

I hereby certify that this subdivision plat does include areas within a designated 100-year flood hazard zone, according to the Flood Insurance Rate Map No. 48265C0600F, 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 13 day of Nov, 2023.

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

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 in the streets, alleys, lanes, and roads of this subdivision, and ten (10) feet along the outer boundaries of all streets, alleys, boulevards, lanes, and roads where subdivision lines or lots of individual tracts are deeded to the center line of the roadway. 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.

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 Yellow Roses Estates 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 Yellow Roses Estates Homeowners Association for future maintenance and repair of the road shown on this Subdivision Plat.

TxDOT NOTES

- 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.
- THE DEVELOPER AND/OR LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- DRIVEWAY ACCESS TO THE STATE HIGHWAY WILL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TxDOT ACCESS MANAGEMENT MANUAL.
- 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 2nd DAY OF November, 2023

Andres Gonzalez
ANDRES GONZALEZ, P.E.
TxDOT AREA ENGINEER

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

Dated this 2nd day of November, 2023.

Nick Lamante
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 2nd day of November, 2023.

Ashli Badders OS30195
Ashli Badders, Designated Representative
Kerr County OSSF

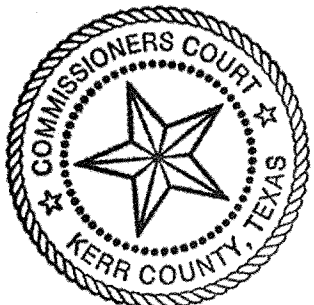
I hereby certify that this subdivision plat conforms to all requirements of the Subdivision Rules and Regulations of Kerr County.

Dated this 13 day of Nov, 2023.

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

APPROVED by the Commissioner's Court of Kerr County, Texas on the 13 day of November, 2023 by Order No. 40314 of said Court and was FILED for RECORD on the 30 day of November, 2023 at 3:42 O'clock P.M.
RECORDED on the 30 day of November, 2023 at 3:43 O'clock P.M. in File No. 23-07031 of the Official Public Records of Kerr County, Texas.

Ian Collum
Ian Collum, Kerr County Clerk



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

Dated this 20 day of November, 2023.

Robt Kelly
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 2nd day of November, 2023.

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

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 27, 2021; March 31, 2022
August 30, 2023

Dated this 2nd day of November, 2023

Don W. Voelkel
Don W. Voelkel
Registered Professional Land Surveyor No. 3990

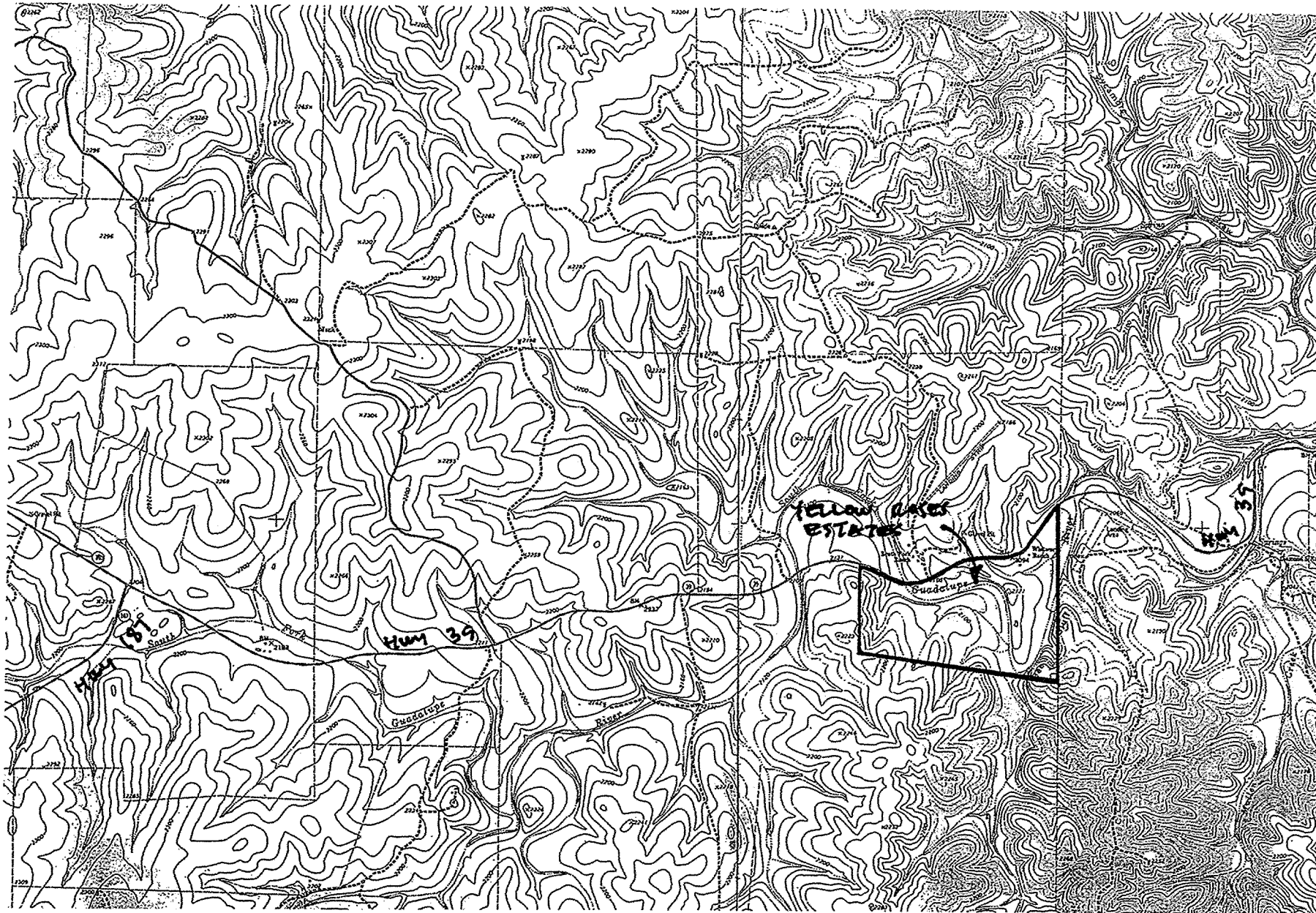


GENERAL NOTES

- THIS PROPERTY IS LOCATED IN THE DIVIDE INDEPENDENT SCHOOL DISTRICT.
- THE LAND PLATTED HEREON IS LOCATED IN ZONES "A" & "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48265C0600F, DATED MARCH 3, 2011.
- EACH TRACT WILL BE SERVED BY INDIVIDUAL PRIVATE WELL AND OSSF.
- UTILITY COMPANIES: ELECTRIC - BANDERA ELECTRIC CO-OP
TELEPHONE - HILL COUNTRY TELEPHONE CO-OP
- 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.
- THERE ARE NO STRUCTURES, WELLS OR SEPTIC TANKS ON THE PROPERTY PLATTED HEREON FOR SUBDIVISION, EXCEPT AS SHOWN HEREON.
- IN ACCORDANCE WITH KERR COUNTY SUBDIVISION RULES AND REGULATIONS, THIS SUBDIVISION IS PERMITTED 8 LOTS ON GIALLO ROSA DRIVE, AND 8 LOTS ON YELLOW ROSE ROAD/AVEJA BLUFF ROAD.
- ALL DRAINAGE STRUCTURES, INCLUDING DRAINAGE DITCHES AND DETENTION PONDS, OUTSIDE ROAD RIGHT-OF-WAYS, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF YELLOW ROSES ESTATES.
- ALL OF THE LOTS ARE RESTRICTED TO ROAD ACCESS FROM SUBDIVISION ROADS ONLY. (I.E. ACCESS TO STATE HIGHWAY NO. 39 IS PROHIBITED EXCEPT THROUGH SUBDIVISION ROADS)
- 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.
- 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:
FIFTY (50) FT. FROM ALL ROAD RIGHT-OF-WAYS

FILE NO. 23-07031



VICINITY MAP

SCALE: 1" = 4000'

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 certifies there are no liens on the property.

Witness my hand this 2nd day of November, 2023

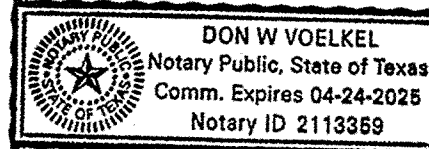
Carlos Benavides
Rancho Viejo Cattle Company, Ltd.
By: Carlos Benavides, Jr. Owner

STATE OF TEXAS
COUNTY OF KERR

BEFORE ME, the undersigned authority, on this day personally appeared Carlos Benavides, Jr., 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 this 2nd day of November, 2023

Don W. Voelkel
Notary Public for the State of Texas



FINAL PLAT FOR YELLOW ROSES ESTATES

BEING 408.15 ACRES OF LAND, MORE OR LESS, OUT OF VARIOUS ORIGINAL PATENT SURVEYS, AS SHOWN HEREON, IN KERR COUNTY, TEXAS; THE SAME LAND CONVEYED AS 408.08 ACRES TO RANCHO VIEJO CATTLE COMPANY, LTD. FROM COLBATH FAMILY INTERESTS, LTD. BY A WARRANTY DEED DATED THE 13TH DAY OF APRIL, 1999 AND RECORDED IN VOLUME 1007 AT PAGE 132 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS
NOVEMBER 2023

Surveyor: Don Voelkel
212 Clay St.
Kerrville, TX 78028

Engineer: John M. Hewitt
716 Barnett St.
Kerrville, TX 78028

Owner/Developer: Rancho Viejo Cattle Co., Ltd.
1116 Calle Del Norte
Laredo, Tx 78041

VOELKEL
LAND SURVEYING, PLLC
212 CLAY STREET, KERRVILLE, TEXAS 78028, 830-257-3313
FIRM REGISTRATION NO. 100228-00

DATE: NOV. 2023
JOB NO: V-21-6573
BY: DWV
SHEET 1 OF 2