



PATENT SURVEY ACREAGES:				
LOT NO.	SURVEY NO. 13	SURVEY NO. 14	SURVEY NO. 27	SURVEY NO. 28
1	—	—	1.11	25.47
2	—	—	16.28	4.39
6	—	—	13.11	7.24
7	—	—	38.84	0.79
10	0.04	23.99	6.90	—
11	—	3.56	19.47	—

CURVE	DELTA ANGLE	CURVE DATA		
		RADIUS	ARC	LONG CHORD
C02A	27'55"48"	1195.92	582.98"	S77'08'09"E 577.22"
C02B	27'55"48"	1195.92	582.98"	N70'46'03"E 577.22"
C03A	08'55"38"	1859.86	288.75"	N64°13'21" 289.50"
C03B	19'58"47"	1859.86	289.79"	N79°18'44" 285.27"
C03C	104°37'18"	1004.93	740.71"	N70°07'01"E 731.54"
C04B	03'25"18"	1004.93	60.01"	N77'08'01"E 60.01"
C04C	42°41'22"	1004.93	688.74"	N50°44'11" 731.54"
C06	90°00'00"	25.00	39.27"	N77°47'50"E 35.36"
C07	90°00'00"	25.00	39.27"	N12°12'10"E 35.36"
C08	26°55'22"	283.57	33.25"	N89°06'52"E 33.25"
C09	26°55'22"	343.57	10.91"	N49°44'48"E 15.95"
C10	26°29'14"	166.64	77.04"	S49°57'52"E 76.38"
C11	26°29'14"	106.64	49.30"	N49°57'52"E 48.36"
C12	32°05'10"	217.68	121.90	S20°40'41"E 120.32"
C13	33°05'10"	157.88	88.80"	N20°40'41"E 87.15"
C14	61°35'15"	130.16	72.04"	N21°14'14"E 71.67"
C15	61°35'15"	70.00	35.20"	S24°26'56"E 35.20"
C16	57°19'27"	130.07	130.94"	S85°36'53"E 125.54"
C17	57°19'27"	70.87	70.91"	N85°36'53"E 69.99"
C18	06°45'47"	3956.34	228.14"	N69°06'47"E 467.87"
C19	06°45'47"	4016.34	228.14"	S69°06'47"E 474.95"
C20	18°32'50"	776.31	444.00"	N60°46'35"E 290.68"
C21	16°32'50"	836.31	241.53"	S80°46'35"E 240.68"
C22	05°59'48"	757.86	79.32"	S87°57'06"E 79.29"
C23	05°59'48"	817.86	85.60"	N87°57'06"E 85.60"
C24	12'05"11"	140.00	147.79"	S14°52'13"E 121.63"
C25	12'05"11"	140.00	147.79"	S21°14'14"E 116.37"
C26	34°06'21"	165.00	98.22"	S43°26'56"E 96.77"
C27	34°06'21"	165.00	62.50"	S43°26'56"E 61.58"
C28	67'00"08"	80.00	70.16"	S27°00'02"E 66.23"
C29A	36°58'48"	120.00	77.17"	N24°05'42"E 75.78"
C29B	36°58'48"	120.00	77.17"	N68°35'58"E 75.78"
C30	56'22'31"	120.00	118.07"	S21°14'14"E 116.37"
C31	56'22'31"	60.00	59.04"	N21°14'14"E 53.68"
C32	17°04'09"	120.00	35.75"	S41°20'25"E 35.62"
C33	17°04'09"	180.00	53.62"	N41°20'25"E 53.62"
C34	28'12'43"	180.00	57.24"	S74°24'42"E 90.80"
C35	28'12'43"	180.00	57.24"	S21°14'14"E 53.68"
C36	11°26'14"	280.00	55.89"	S67°44'10"E 55.80"
C37	11°26'14"	220.00	43.92"	N67°44'10"E 43.84"
C38	135°29'58"	80.00	141.90	S25°03'27"E 114.06"
C39	157°59'03"	80.00	165.48"	N80°12'02"E 177.79"
C40	157°59'03"	80.00	165.48"	N87°57'41"E 155.07"
C41	06'00'58"	4335.84	84.44"	N87°57'41"E 455.07"
C42	05'23'42"	530.00	49.91"	N86°19'58"E 49.24"
C43	05'23'42"	470.00	44.26"	S86°19'58"E 44.24"
C44	05'57'43"	470.00	49.91"	N86°36'59"E 48.12"
C45	05'57'43"	530.00	55.15"	S86°36'59"E 55.12"
C46	189°21'35"58"	1892.00	189.20"	N89°21'35"58" 189.20"
C47	04°28'05"	1952.41	150.55"	N88°11'37"50 150.52"
C48	143°07'40"	50.00	124.90"	N76°09'58"E 94.87"
C49	143°07'40"	50.00	124.90"	N66°57'42"E 94.87"
C50	57°48'50"	5.00	5.05"	S16°42'28"E 4.83"
C51	57°48'50"	5.00	5.05"	S16°42'28"E 4.83"
C52	57°51'08"	5.00	5.05"	N11°23'02"E 4.83"
C53	57°48'48"	5.00	5.05"	N41°06'20"E 4.84"

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

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

DATE:	NOV. 2023
JOB NR:	V-21-6573
BY:	DWV
SHEET	2 OF 2