

SUBDIVISION UTILITY EASEMENT

It is understood and agreed that the utility easement and maintenance of utilities and all necessary appurtenances...

TOTAL ACREAGE IN LOTS = 3123.71 ACRES

TOTAL ACREAGE IN ROADS, YO RANCHO ROAD - 10.10 ACRES

EXOTIC DRIVE = 8.91 ACRES

This Plat of YO Ranch Headquaters Subdivision has been submitted to and considered by the Commissioners of Kern County...

Dated this 13th day of February, 2023.

John G. Sander, Surveyor

Debi Gardner, Surveyor

Celli Triggs, Surveyor

1. I hereby certify that the subdivision plat herein does not include any...

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STATE OF TEXAS COUNTY OF KERR

Know all men by these presents that I, John G. Sander, Surveyor...

Dated this 3rd day of January, 2023.

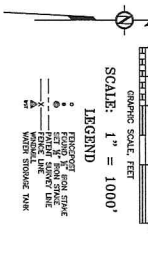
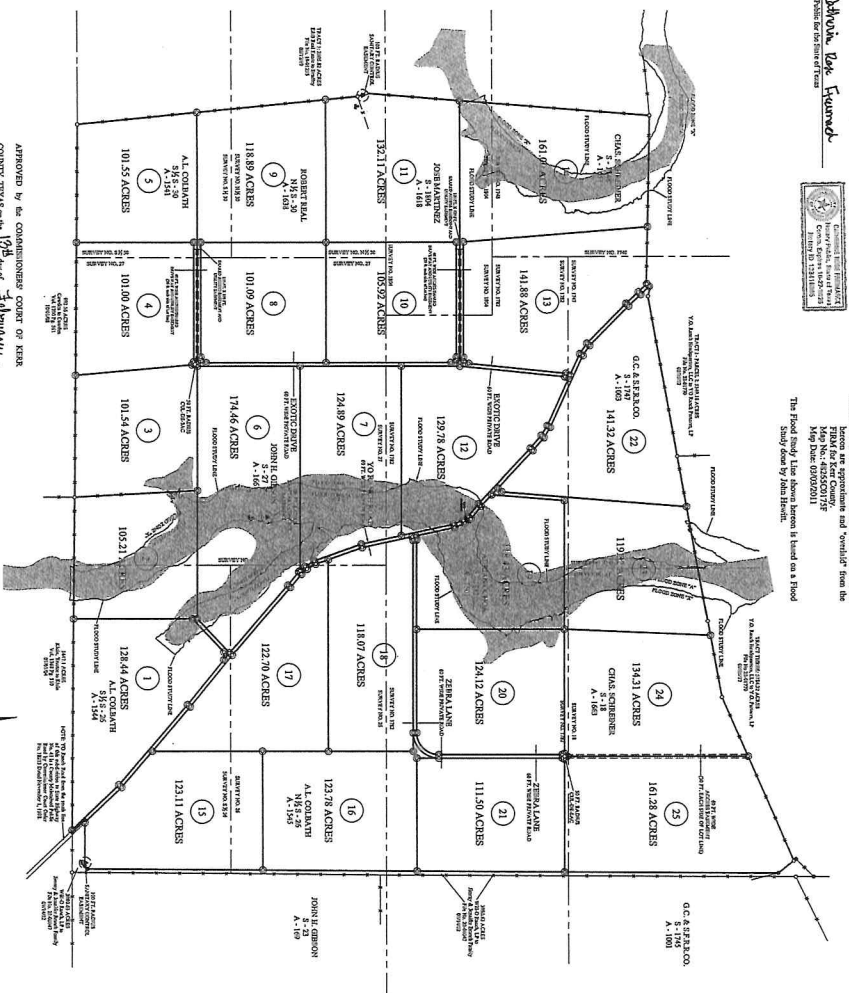
John G. Sander, Surveyor

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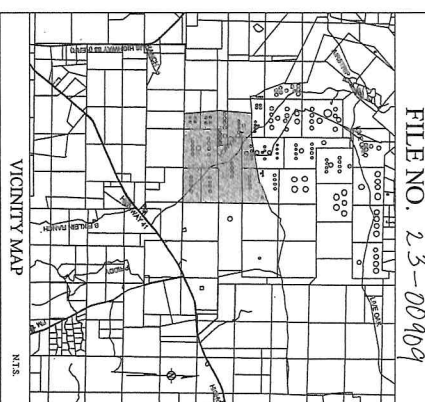
Celli Triggs, Surveyor

PRIVATELY MAINTAINED PAVED ROAD YO Ranch Parcel 12...

FLOODPLAIN NOTE: The 'higher' flood zones shown here are approximate and tentative...



FILE NO. 23-00909



GENERAL NOTES

- 1. THE LAND SURVEY HEREON IS IN THE PUBLIC INTEREST OF SCHOOL DISTRICT...

- 2. THE LAND SURVEY HEREON IS IN THE PUBLIC INTEREST OF SCHOOL DISTRICT...

- 3. THE ROAD SURVEY HEREON IS IN THE PUBLIC INTEREST OF SCHOOL DISTRICT...

- 4. UTILITY COMPANIES: ELECTRIC, CENTRAL TEXAS ELECTRIC...

- 5. THERE ARE NO EASEMENTS OR INTERESTS IN THIS SURVEY...

- 6. NO TACKS CAN BE SUBDIVIDED INTO SMALLER TACKS.

- 7. THESE TACKS WILL BE SUBDIVIDED BY INDIVIDUAL PRIVATE WELLS AND OTHERS...

- 8. SUBDIVISION DESIGN, LAYOUT AND CONSTRUCTION SHALL BE DONE TO UNIFORM...

- 9. THE LAND SURVEY HEREON IS IN THE PUBLIC INTEREST OF SCHOOL DISTRICT...

- 10. THE LAND SURVEY HEREON IS IN THE PUBLIC INTEREST OF SCHOOL DISTRICT...

- 11. THE LAND SURVEY HEREON IS IN THE PUBLIC INTEREST OF SCHOOL DISTRICT...

FINAL PLAT

YO RANCHO HEADQUARTERS SUBDIVISION

A SUBDIVISION CONTAINING 3164.2 ACRES OF LAND, MORE OR LESS, OUT OF ORIGINAL PATENT SURVEYS IN KERR COUNTY, TEXAS AS FOLLOWS:

Table with columns: SURVEY NO., ABSTRACT NO., ACRES, and names of surveyors and abstract numbers.

PART OF A CERTAIN 574.22 ACRE TRACT CONVEYED AS TRACT THREE FROM Y.O. RANCHO HEADQUARTERS, LLC, BYRON G. SANDER, SR. AND SANDRA SANDER TO YO RANCHO PARTNERS, LP BY A SPECIAL WARRANTY DEED WITH VENDOR'S LIES ENDED THE 25TH DAY OF FEBRUARY, 2022...



WOLKEL LAND SURVEYING, P.L.L.C. 2500 N. MICHIGAN AVENUE, SUITE 100, DENVER, CO 80202

JANUARY 2023