDE PUBLIC UTILITY EASEMENT IS GRANTED ADJACENT TO COUNTY ROAD 302 RIGHT-OF-WAY ACROSS LOTS 1, 28, 29, AND 39.
2. A 16-FOOT (16') WIDE PUBLIC UTILITY EASEMENT IS GRANTED ADJACENT TO ALL PROPOSED PRIVATE RIGHTS-OF-WAY ACROSS ALL LOTS.
3. A 10-FOOT (10') WIDE PUBLIC UTILITY EASEMENT IS GRANTED ALONG ALL SIDE LOT LINES. PROPOSED EASEMENT SHALL BE CENTERED ON SIDE LOT LINE FROM RIGHT-OF-WAY TO BACK LOT LINE.
4. ALL LOT CORNERS TO BE MONUMENTED WITH 1/2" IRON RODS UPON FINAL PLAT APPROVAL.
5. UNLESS OTHERWISE SHOWN ON PLAT, BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 100 FEET
SIDE: 25 FEET
REAR: 50 FEET
6. ALL LOTS HAVE DESIGNED IN COMPLIANCE WITH THE RULES OF LEE COUNTY FOR ON-SITE SEWAGE FACILITIES.



PLAT SHOWING THE SURVEY AND SUBDIVISION OF A 111.668 ACRE TRACT SITUATED IN THE ELISHA PREWETT SURVEY, A-254, LEE COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED AS A 116.338 ACRES IN A DEED FROM BARRY BARKER TO MESSER HOF II, L.P. DATED APRIL 13, 2021 AND RECORDED IN VOLUME 1294, PAGE 84 OF THE OFFICIAL RECORDS OF LEE COUNTY



MESSER HOF II, LP, by filing this Plat of Record, and all future owners of property within this Subdivision, by purchasing such property, acknowledge and agree that Lee County shall have no obligation whatsoever to repair or accept maintenance of the roads shown on this subdivision until and unless MESSER HOF II, LP and/or the Hidden Spring Homeowners Association has improved the roadways to the then current standards required by Lee County and the roads have been accepted for maintenance by formal, written action of the County Commissioners Court and the roadway, with all required right-of-way, has been dedicated by the owners thereof, and accepted by the County, as a public street. MESSER HOF II, LP and all future owners of property within this Subdivision shall look solely to the Hidden Spring Homeowners Association for future maintenance and repair of the roads and streets shown on this Subdivision.

EASEMENTS OF RECORD
(Stewart Title Guaranty Co. Policy
No. L-5967-000263789 effective
January 12, 2017 and issued
January 9, 2017)

Texas Power & Light
170' Electric easement
Vol. 192, Pg. 37
L.C.O.R.

FILED AND RECORDED

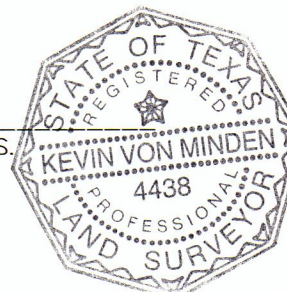
FEB 25 2022

Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS

OWNER: MESSER HOF II, LP,
P. O. BOX 891
ELGIN, TEXAS 78621

PREPARED BY: BEFCO ENGINEERING, INC.
485 N. JEFFERSON STREET
LA GRANGE, TEXAS 78945
979-968-6474

Kevin Von Minden
Kevin Von Minden, R.P.L.S.
Registration No. 4438
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-968-6474
February 15, 2022



STATE OF TEXAS

COUNTY OF LEE

KNOW ALL MEN BY THESE PRESENTS: That I, Barry Barker, manager of MESSER HOF II, LP, P.O. Box 891, Elgin, Texas, 78621, owner of a tract described as 111.668 acres, out of the Elisha Prewett Survey, A-254, Lee County, Texas, as conveyed to me by deed recorded in Volume 1294, Page 84 of the Lee County Official Records, DO HEREBY subdivide the said property to be known as "HIDDEN SPRING SUBDIVISION", in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF said BARRY BARKER has caused these presents to be executed this the 17th day of February, A.D., 2022.

OWNER:

[Signature]
MESSER HOF II, LP
BARRY BARKER, Manager

ATTEST:

[Signature]

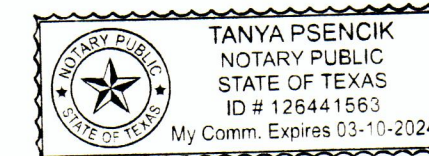
STATE OF TEXAS

COUNTY OF LEE

Before me, the undersigned authority, on this day personally appeared BARRY BARKER, known to me to be the person whose name is subscribed to the foregoing instrument, has acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of February, A.D., 2022.

Tanya Pencilik
NOTARY PUBLIC, State of Texas



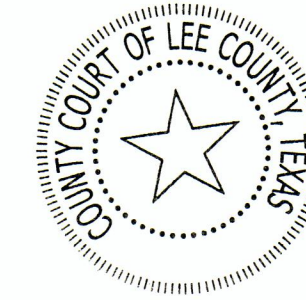
STATE OF TEXAS

COUNTY OF LEE

I, Sharon Blasig, COUNTY CLERK OF LEE COUNTY, TEXAS, do hereby certify that the foregoing instrument with its certificate of authentication filed on the date and at the time stamped hereon by me was duly RECORDED in Plat Cabinet , Slide 132A-1 of the PLAT RECORDS of Lee County, Texas as stamped hereon by me.

WITNESS MY HAND AND SEAL OF OFFICE this the 23rd day of February, A.D., 2022.

Sharon Blasig
Sharon Blasig, County Clerk
LEE COUNTY, TEXAS



By: _____
Deputy

STATE OF TEXAS

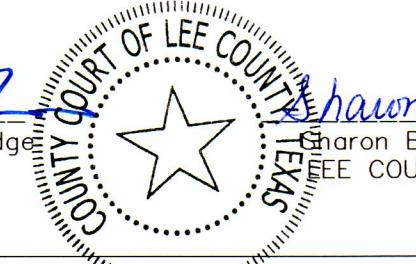
COUNTY OF FAYETTE

I, Sharon Blasig, COUNTY CLERK OF LEE COUNTY, TEXAS, do hereby certify that on the 10th day of January, 2022, A.D., the Commissioner's Court of Lee County, Texas passed an order authorizing the filing for record of this plat, and said order had been duly entered in the minutes of said Court in Volume , Page .

WITNESS MY HAND AND SEAL OF OFFICE this the 10th day of January, 2022, A.D.

Paul Fischer
Paul Fischer, County Judge
LEE COUNTY, TEXAS

Sharon Blasig
Sharon Blasig, County Clerk
LEE COUNTY, TEXAS



HIDDEN SPRING SUBDIVISION
MESSER HOF II, LP



BEFCO ENGINEERING, INC.

P. O. Box 615
LaGrange, Texas 78945
(979) 968-6474

Engineering Firm #F-2011
Surveying Firm #10001700

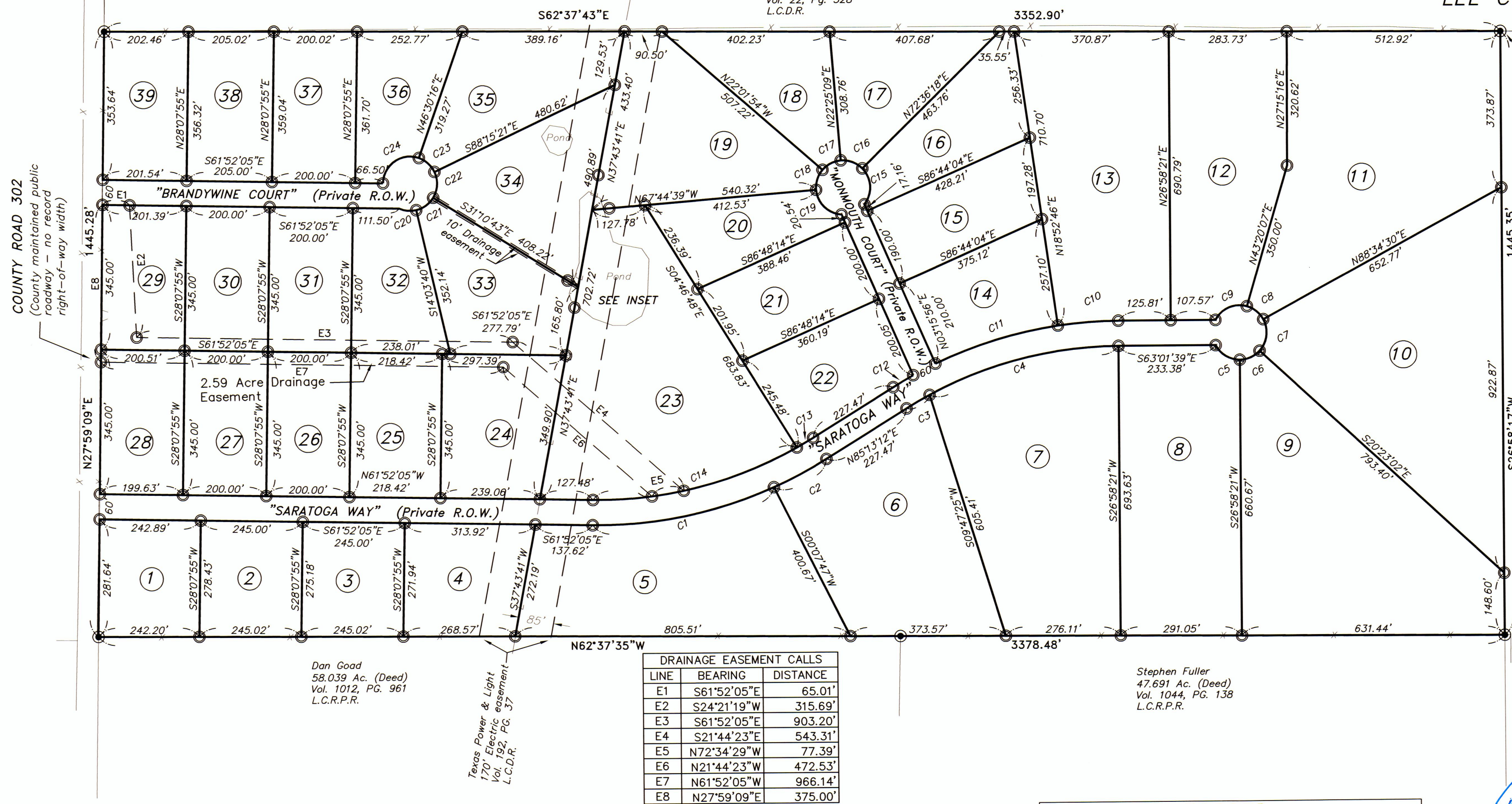
DRAWN BY: KVM	DATE: 02/14/22	DRAWING NO.
CHECKED BY: KVM	DATE: 02/14/22	1 OF 2
APP'D BY: KVM	DATE: 02/14/22	

S:\Projects\20-7846\dwg\Vicinity Map. dwg
BEFCO Job No. 20-7846

HIDDEN SPRING SUBDIVISION

FINAL PLAT

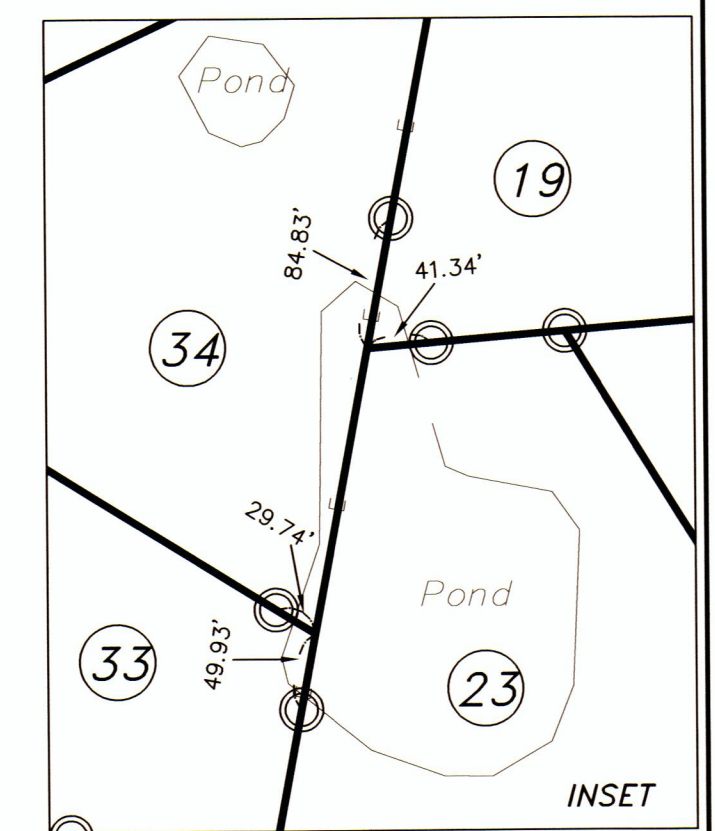
ELISHA PREWETT SURVEY, A-254
LEE COUNTY, TEXAS



PLACE OF BEGINNING
N 10,116,700.47'
E 3,259,872.40'
Iron axle found for
Northeast corner of TRACT
6 of the ELEANOR JANE
HOBBS SUBDIVISION
according to the plat
recorded in Volume 22,
Page 328 of the Lee
County Deed Records

FILED AND RECORDED
FEB 25 2022
Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS

McDonald Beneficiary Trust
105.66 Ac. (Deed)
Vol. 1286, Pg. 390
Vol. 100, Pg. 430
L.C.R.P.R.



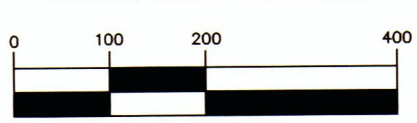
LINE	BEARING	DISTANCE
E1	S61°52'05"E	65.01'
E2	S24°21'19"W	315.69'
E3	S61°52'05"E	903.20'
E4	S21°44'23"E	543.31'
E5	N72°34'29"W	77.39'
E6	N21°44'23"W	472.53'
E7	N61°52'05"W	966.14'
E8	N27°59'09"E	375.00'

Stephen Fuller
47.691 Ac. (Deed)
Vol. 1044, PG. 138
L.C.R.P.R.

Dan Good
58.039 Ac. (Deed)
Vol. 1012, PG. 961
L.C.R.P.R.

Texas Power & Light
170' Electric easement
Vol. 192, PG. 37
L.C.D.R.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LEGEND

- - 1/2" Iron rod found
- - 1/2" Iron rod set
- - Utility Pole
- - Overhead electric line
- - Water meter
- - Water valve
- - Water well
- - Telephone pedestal
- - Wire fence line

Bearings, distances and
coordinates shown hereon are
"GRID" based on the Texas State
Plane Coordinate System - South
Central Zone - NAD 83 (2011).

Convergence = +01'02"24"
Combined Factor = 0.99988615

NOTE: Subject Tract is
designated unshaded ZONE "X"
according to F.E.M.A. Flood
Insurance Rate Map No.
48287C0075C dated April 16,
2014.

OWNER: MESSER HOF II, LP,
P. O. BOX 891
ELGIN, TEXAS 78621

PREPARED BY: BEFCO ENGINEERING, INC.
485 N. JEFFERSON STREET
LA GRANGE, TEXAS 78945
979-968-6474

LOT NO.	TOTAL ACREAGE	LOT NO.	TOTAL ACREAGE
1	1.559 Acres	21	1.719 Acres
2	1.557 Acres	22	1.752 Acres
3	1.539 Acres	23	6.067 Acres
4	1.805 Acres	24	2.124 Acres
5	4.688 Acres	25	1.730 Acres
6	4.440 Acres	26	1.584 Acres
7	5.658 Acres	27	1.584 Acres
8	4.608 Acres	28	1.585 Acres
9	6.296 Acres	29	1.592 Acres
10	6.628 Acres	30	1.584 Acres
11	6.485 Acres	31	1.584 Acres
12	3.973 Acres	32	1.539 Acres
13	5.119 Acres	33	2.093 Acres
14	1.749 Acres	34	2.439 Acres
15	1.752 Acres	35	2.241 Acres
16	1.801 Acres	36	1.509 Acres
17	1.700 Acres	37	1.655 Acres
18	1.682 Acres	38	1.683 Acres
19	3.250 Acres	39	1.646 Acres
20	1.427 Acres		
		STREETS	6.242 Acres
		TOTAL	111.668 Acres

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	448.36	1030.00	24°56'26"	S74°20'18"E, 444.82
C2	143.30	1030.00	7°58'17"	N89°12'20"E, 143.18
C3	64.02	970.00	3°46'54"	S87°06'39"W, 64.01
C4	473.54	970.00	27°58'15"	N77°00'47"W, 468.85
C5	70.92	65.00	62°30'49"	S31°46'15"E, 67.45
C6	53.72	65.00	47°21'22"	S86°42'21"E, 52.21
C7	80.59	65.00	71°02'29"	N34°05'44"E, 75.53
C8	51.32	65.00	45°14'23"	N24°02'42"W, 50.00
C9	89.48	65.00	78°52'35"	N86°06'11"W, 82.58
C10	145.49	1030.00	8°05'35"	N67°04'27"W, 145.37
C11	309.38	1030.00	17°12'36"	N79°43'32"W, 308.22
C12	55.84	1030.00	3°06'22"	S86°46'23"W, 55.83
C13	45.44	970.00	2°41'03"	N86°33'44"E, 45.44
C14	511.74	970.00	30°13'39"	S76°58'55"E, 505.83
C15	94.36	65.00	83°10'26"	N24°11'32"E, 86.29
C16	56.93	65.00	50°11'09"	N42°29'16"W, 55.13
C17	50.43	65.00	44°27'03"	N89°48'22"W, 49.17
C18	51.86	65.00	45°42'44"	S45°06'41"W, 50.49
C19	92.46	65.00	81°30'08"	S18°29'45"E, 84.86
C20	41.62	65.00	36°41'26"	S57°35'37"E, 40.92
C21	51.32	65.00	45°14'23"	N81°26'29"E, 50.00
C22	64.75	65.00	57°04'38"	N30°16'58"E, 62.11
C23	51.32	65.00	45°14'23"	N20°52'32"W, 50.00
C24	122.94	65.00	108°22'21"	S82°19'06"W, 105.42

Kevin Von Minden, R.P.L.S.
Registration No. 4438
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Firm No. 10001700
La Grange, Texas
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February 15, 2022



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Surveying Firm #10001700
Engineering Firm #F-2011

DRAWN BY: KVM	DATE: 05/07/21	DRAWING NO.
CHECKED BY: KVM	DATE: 02/14/22	2 OF 2
APP'D BY: KVM	DATE: 02/14/22	

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BEFCO Job No. 20-7846