

VICINITY MAP

GENERAL NOTES

- 1. THE LAND SHOWN HEREON IS IN THE DIVIDE INDEPENDENT SCHOOL DISTRICT.
2. THE LAND PLATTED HEREON IS LOCATED IN ZONES "A" AND "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48265C0175F, DATED MARCH 3, 2011.
3. THE ROADS SHOWN HEREON ARE PRIVATE ROADS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
4. UTILITY COMPANIES: ELECTRIC - CENTRAL TEXAS ELECTRIC TELEPHONE - HILL COUNTRY TELEPHONE
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.
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7. THESE TRACTS WILL BE SERVICED BY INDIVIDUAL PRIVATE WELLS AND OSSFS.
8. 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-WAYS 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.
9. PRELIMINARY PLAT APPROVED BY KERR COUNTY COMMISSIONERS COURT ON MAY 10, 2021. (COURT ORDER NO. 38713) ON MAY 9, 2022 THE KERR COUNTY COMMISSIONERS COURT GRANTED A ONE YEAR EXTENSION OF THE APPROVED PRELIMINARY PLAT.
10. KERR COUNTY COMMISSIONER'S 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.
11. THE MINIMUM BUILDING SET-BACK FROM ALL ROADS IS FIFTY (50) FT. (AS SHOWN)

OWNER: YO Ranch Partners, LP
200 E. Basco Road, Ste. 300
San Antonio, Texas 78209
SURVEYOR: Lee C. Voelkel
212 Clay Street
Kerrville, Texas 78028
ENGINEER: John Hewitt
716 Barnett Street
Kerrville, Texas 78028

FINAL PLAT

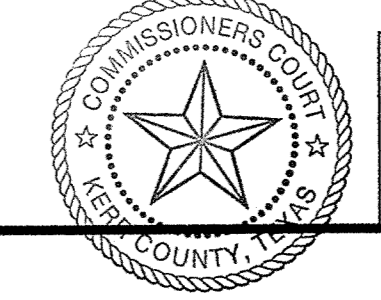
YO RANCH HEADQUARTERS SUBDIVISION

A SUBDIVISION CONTAINING 3162.42 ACRES OF LAND, MORE OR LESS, OUT OF ORIGINAL PATENT SURVEYS IN KERR COUNTY, TEXAS AS FOLLOWS:

Table with 4 columns: SURVEY NO., SURVEY, ABSTRACT NO., ACRES. Lists various tracts and their associated survey information.

PART OF A CERTAIN 5784.22 ACRE TRACT CONVEYED AS TRACT THREE FROM Y.O. RANCH HEADQUARTERS, LLC, BYRON G. SADLER, SR. AND SANDRA SADLER TO YO RANCH PARTNERS, LP BY A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 25TH DAY OF FEBRUARY, 2022 AND RECORDED IN FILE NO. 22-01770 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

JANUARY 2023



VOELKEL LAND SURVEYING, PLLC
212 CLAY STREET, KERRVILLE, TEXAS 78028, 830-257-3313
FIRM REGISTRATION NO. 105528-00

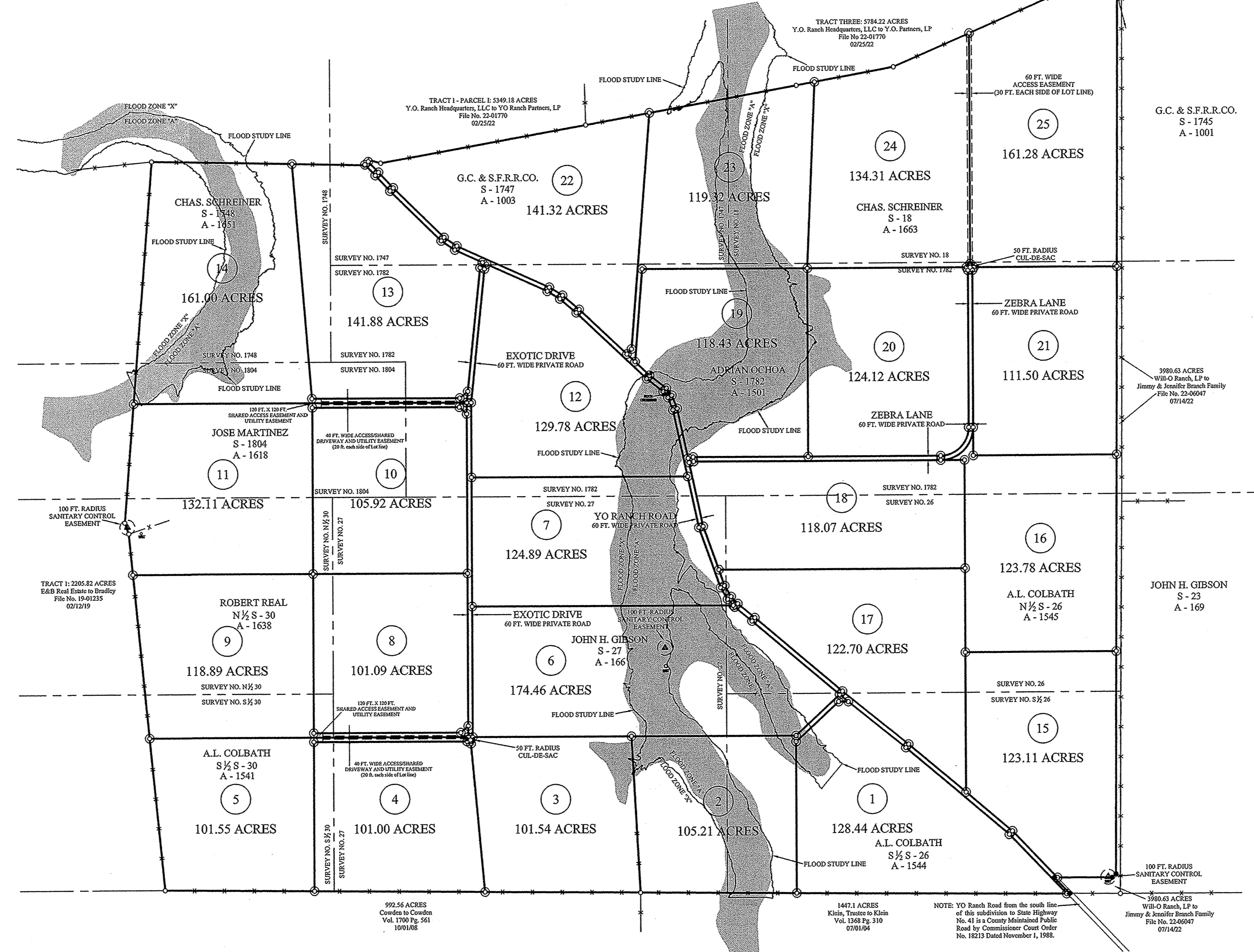
Metadata table with fields: DATE (Jan. 30, 2023), JOB No. (V-6458), BY (VOV), SHEET (1 of 2).

STATE OF TEXAS
COUNTY OF KERR
Witness our hands this 30 day of January, 2023
Owner: YO Ranch Partners, LP
By: Darren B. Casey, Partner
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, the undersigned authority, on this day personally appeared Darren B. Casey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
GIVEN under my hand and seal of office and
Dated this 30 day of January, 2023

Catherine Rose Freymach
Notary Public for the State of Texas
Notary ID 133416365

PRIVATELY MAINTAINED PAVED ROAD
YO Ranch Partners, LP, 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 obligation whatsoever to repair or accept maintenance of the roads shown on this subdivision until and unless YO Ranch Partners, LP and/or the YO Ranch Headquarters Subdivision Property Owners has improved roadways to the then current standards required by Kerr County and the roads have 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. YO Ranch Partners, LP and all future owners of property within this Subdivision shall look solely to the YO Ranch Headquarters Subdivision Property Owners for future maintenance and repair of the roads and streets shown on this Subdivision.

FLOODPLAIN NOTE: The "shaded" flood zones shown hereon are approximate and "overlaid" from the FIRM for Kerr County.
Map No.: 48265C0175F
Map Date: 03/03/2011
The Flood Study Line shown hereon is based on a Flood Study done by John Hewitt.



SUBDIVISION UTILITY EASEMENT
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 (10) feet of the rear, front (except lots fronting on YO Ranch Road) and side lines of all lots and/or tracts and in the roads (except YO Ranch Road). 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, the right to clear the easement area and to keep it clear of all brush, trees, structures, and other obstructions, including the right to cut all weak, leaning or dangerous trees located outside the easement area which are tall enough to strike the electric facilities in falling. The easement rights herein reserved include the privilege of clearing a right-of-way for and anchoring of 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. Utilities shall have the right to install and maintain locks in gates as necessary or appropriate for the right of ingress to and egress from the easement area. The foregoing notwithstanding, the utility may relocate its facilities and right-of-way over the premises to conform to any future highway or street relocation, widening, or improvement.

TOTAL ACREAGE IN LOTS = 3125.71 ACRES
TOTAL ACREAGE IN ROADS: YO RANCH ROAD = 19.19 ACRES
ZEBRA LANE = 8.61 ACRES
EXOTIC DRIVE = 8.91 ACRES

This Plat of YO Ranch Headquarters Subdivision has been submitted to and considered by the Commissioner's Court of Kerr County, Texas and is hereby approved by such Court.
Dated this 13 day of FEBRUARY, 2023.

Robt Kelly, Kerr County Judge

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 3rd day of February, 2023.
Designated Representative for Kerr County OSSF

I do hereby certify that the subdivision platted hereon does not include areas within a designated 100-year flood hazard zone according to the Flood Insurance Rate Map 48265C0175F 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.
Date: 2/13/2023
Charlie Hastings, Flood Plain Administrator

I hereby certify that this subdivision plat conforms to all requirements of the Subdivision Rules and Regulations of Kerr County.
Dated this 13 day of FEBRUARY, 2023.

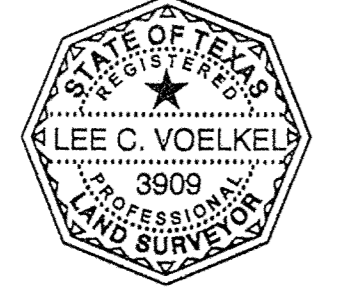
Charlie Hastings, County Subdivision Representative

I certify that this plat is consistent with public safety and the Road Naming and Address Guidelines of Kerr 911.
Dated this 2nd day of February, 2023.

Nick Comant, Kerr 911 Representative

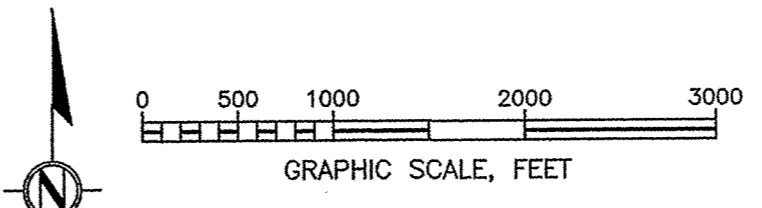
I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, and that all property corners are as shown. (bearing basis = True north based on GPS observations)

Dated this 3rd day of February, 2023.
Lee C. Voelkel, Registered Professional Land Surveyor No. 3909, County Surveyor for Kerr County



APPROVED by the COMMISSIONERS' COURT OF KERR COUNTY, TEXAS on the 13th day of February, 2023 by Order No. 39817, FILED for RECORD on the 16 day of February, 2023 at 11:09 o'clock A.M. RECORDED on the 16 day of February, 2023 at 11:09 o'clock A.M. in File No. 23-00909 of the Official Public Records of Kerr County, Texas.

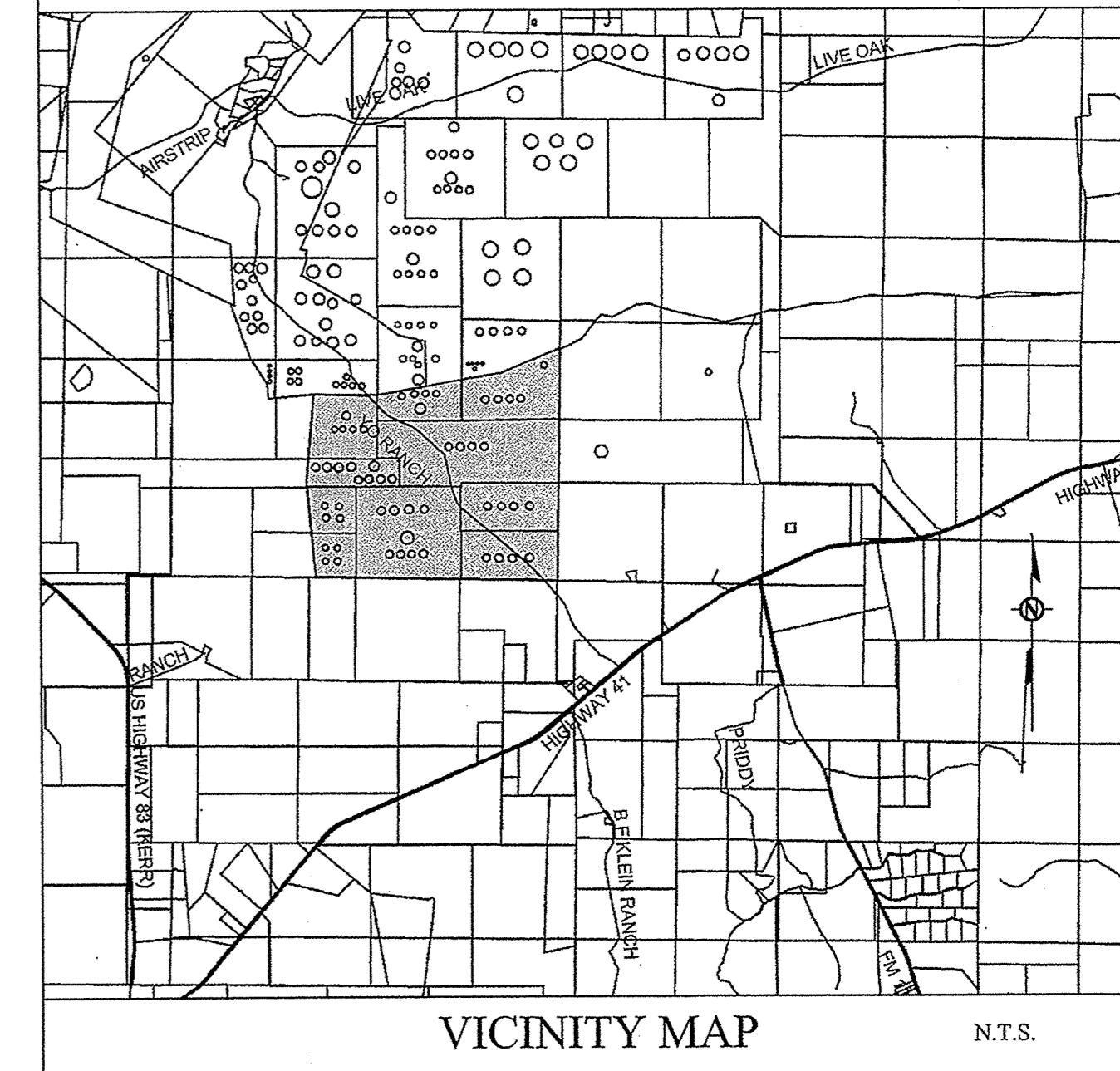
John Dondy, Kerr County Clerk



SCALE: 1" = 1000'

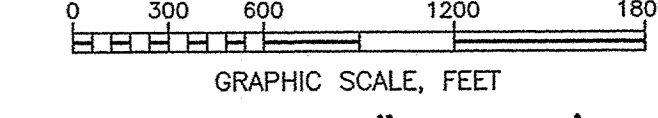
LEGEND

- FENCEPOST
FOUND 1/2" IRON STAKE
SET 1/2" IRON STAKE
PATENT SURVEY LINE
FENCE LINE
WINDMILL
WATER STORAGE TANK



GENERAL NOTES

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200 E. Bass Road, Ste. 300
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212 Clay Street
Kerrville, Texas 78028

ENGINEER: John Hewitt
716 Barnett Street
Kerrville, Texas 78028

SCALE: 1" = 600'

- LEGEND
- FENCEPOST
 - FOUND 1/2" IRON STAKE
 - SET 1/2" IRON STAKE
 - - - BUILDING SET-BACK LINE (BSL)
 - - - FENCE LINE
 - ⊗ WINDMILL
 - ⊠ WATER STORAGE TANK

FINAL PLAT

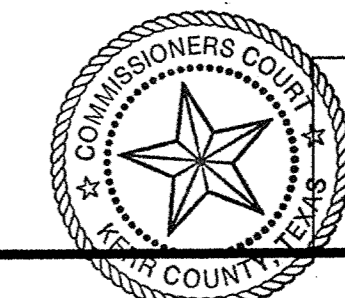
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SURVEY NO.	SURVEY	ABSTRACT NO.	ACRES
18	CHAS. SCHREINER	1663	348.21
N 1/2 26	A.L. COLBATH	1545	319.33
S 1/2 26	A.L. COLBATH	1544	319.06
27	JOHN H. GIBSON	166	642.06
N 1/2 30	ROBERT REAL	1638	160.19
S 1/2 30	A.L. COLBATH	1541	144.69
1747	G.C. & S.F.R.R. CO.	1003	212.70
1748	CHAS. SCHREINER	1651	153.18
1782	ADRIAN OCHOA	1501	710.69
1804	JOSE MARTINEZ	1618	152.31

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JANUARY 2023



VOELKEL
LAND SURVEYING, PLLC
212 CLAY STREET, KERRVILLE, TEXAS 78028, 830-257-3313
FIRM REGISTRATION NO. 100529-00

DATE	BY
Jan. 25, 2023	V-6458
	VCV

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BUILDING SET-BACKS (AS SHOWN)
50 FT. FROM ANY ROAD

CURVE DATA

CURVE	DELTA	RADIUS	ARC	LONG CHORD
C1	90°00'00"	437.00'	686.44'	N45°00'00"E, 618.01'
C2	90°00'00"	377.00'	592.19'	S45°00'00"W, 533.16'
C3	53°07'49"	50.00'	46.37'	S26°33'54"E, 44.72'
C4	90°00'00"	50.00'	78.54'	S45°00'00"W, 70.71'
C5	90°00'00"	50.00'	78.54'	N45°00'00"W, 70.71'
C6	53°07'47"	50.00'	46.37'	N26°33'54"E, 44.72'
C7	136°43'00"	50.00'	119.31'	S15°13'42"W, 92.95'
C8	72°50'07"	50.00'	63.56'	N59°59'45"W, 59.37'
C9	76°42'29"	50.00'	66.94'	N14°46'34"E, 62.05'

TOTAL ACREAGE IN LOTS = 3125.71 ACRES

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