



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, September 12, 2024 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

AGENDA

OPEN MEETING

1. Roll Call - Declaration of a Quorum
2. Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the Commission, please sign the Attendance Roster located on the table in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, the P&Z Commission may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.

3. Citizens to be heard.

CONSENT AGENDA

All of the following items are considered to be routine by the P&Z Commission, there will be no separate discussion on these items and will be enacted by one motion. Items may be removed by any Commissioner by making such request prior to a motion and vote.

4. Approval of the August 8, 2024 Planning and Zoning Commission Regular Meeting Minutes.

Christina Picioccio, TRMC, City Secretary

PUBLIC HEARING

5. Conduct a public hearing to receive public testimony on the following variance request: Application No. PV# 2024-01 from the applicant, Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C., to reduce the minimum required street frontage from 150 feet to a range of 107.75 - 148.68 feet for 38 lots in the proposed 55-lot Oak Bend Subdivision Phase I.
 - a) The Planning & Zoning Chairperson opens the public hearing.
 - b) Staff presentation on the variance request.
 - c) Applicant presentation of the variance request.
 - d) The Planning & Zoning Commission receives public testimony for/against the variance request with the Planning & Zoning Chairperson serving as the presiding officer.
 - e) The Planning & Zoning Chairperson closes the public hearing.
 - f) The Planning & Zoning Commission discusses the request, inclusive of asking questions of the applicant and staff.

Lee Muñiz, P.E., CFM, Manager of Engineering Services

6. Conduct a public hearing to receive public testimony on the following variance request: Application No. PV# 2024-02 from the applicant and owner, Green Land Ventures, LTD., to reduce the required minimum street frontage from 150 feet to 108 feet for three (3) lots in the proposed Stone Creek Ranch Unit 2B.
- a) The Planning & Zoning Chairperson opens the public hearing.
 - b) Staff presentation on the variance request.
 - c) Applicant presentation of the variance request.
 - d) The Planning & Zoning Commission receives public testimony for/against the variance request with the Planning & Zoning Chairperson serving as the presiding officer.
 - e) The Planning & Zoning Chairperson closes the public hearing.
 - f) The Planning & Zoning Commission discusses the request, inclusive of asking questions of the applicant and staff.

Lee Muñoz, P.E., CFM, Manager of Engineering Services

CONSIDERATION / DISCUSSION ITEMS

7. Consideration and possible action recommending approval of a variance request: Application No. PV# 2024-01 from the applicant, Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C., to reduce the minimum required street frontage from 150 feet to a range of 107.75 - 148.68 feet for 38 lots in the proposed 55-lot Oak Bend Subdivision Phase I.

Lee Muñoz, P.E., CFM, Manager of Engineering Services

8. Consideration and possible action recommending the approval for Oak Bend Subdivision Phase I Tree Preservation Plan.

Kelsey Delgado, Environmental Program Manager

9. Consideration and possible action recommending approval of the Oak Bend Subdivision Phase I Preliminary plat establishing 55 lots from the applicant Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C.

Lee Muñoz, P.E., CFM, Manager of Engineering Services

10. Consideration and possible action recommending approval of a variance request (Application No. PV# 2024-02) from the applicant and owner, Green Land Ventures, LTD. to reduce the required minimum street frontage from 150 feet to 108 feet for three (3) lots in the proposed Stone Creek Ranch Unit 2B.

Lee Muñoz, P.E., CFM, Manager of Engineering Services

- [11.](#) Consideration and possible action recommending approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2B proposing 12 single-family residential lots.

Lee Muniz, P.E., CFM, Manager of Engineering Services

REQUESTS

- 12. Request for P&Z commission topic needing information/research.

ADJOURNMENT

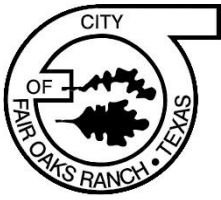
Signature of Agenda Approval: s/Carole Vanzant

Carole Vanzant, Assistant City Manager

I, Christina Picioccio, TRMC, City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City’s website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, September 9, 2024 and remained so posted continuously for at least 72 hours before said meeting was convened. A quorum of City Council and various boards, committees, and commissions may attend the Planning & Zoning Commission meeting.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary’s office at (210) 698-0900. Braille is not available.



**CITY OF FAIR OAKS RANCH
PLANNING AND ZONING COMMISSION MEETING**

Thursday, August 08, 2024 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Chairperson Bobbe Barnes and Vice-Chairperson David Horwath

Commissioners: Linda Tom, Eric Beilstein, Shawna Verrett, and Dale Pearson.

With a quorum present, the meeting was called to order at 6:30 PM.

2. Pledge of Allegiance – The Pledge of Allegiance was led by Vice Chairperson David Horwath.

CITIZENS and GUEST FORUM

3. **Citizens to be heard** – Chairperson Barnes informed the Commission that they were handed a letter from residents, Jerry and Lisa Rentz, and encouraged the Commission to read through it.

CONSENT AGENDA

4. **Approval of the May 9, 2024 Planning and Zoning Commission Regular Meeting Minutes.**

MOTION: Made by Vice Chairperson Horwath, seconded by Commissioner Tom, to accept the consent agenda.

VOTE: 6-0, Motion Passed.

Commissioner, Bobby Balli, arrived at 6:34 PM.

PUBLIC HEARING

5. **The City of Fair Oaks Ranch Planning & Zoning Commission will conduct a public hearing to receive public testimony on proposed comprehensive amendments to the City of Fair Oaks Ranch Unified Development Code.**
 - a) P&Z Chairperson, Bobbe Barnes, opened the public hearing at 6:34 PM.
 - b) Lee Muniz, Manager of Engineering Services, provided a presentation of the proposed amendments.
 - c) P&Z Commission received testimony in opposition of the proposed amendments from the following citizens:
 - Mark Minihan

- Brenda Minihan
 - Conrad Srp
 - Lisa Rentz
 - Jerry Rentz
- d) P&Z Chairperson Barnes closed public comments at 7:01 PM.
- e) The P&Z Commission discussed the amendments, inclusive of questions of the staff.
- f) The public hearing was adjourned with no formal action.

CONSIDERATION / DISCUSSION ITEMS

6. Consideration and possible action recommending approval of proposed Unified Development Code amendments.

MOTION: Made by Commissioner Balli, seconded by Vice Chairperson Horwath, to recommend to the City Council approval of the proposed Unified Development Code amendments.

VOTE: 7-0, Motion Passed.

REQUESTS

7. Request for P&Z Commission topic needing information/research. – None

Commissioner Balli informed the Commission that he would not be present for the P&Z meeting in September.

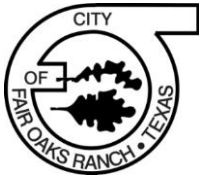
ADJOURNMENT

Chairperson Barnes adjourned the meeting at 7:45 PM.

ATTEST:

Bobbe Barnes, Chairperson

Christina Picioccio,
TRMC, City Secretary



PLANNING & ZONING COMMISSION PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Conduct a public hearing to receive public testimony on the following variance request: Application No. PV# 2024-01 from the applicant, Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C., to reduce the minimum required street frontage from 150 feet to a range of 107.75-148.68 feet for 38 lots in the proposed 55-lot Oak Bend Subdivision Phase I

DATE: September 12, 2024

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lee Muñiz, P.E., CFM, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

The City of Fair Oaks Ranch and the property owner, Oak Bend Forest, L.C. executed a Water Supply Agreement in 2008 that authorized 130 Living Unit Equivalents. The City Council approved a subdivision plat of the property in 2011 that established 130 single-family residential one-acre lots. In March 2024, the City Council extended the Agreement and amended the number of lots to not exceed 110.

On August 16, 2024, staff received the Oak Bend Estates applications for a preliminary plat and a variance consisting of 149 acres and generally located north of the intersection of Ralph Fair Road and Honeycomb Rock. The original Oak Bend Estates development is vested under the Chapter 10 subdivision regulations. The applicant is seeking a variance from the minimum street frontage requirement of Chapter 10 Subdivision Regulations from 150 feet to a range of 107.75 - 148.68 feet for 38 lots in the proposed 55-lot Oak Bend Estates Subdivision Phase I. The requested variance will allow the plat to be approved as proposed.

See attached staff report for additional information, criteria for variance review, analysis and recommendations.

PUBLIC HEARING:

The sequence for conducting the public hearing is shown on the meeting agenda.

NEXT STEPS:

Planning and Zoning Commission

- Consideration and possible action on a recommendation to the City Council of the requested variance.

City Council

- October 3, 2024 - Conduct a Public Hearing.
- October 3, 2024 - Consideration and possible action on the requested variance.

STAFF REPORT

To: Planning & Zoning Commission
From: Public Works and Engineering Department
Date: September 12, 2024
Re: Variance Request: Application No. PV# 2024-01 - A variance request from the applicant Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C.

SUMMARY:

Current Zoning: Neighborhood Residential (NR)

Property Size: Oak Bend Subdivision - 149 acres (approximately)

Location: Oak Bend Subdivision is located north of the intersection of Ralph Fair Road and Honeycomb Rock (see attached Exhibit A: Oak Bend Subdivision Aerial Map). Street access to the property will be provided from Ralph Fair Road.

Use: The proposed use of single family residential is permitted by right in this zone.

Request: The applicant is seeking a variance to reduce the minimum street frontage from 150 feet to a range of 107.75–148.68 feet for 38 lots in the proposed 55-lot Oak Bend Subdivision Phase I, as listed below (see the consideration item for the Stone Creek Ranch 2B Preliminary Plat in this agenda package).

Proposed Lot Frontage

Lot Number	Proposed Frontage (LF)
3	148.68
4	132.07
5	132
6	148.5
11	146
12	146
13	146
14	146
15	146
16	146
17	146
18	146
19	146
20	146
21	146

Lot Number	Proposed Frontage (LF)
30	115.73
31	129.8
32	145.2
33	145.2
34	145.2
35	145.2
36	145.2
37	145.2
38	145.2
39	145.2
40	130.4
42	146
43	146
44	146
50	144

Lot Number	Proposed Frontage (LF)
22	146
26	146
27	146
28	146

Lot Number	Proposed Frontage (LF)
51	145.11
52	148.18
54	144
55	107.75

SITE HISTORY:

The previous approvals for the Oak Bend Subdivision are listed below:

- October 19, 2006 - Ordinance 153.0 was approved accepting the City of San Antonio’s Ordinance 2006-6-29-9772 releasing approximately 3,258 acres of property directly adjacent to the North, East, and Southwest of Fair Oaks Ranch city limit line from the City of San Antonio’s Extraterritorial Jurisdiction.
- October 19, 2006 - Ordinance 154.0 was approved voluntarily annexing the Grona Property into the City of Fair Oaks Ranch.
- September 2, 2008 - Water Supply Agreement for 15 years was executed between Oak Bend Forest, LC and the City of Fair Oaks Ranch for the reservation of water service capacity for 130 single-family Living Unit Equivalents (“LUE’S”) on 149 acres.
- September 23, 2008 - The City and GBRA entered into a Second Amendment to the 2000 Agreement to increase the raw water reservation amount by 250 acre-feet per year and the annual commitment by 50-acre feet per year.
- August 21, 2009 - The City Council granted a variance to reduce the minimum lot size from 45,000 square feet to 43,560 square feet (one acre).
- February 17, 2011 - The City Council approved a subdivision plat of Oak Bend Estates consisting of 130 one-plus-acre lots. The lots widths generally ranged from 145 feet to 150 feet.
- February 16, 2017 – Ordinance 2017-02 approved amending Chapter 1; Article 1.02 of the City’s Code of Ordinances by adopting vested rights pursuant to LGC 245 (Vested Rights). It provided an opportunity for landowners or developers to “grandfather” or “vest” government regulations that apply to development at the time of the filing of a permit application.
- May 2018 – The Planning & Zoning Commission (“P&Z”) approved and advanced a preliminary report creating draft zoning district boundaries, inclusive of a draft zoning map. The City Council received the P&Z’s preliminary report and conducted a joint public hearing with no action.
- June 2018 – The P&Z approved and advanced a final report to the City Council creating zoning district boundaries, inclusive of a zoning map. Ordinance 2018-05 adopting zoning district boundaries was approved by the City Council. The zoning map designated the subject property as Rural Residential (5+ acre lots) creating a conflict with the Agreement.

- October 17, 2022 – The City confirmed a vested right does exist for the Oak Bend Estates project as of September 2, 2008 (filing of plat).
- 2022-23 – At pre-development meetings with staff, the applicant indicated that the number of lots were reduced to preserve the geological features present on site.
- March 21, 2024 – Resolution 2024-13 extended the 2008 Water Supply agreement for 110 single-family Living Unit Equivalents (“LUE’S”).
- June 20, 2024 – The City Council approved a Future Land Use Amendment application and a Rezoning application designating Oak Bend Estates as Neighborhood Residential (NR).
- August 15, 2024 - The applicant submitted a Preliminary Plat application for a 55 lot Oak Bend Subdivision Phase I and a variance request to reduce the minimum street frontage of 150 feet.

REASON FOR THE REQUEST:

The lots in this proposed 55-lot Phase I subdivision will be served by private on-site sewage disposal systems (septic) and public water systems requiring a minimum of 150 feet street frontage. Thirty-eight (38) lots with street frontage less than the required 150 feet are proposed in this subdivision. This variance for Phase I will allow the plat to be approved as proposed. In case the variance is not granted, two options are available to the property owner - the reconfigured subdivision layout (in conformance with the minimum 150 feet street frontage requirement) with a reduction in the number of lots or revert back to the 2011 approved subdivision plat of 130 one-acre lots. While the property was platted in 2011, the 130-lot Oak Bend Estates subdivision was never developed. The applicant is now proposing to develop the subject parcel in two phases (Oak Bend Subdivision Phase I and Phase II) in a new configuration with 110 residential lots and an emergency access. There will be additional open space created to preserve the geological features onsite.

Summary of previous and current proposal

	Total number of lots in the entire development	Lot width (feet)		Common open space provided (acres)	Min. lot area (square feet)		Zoning
		Required	Provided (Approx.)		Required	Provided	
2011 Subdivision	130	150	145 - 150	None	45,000	43,560 (variance approved)	None (predated zoning)
2024 Subdivision	110	150	107 - 146 (38 out of 55 lots need variance)	9 approx. (reserve to protect geological features)	45,000 (public water and private septic)	43,560 (variance approved)	NR Neighborhood Residential

PUBLIC NOTICES/COMMENTS:

A notice of the public hearing was published in the Boerne Star newspaper on August 25, 2024. As of this publication, staff has received zero (0) public comments in favor of the request and zero (0) in opposition.

CRITERIA FOR REVIEW:

In accordance with UDC Section 3.9(9) Variance, in making the required findings, the P&Z shall consider the following

1. There are extraordinary or special conditions affecting the land involved such that strict application of the provisions of this Code will deprive the applicant of a reasonable use of its land. For example, a Variance might be justified because of topographic, or other special conditions unique to the property and development involved, while it would not be justified due to inconvenience or financial disadvantage;
2. The Variance is necessary for the preservation of a substantial property right of the applicant;
3. Granting of the Variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this Code;
4. Conditions that create the need for the Variance do not generally apply to other property in the vicinity;
5. Conditions that create the need for the Variance are not the result of the applicant's own actions;
6. Granting of the Variance would not substantially conflict with the Comprehensive Plan and the purposes of this Code; and
7. Because of the conditions that create the need for the Variance, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
8. Insufficient Findings. The fact that property may be utilized more profitably should a Variance be granted may not be considered, standing alone, as grounds for a Variance. Additionally, the following types of possible findings do not constitute sufficient grounds for granting a Variance:
 - a. Property cannot be used for its highest and best use;
 - b. There is a financial or economic hardship. There is a self-created hardship by the property owner his / her agent; or
 - c. The development objectives of the property owner are or will be frustrated.

STAFF RECOMMENDATION:

Staff Analysis:

1. The proposed Oak Bend Subdivision Phase I consists of 55 lots. Of these, 38 lots do not meet the minimum required street frontage of 150 feet.

2. The street frontages for 38 lots range from 107.75 - 148.68 feet. Six lots are less than 145 feet street frontage, while 32 lots have a minimum street frontage of 145 feet.
3. The Oak Bend Subdivision was previously platted and recorded with similar reduced street frontages in 2011.
4. Additional features of the proposed Oak Bend Subdivision:
 - a. Reduction of lots (110 lots) as compared to the previously approved and recorded subdivision plat (130 lots)
 - b. Addition of nine (9) acres of open space to preserve Karst features (geological features)
 - c. Inclusion of an emergency access
5. The Oak Bend Subdivision is in Comal County; the County's minimum lot frontage requirement is 40 feet.

The P&Z shall consider the variance request and make a recommendation for City Council consideration. The P&Z may recommend approval or denial. The P&Z may also choose to table the request if they determine additional information from the applicant is warranted. It should be noted that the requested variance aligns with the existing Water Supply Agreement which allows for the construction of 110 single family residential lots.

Exhibits

- A. Oak Bend Subdivision Aerial Map
- B. Zoning Map
- C. Notification Map
- D. Universal Application and Specific Application (Variance) including Supporting Documents

Exhibit A

Exhibit Item #5. Aerial Location Map

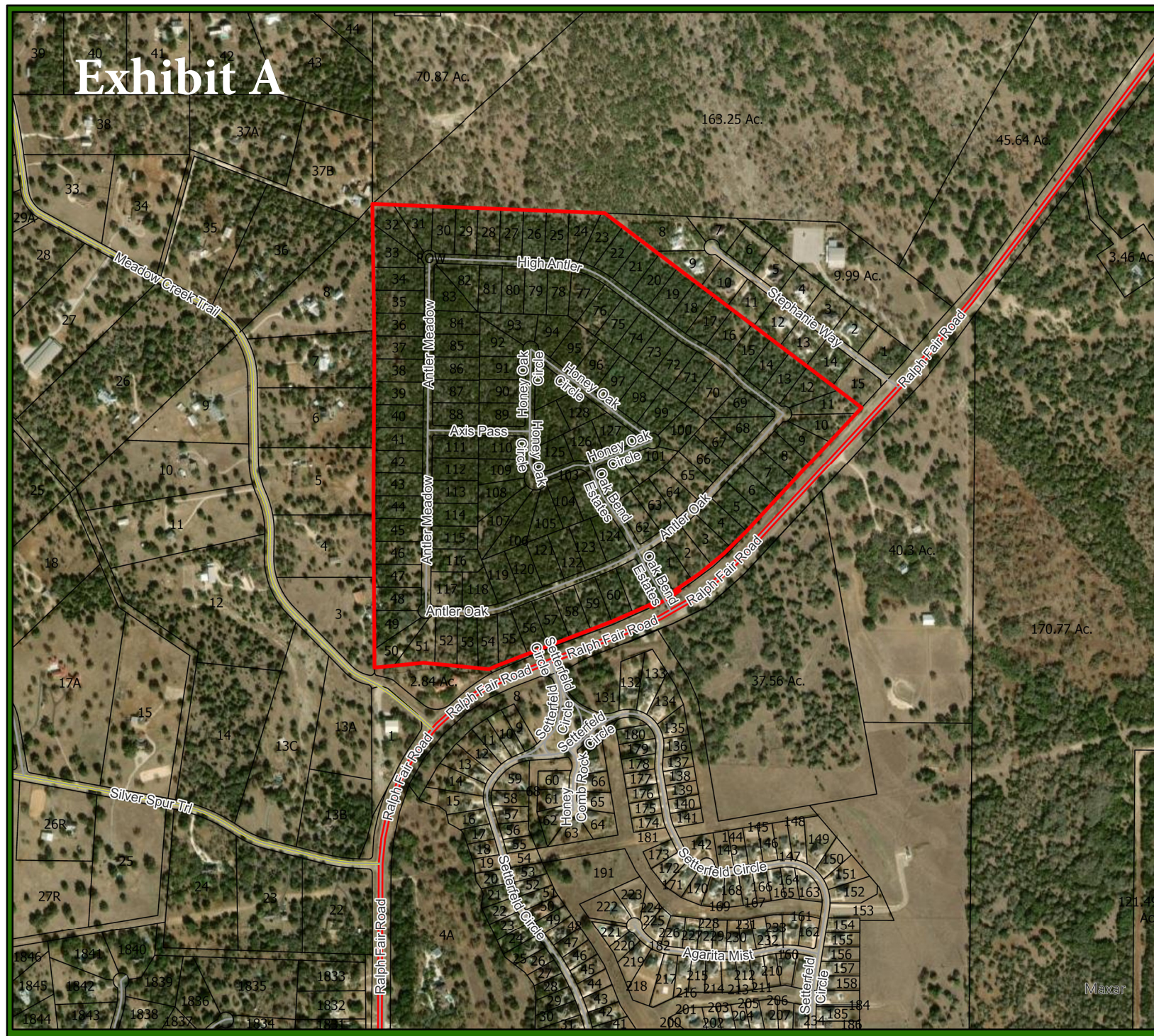
Oak Bend Estates
Variance Application Number:
PV# 2024-01

Legend

- Subject Property
- Parcels
- Fair_Oaks_Roads



1,000
US Feet



Disclaimer – The City of Fair Oaks Ranch (COFOR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFOR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances shall the products be used for final design purposes. COFOR provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose. COFOR assumes no responsibility for anyone's use of the information.

Exhibit B

Exhibit Zoning Map

Item #5.

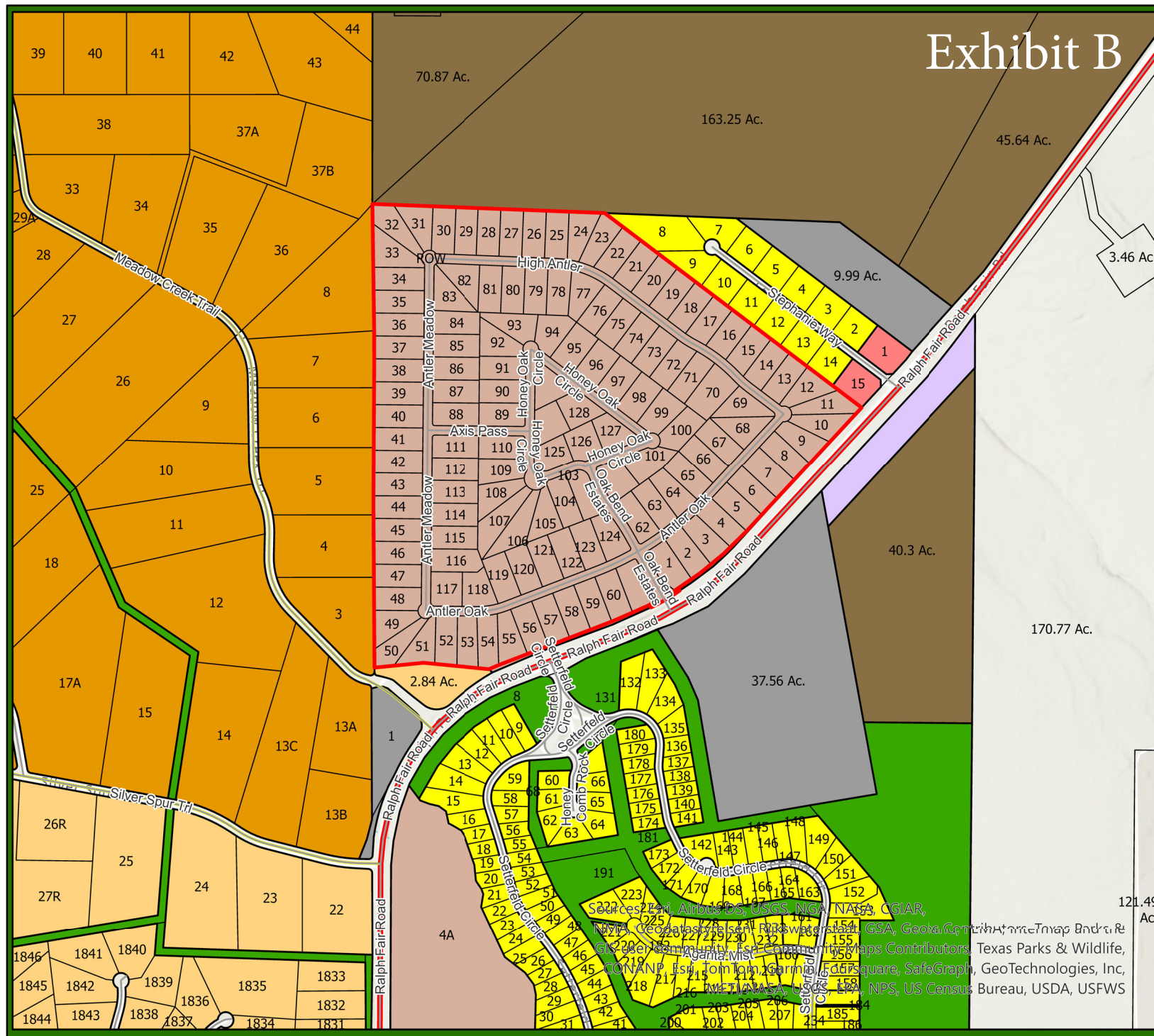
Oak Bend Estates
 Variance Application Number:
 PV# 2024-01

Legend

- Subject Property
- Civic & Community Facilities
- Existing Residential One
- Existing Residential Two
- Existing Residential Three
- Existing Residential Four - 5+ Acres
- Neighborhood Residential
- Rural Residential
- Parks and Open Space
- Logistics
- Neighborhood Commercial
- Mixed Use Village
- Parcels
- Fair_Oaks_Roads



1,000 US Feet



Source: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, NPS, GeoData Systems, Pitagoras, GSA, Geotitles, H, T, B, R, GIS User Community, Esri Community Maps Contributors, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, DeLorme, GeoSquare, SafeGraph, GeoTechnologies, Inc, METL, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Exhibit C

Exhibit Item #5.

Property Owner Notification Map

Oak Bend Estates

Variance Application Number:

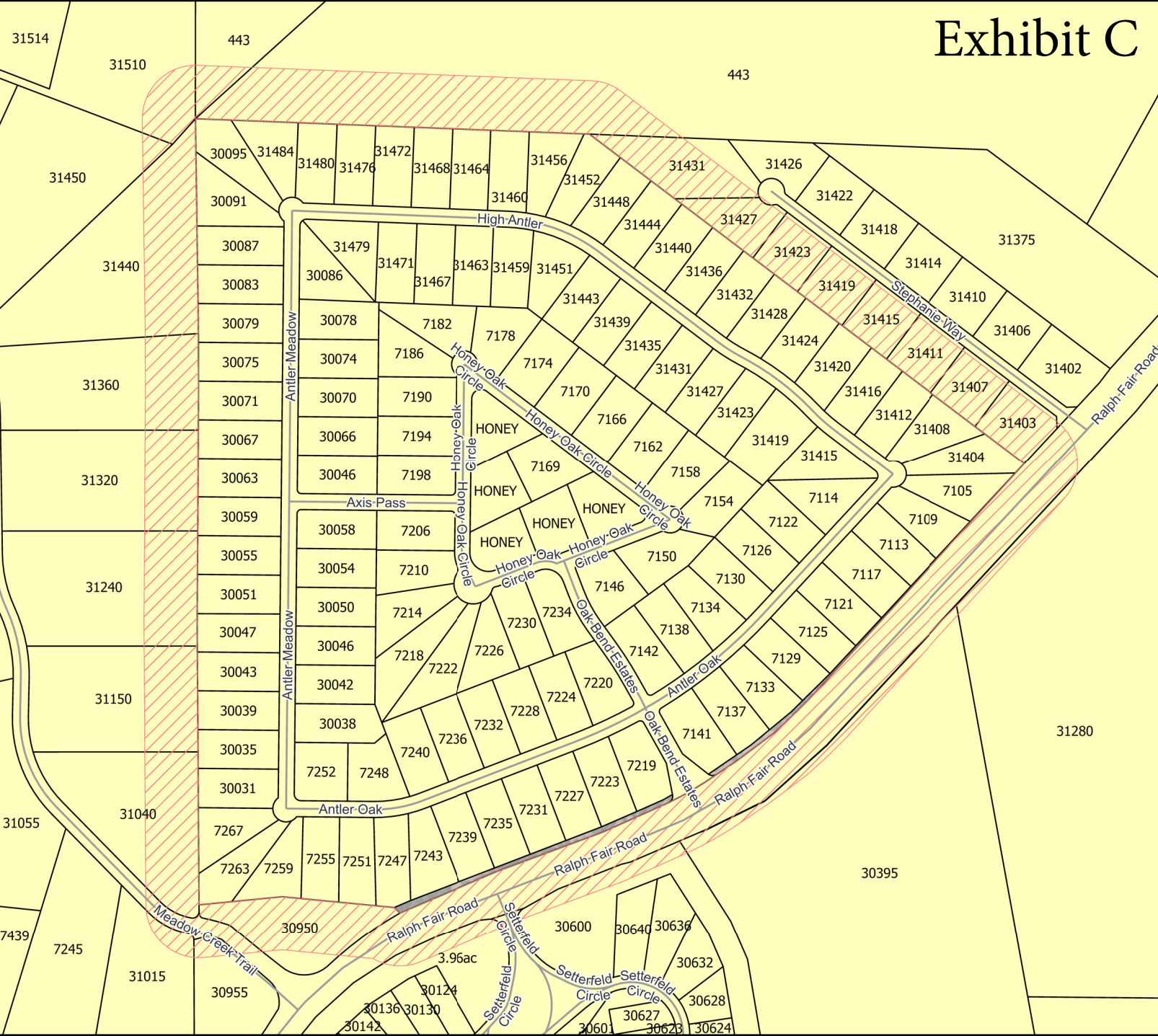
PV# 2024-01

Legend

- Subject Property
- Fair_Oaks_Roads
- Parcels
- Notification Area



600
 US Feet



Disclaimer – The City of Fair Oaks Ranch (COFOR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFOR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances shall COFOR products be used for final design purposes. COFOR provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose. COFOR assumes no responsibility for anyone's use of the information.



City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015
PH: (210) 698-0900.FAX: (210) 698-3565. hcodes@fairoaksranchtx.org www.fairoaksranchtx.org

UNIVERSAL APPLICATION (FORM UA)

All applications must be submitted with:
(1) A complete Universal Application form (2 pages), and
(2) A complete Specific Application Form with all materials listed in the checklist for the specific application.
The City staff is available to assist you in person at City Hall or over the phone at (210) 698-0900.

DEVELOPMENT INFORMATION

Project Name/Address/Location: Oak Bend Subdivision / Intersection of Ralph Fair Rd and Honeycomb Rock Acreage: 149
Brief Description of Project: Single Family Residential
Is property platted? [] No [X] Yes Subdivision name: Oak Bend Subdivision PHASE 1 No. of Lots: 55 (PHASE 1)
Recordation #: Doc # 201106015175 Parcel(s) Tax ID#:
Existing Use: Residential Proposed Use: Single-Family Homes
Current Zoning: Neighborhood Residential Proposed Zoning: Neighborhood Residential
Occupancy Type: Residential Sq. Ft: Bed #: Bath #: Car Garage #:
Water System [] Well [X] Public Flood Zone: [] Yes [X] No Sewer System: [X] Septic [] Public

PROPERTY OWNER INFORMATION

Owner: Oak Bend Forest, L.C. Contact Name: James M. Grona
Address: 120 Oak Creek Court, Suite 100 City/State/ZIP: San Antonio, Texas 78232
Phone: 210-960-2750 Email: omar.espinosa@collierseng.com

APPLICANT INFORMATION

Applicant/Developer: Sitterle Homes LTD Contact Name: Frank Sitterle
Address: 2015 Evans Road, Suite 100 City/State/ZIP: San Antonio, Texas 78258
Phone: 210-494-9192 Email: Frank@sitterlehomes.com

KEY CONTACT INFORMATION

Name of the Individual: Colliers Engineering & Design Contact Name: Omar Espinosa, P.E.
Address: 3421 Paesanos Parkway Suite 200 City/State/ZIP: San Antonio, Texas 78231
Phone: 210-979-8444 E-mail: omar.espinosa@collierseng.com

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature: [Handwritten Signature] Date: 08-08-2024
(Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****
DATE REC'D: August 16, 2024 BY: Lee Muñoz, P.E., CFM
FEES PAID: August 16, 2024 APPROVED BY:
DATE APPROVED:
APPLICATION/PERMIT NO: PV# 2024-01 EXP DATE:

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

SPECIFIC APPLICATION FORM (S1-S39). Please check the appropriate type below:

Land Use Policy Related

- (Section 3.9 of the UDC)
- Annexation* - Form S1
- Comprehensive Plan Amendment (Text)
- Unified Development Code (UDC) Text Amendment
- Rezoning/ FLUM amendment* - Form S2
- Special Use Permit* - Form S3
- Planned Unit Development (PUD)* - Form S4
- Development Agreement
- Conservation Development Alternative* (CDA) (Section 4.8) - Form S5

Subdivision and Property Development Related

- (Section 3.8 of the UDC)
- Amending Plat* - Form S6
- Minor Plat* - Form S7
- Development Plat* - Form S8
- Concept Plan** - Form S9
- Preliminary Plat* - Form S10
- Final Plat* - Form S11
- Replat* - Form S12
- Construction Plans* - Form S13
- Vacating Plat
- Plat Extension

Site Development Related

- (Section 3.9 of the UDC)
- Vested Rights Verification Letter
- Zoning Verification Letter
- Written Interpretation of the UDC
- Temporary Use Permit*- Form S14
- Special Exception*- Form S15
- Site Development Permit* (Site Plan Review) - Form S16
- Floodplain Development Permit*- Form S17
- Stormwater Permit* - Form S18
- Certificate of Design Compliance* - Form S19
- Appeal of an Administrative Decision
 - Zoning
 - Others
- Variance
 - Policy
 - Judicial* - Form S20
- Sign Special Exception/Appeal to an Administrative Decision
- Administrative Exception
- Permit for Repair of Non-Conforming Use/Building
- Letter of Regulatory Compliance
- On-Site Sewage Facility Permit (OSSF)
- Certificate of Occupancy (CO)* - Form S21
- Relief from Signage Regulations
- Group Living Operation License* - Form S22
- Grading/Clearance Permit - Form S23

Building Permits Related

- Commercial**
- New/Remodel/Addition* - Form S24
- Fence* - Form S25
- Miscellaneous* - Form S26
- Residential**
- New Home* - Form S27
- Remodel/Addition* - Form S28
- Detached Buildings* - Form S29
- Others**
- Solar* - Form S30
- Swimming Pool* - Form S31
- Demolition, Drive or Move
- New Lawn/Water* - Form S32
- Backflow Device/Irrigation Systems - Form S33
- Sign* (Permanent) - Form S34 A
- Sign* (Temporary) - Form S34 B
- Appeal of Denial of Sign Permit
- Master/ Common Signage Plan* - Form S35
- Water Heater or Water Softener* - Form S36
- Right-of-Way Construction* - Form S37
- Flatwork*- Form S38
- Inspections**
- Mechanical
- Electrical
- Plumbing
- Building
- Others _____
- Water- Wastewater Service**
- Connect/ Disconnect Form* - Form S39

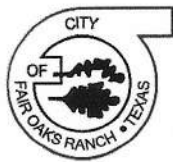
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

** The Concept Plan is required for PUD and CDA, and for Rezoning if included in a previously approved Concept Plan.

Application Checklist for all Applications

- Universal Application Form (Form UA).
- Items listed in the checklist for the Specific Application Form (Form S#) ¹. (Please make sure the boxes are checked)
- Application Processing Fees and other application fees.
- Letter of intent explaining the request in detail and reason for the request.
- Signed Letter of Authorization required if the application is signed by someone other than the property owner.
- Site plan and shapefile drawings (if applicable) for the property
- Location map clearly indicating the site in relation to adjacent streets and other landmarks
- One (1) copy of proof of ownership (recorded property deed or current year tax statements)
- One (1) USB drive containing the general required documents in Adobe PDF format (if required)

¹For items that are duplicated in the specific type of application, only one copy is required.



City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 awade@fairoaksranchtx.org www.fairoaksranchtx.org

S20 SPECIFIC APPLICATION FORM - VARIANCE

Section 3.9 (9) of the Unified Development Code

All documents shall be sent via email or through ShareSync/FTP file. The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- Pre-Application Conference prior to application submittal.
SATISFIED WITH PRELIMINARY PLAT CONFERENCE MEETING
- Concept plan approval (if required).
SATISFIED WITH PRELIMINARY PLAT CONFERENCE MEETING
- A completed Universal Application and checklist signed by the owner/s of the property. *ATTACHED.*
- A title report. *ATTACHED.*
- Payment of all other applicable fees (see Schedule of Fees). *FEE HAS BEEN PAID.*
- A copy of the legal description (metes and bounds) of the area encompassing the Variance request. If the property is platted, a copy of the plat should be provided. *ATTACHED.*
- Location/vicinity map showing the location and boundaries of the subject parcel. Indicate scale or not to scale (NTS) and provide north arrow. *ATTACHED.*
- Acknowledgement that the sign posted by the City on the property fifteen (15) days prior to the public hearing will be maintained until the request is heard at the public hearing. *ACKNOWLEDGED.*
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property. *ATTACHED.*

3421 Paesanos Pkwy., Ste. 200 San Antonio Tx 78231
Main: 877 627 3772

TBPLS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617



August 15, 2024

City of Fair Oaks Ranch
Attn: Lee Muniz, P.E.
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015

Re: Oak Bend Subdivision Phase 1 Variance Request

Dear Mr. Muniz,

On behalf of Oak Bend Forest, LC (“Owner”), the owner of the undeveloped tract of land located at the intersection of Honeycomb Rock and FM 3351 (“Property”) in the City of Fair Oaks Ranch, Texas, we are submitting the following variance request. The purpose of this variance is to seek an exception to the minimum lot frontage standards of City Ordinance 26.6, which included an amendment to the City’s Old Subdivision Regulations (previous City Code Article III, Section 3 (A)) (“2006 Code”).

In 2011 the City approved a plat for the Property (Oak Bend Estates; Official Records of Comal County, Document #201106015175) (“Original Plat”). The Original Plat included 130 lots, all of which were approximately one acre or less with frontages of less than 150 feet. During the platting process, in August of 2009, the City granted a variance to the project for reduced lot sizes. The reduced lot sizes, and reduced lot frontages, were included with the approved and recorded Original Plat.

While the Property was platted in 2011, it was never developed. The Owner has now partnered with Sitterle Homes to develop a luxury single-family residential community at the Property. The community will be platted and developed in two phases (Oak Bend Phase 1 and Phase 2). The revised plan includes only 106 residential lots, as well as additional open space. However, these changes trigger the need to replat. The reduction in residential lots is intended to create larger open areas, which will aid in drainage detention and help preserve the geological formations present on-site.

The Original Plat included lot frontages averaging approximately 145 feet. As previously mentioned, the reduced frontages were approved by the City. The new plan and associated replat maintains similar frontages and lot sizes, but increases open space and protects additional trees. We believe this is a better plan and project compared to the Original Plat.

Granting reduced lot widths will not harm neighboring properties and will not hinder the orderly subdivision of other properties in the area according to the regulations. Approving the variance will allow for lots similar in size to what is currently permitted on the Property. In conclusion, approving this variance will allow development that aligns with the spirit of the City of Fair Oaks Ranch Development Code. It promotes the health, safety, and welfare of the public by creating an

Project No.
May 29, 2024
Page 2 | 2



environment that is both aesthetically pleasing and enhances the quality of life for the Oak Bend community.

Thank you for your time and consideration of this request.

Sincerely,

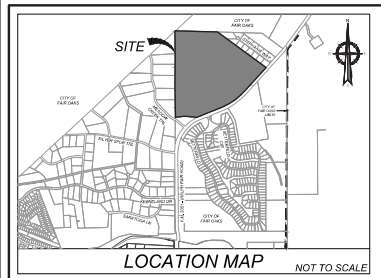
Colliers Engineering & Design, Inc.

A handwritten signature in blue ink, appearing to read "Omar Espinosa". The signature is fluid and stylized, with a long horizontal stroke extending to the right.

Omar Espinosa, P.E.
Department Manager

L:\758\07\03\Word\Letters\240529- Oak Ben Preliminary Plat Review Comment Response Letter.docx

EXHIBIT D



CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DESIGNATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESCRIBED ABOVE. CPS ENERGY'S "SELECTING EASEMENT" "ANCHOR EASEMENT" "SERVICE EASEMENT" "OVERHANG EASEMENT" "UTILITY EASEMENT" "TRANSFORMATION EASEMENT" "CONSTRUCTION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND RE-ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDOANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALL OWNED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- HOOD OVERHANGS ARE ALL OWNED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

GENERAL NOTES:

- THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS AS RECORDED FOR THIS UNIT IN THE PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
- FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS.
- THIS PLAT CONSISTS OF 33 RESIDENTIAL LOTS, 1 RESERVE AND 1 PRIVATE STREET.
- THE CONTIGUOUS SHOWN ON THIS PLAT ARE FROM AERIAL TOPOGRAPHY. NEW ENGINEERS & SURVEYING DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL TONS.
- EACH BUILDER WILL BE REQUIRED TO PLANT TWO TREES PER LOT WITH A CALIPER AT LEAST TWO AND ONE-HALF INCHES (2 1/2).
- RESERVE 001, 002 & 003 ARE DESIGNATED AS A DRAINAGE EASEMENT. PRIVATE STREET 999 DESIGNATED AS PRIVATE STREET. NO HABITABLE STRUCTURES WILL BE CONSTRUCTED ON RESERVE 001, 002 & PRIVATE STREET 999.
- RESERVE 001, 002 & 003 IS DESIGNATED AS A LANDSCAPE, DRAINAGE, WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

LEGEND:

- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLERS PROP CORNER"
- RIGHT-OF-WAY CORNER
- D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- ⊕ = CENTERLINE
- L.F. = LINEAR FEET
- = EXISTING CONTOURS
- - - = PROPOSED CONTOURS

Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	131.02	350.00	21°20'01"	130.27	S10°59'03"E	C16	186.39	60.00	177°59'13"	116.89	N45°37'02"E
C2	23.64	15.00	90°00'00"	21.21	S44°44'27"W	C17	11.29	15.00	43°07'01"	11.02	N01°40'03"W
C3	48.67	138.00	21°27'02"	48.39	S79°00'58"E	C18	20.54	15.00	78°24'47"	18.97	N38°58'21"E
C4	28.21	70.00	21°27'02"	26.05	N79°00'58"E	C19	270.00	60.00	258°24'47"	62.80	N61°01'39"W
C5	23.64	15.00	90°00'00"	21.21	S45°19'33"E	C20	23.56	15.00	90°00'00"	21.21	S44°44'27"W
C6	39.27	25.00	90°00'00"	35.36	S44°44'27"W	C21	23.56	15.00	90°00'00"	21.21	N48°15'33"E
C7	11.24	15.00	42°00'00"	10.98	N45°19'33"E	C22	168.47	400.00	12°27'02"	167.89	N00°19'33"W
C8	184.19	60.00	212°33'57"	178.02	N44°14'27"E	C23	363.53	871.00	21°27'02"	361.41	N28°00'58"E
C9	11.24	15.00	42°00'00"	10.98	N21°43'56"W	C24	387.07	981.00	21°27'02"	385.13	S78°00'58"E
C10	23.56	15.00	90°00'00"	21.21	N44°44'27"E	C25	874.77	1916.58	26°03'41"	864.27	N05°11'30"E
C11	23.56	15.00	90°00'00"	21.21	S45°19'33"E	C26	878.33	1928.58	26°03'42"	868.79	S55°11'37"W
C12	40.03	25.00	91°45'10"	35.89	S45°37'02"W	C27	11.00	7.00	90°00'00"	8.90	N44°44'27"E
C13	20.54	15.00	78°24'47"	18.97	N48°16'29"W	C28	5.20	7.00	42°06'46"	5.12	N01°43'56"W
C14	270.00	60.00	258°24'47"	62.80	S40°43'11"W	C29	208.70	68.00	115°53'33"	135.81	N44°44'27"E
C15	11.29	15.00	43°07'01"	11.02	S68°56'52"E	C30	5.20	7.00	42°06'46"	5.12	S68°47'00"E

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	194.77	S49°50'58"W	L29	145.20	S00°18'33"E	L57	6.00	S01°59'37"W
L2	194.02	S54°05'00"W	L30	185.15	N00°15'33"W	L58	4.44	N89°44'27"E
L3	194.80	S59°00'00"W	L31	148.00	N00°15'33"W	L59	17.14	S00°15'33"E
L4	66.87	S66°12'51"W	L32	160.00	N00°15'33"W	L60	1.72	N00°15'33"W
L5	160.00	S68°17'25"W	L33	317.88	N00°15'33"W	L61	50.00	N89°44'27"E
L6	42.43	S69°42'34"E	L34	68.91	N89°44'27"E	L62	5.72	S00°15'33"E
L7	108.81	S21°42'34"E	L35	20.98	N89°30'23"W	L63	12.98	N89°44'27"E
L8	42.83	S00°19'33"E	L36	38.50	N89°06'36"W	L64	8.00	S00°15'33"E
L9	3.37	S89°44'27"W	L37	79.37	S44°44'27"W	L65	12.98	S89°44'27"W
L10	60.00	S21°42'34"E	L38	168.47	N00°19'33"E	L66	10.00	S00°15'33"E
L11	3.37	N89°44'27"E	L39	36.72	N89°17'25"E	L67	6.00	S89°44'27"W
L12	11.31	S00°19'33"E	L40	113.00	N89°17'25"E	L68	63.00	S00°21°00"E
L13	6.00	S89°44'27"W	L41	60.00	S21°42'35"E	L69	87.12	S00°04'17"W
L14	60.00	S00°19'33"E	L42	55.00	S68°17'25"W	L70	153.79	S21°42'34"E
L15	80.84	N00°19'33"W	L43	50.00	S21°42'35"E	L71	29.70	N89°42'34"W
L16	143.89	N00°19'33"W	L44	40.00	S68°17'25"W	L72	43.65	N21°42'34"W
L17	108.81	N21°42'34"W	L45	50.00	N21°42'35"W	L73	9.00	S89°17'26"W
L18	42.43	N23°17'25"E	L46	18.00	S68°17'25"W	L74	9.00	N89°17'26"E
L19	87.12	N69°04'17"W	L47	60.00	N21°42'35"W	L75	46.51	N21°42'34"W
L20	73.04	N00°19'33"W	L48	50.00	N89°44'27"E	L76	91.38	N89°04'17"W
L21	196.00	S00°19'33"E	L49	60.00	S00°19'33"E	L77	64.74	N00°19'33"W
L22	153.00	S00°19'33"E	L50	60.00	S24°44'27"W	L78	5.84	S89°44'27"W
L23	147.00	S00°19'33"E	L51	19.80	N00°17'25"E	L79	6.00	S00°15'33"W
L24	146.00	S99°44'27"W	L52	15.65	S68°17'25"W	L80	38.88	S44°40'34"W
L25	146.40	S00°19'33"E	L53	16.49	N29°42'39"E	L81	35.98	S37°09'09"W
L26	143.20	S00°19'33"E	L54	19.92	S65°59'50"E	L82	153.79	S21°42'34"E
L27	145.20	S00°19'33"E	L55	3.39	S24°04'08"W			
L28	145.20	S00°19'33"E	L56	11.89	S45°59'52"E			

RESIDENTIAL LOTS = 55

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, SHALL NECESSARILY ANCHOR DESIRABLE LINES, LATERALS AND APPURTENANCES THEREIN (THE "UTILITIES") TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SITE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF; OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS INCLUDING TREES.
- THE UTILITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES, AFTER COMPLETION OF WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.
- THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

GENERAL NOTES:

- THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS AS RECORDED FOR THIS UNIT IN THE PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
- FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS.
- THIS PLAT CONSISTS OF 33 RESIDENTIAL LOTS, 1 RESERVE AND 1 PRIVATE STREET.
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- EACH BUILDER WILL BE REQUIRED TO PLANT TWO TREES PER LOT WITH A CALIPER AT LEAST TWO AND ONE-HALF INCHES (2 1/2).
- RESERVE 001, 002 & 003 ARE DESIGNATED AS A DRAINAGE EASEMENT. PRIVATE STREET 999 DESIGNATED AS PRIVATE STREET. NO HABITABLE STRUCTURES WILL BE CONSTRUCTED ON RESERVE 001, 002 & PRIVATE STREET 999.
- RESERVE 001, 002 & 003 IS DESIGNATED AS A LANDSCAPE, DRAINAGE, WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE YEAR 1% ANNUAL FLOODPLAIN (100-YEAR FLOODPLAIN) EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48010109F, DATE SEPTEMBER 2, 2006. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

VESTING RIGHTS NOTE:

CHAPTER 120 OLD SUBDIVISION REGULATION A AND THE WATER SUPPLY AGREEMENT DATED 2006 AND AMENDMENT DATED 2024.

KEYNOTES:

- 1* RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20106802743)
- 2* NON-BUILDABLE ACCESS EASEMENT (DOCUMENT NUMBER 20106802743)
- 23* ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AERIAL EASEMENT (DOCUMENT NUMBER 20106802743)
- 40* BUILDING SETBACK LINE (DOCUMENT NUMBER 20106802743)

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONDUIT, INCLUDING WITHOUT LIMITATION, WALLS, BENCH, EMBANKMENTS, SPILLWAYS, APPURTENANCES AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM") TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SITE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO OPEN AND/OR DREDGE A STREAM COURSE, REFULL, OR DO OUT SUCH STREAM COURSE; ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT; INSTALL STORM SEWER SYSTEMS, CULTIVETS, WATER GAPS, AND PROTECTIVE RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF; OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM. IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF DRAINAGE AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT WARRANT THAT SUCH CONTROL, WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY, WHICH MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
- THE CITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY USUAL AND CUSTOMARY PRACTICES.
- THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

IMPACT FEE ASSESSMENT:

ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAKS RANCH WATER AND WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE 20084.

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

MAINTENANCE NOTE:

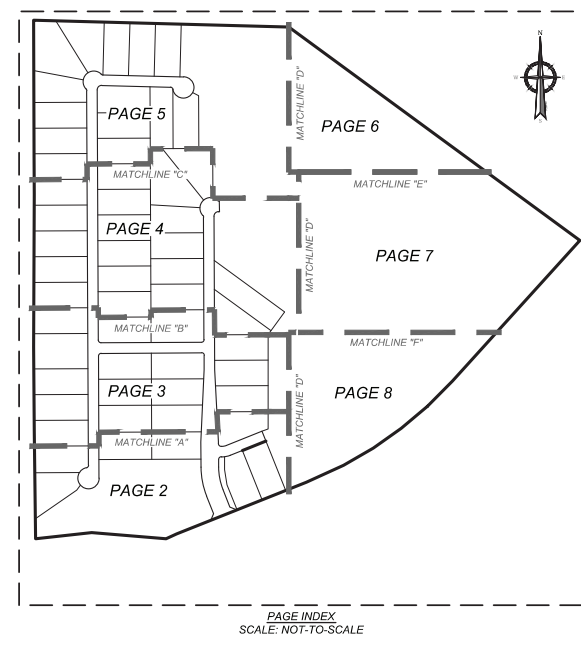
THE MAINTENANCE OF THE DRAINAGE EASEMENT LOCATED WITHIN LOTS 901, 902 & 903, RESERVE 001, 002 & PRIVATE STREET 999, WEST OF THE PLANT CUP, SUEPARK POINT, APACHE POINT & BALD CYPRESS COURT SHALL BE THE RESPONSIBILITY OF THE OAK BEND SUBDIVISION HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF FAIR OAKS RANCH.

OPEN SPACE NOTE:

RESERVE 001, 002 & PRIVATE STREET 999, (0.2088 OF AN ACRE), IS DESIGNATED AS MAINTENANCE ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, AND SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT.

THE BOUNDARY SURVEY CORNER IS AS RECORDED IN DOCUMENT NUMBER 201106015175 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

GRID: N 18822490.0 E 589971.69 SEE PAGE 2 OF 9



PRELIMINARY PLAT ESTABLISHING
OAK BEND SUBDIVISION PHASE I
 BEING 149.0 ACRES OF LAND OUT OF SURVEY NUMBER 172, MARIA DE LA LUZ GUERRA, 1 LEAGUE, COMAL COUNTY ABSTRACT NUMBER 173 IN COMAL COUNTY, TEXAS. SAID 149.02 ACRE TRACT OF LAND BEING THE SAME DESCRIBED IN A DEED DATED MAY 6, 2009 TO OAK BEND FOREST, L.L.C. RECORDED IN DOCUMENT NUMBER 2008061093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

SAN ANTONIO
 3421 Paisanos Parkway
 San Antonio, TX 78231
 Phone: 210.979.8444
 COLLIER ENGINEERING & DESIGN, INC.
 (TSP: FIRM # 1-6029) (TSP's FIRM # 10194950)

Engineering & Design

www.collierengineering.com

DATE OF PREPARATION: August 15, 2024

KEYNOTES:

- 1* ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 14* ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 10* WATER EASEMENT
- 51* DRAINAGE EASEMENT
- VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET 6.0 W) (0.2019 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET 6.0 W) (0.0898 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH DRAINAGE EASEMENT
- 12* DRAINAGE EASEMENT
- 5* DRAINAGE EASEMENT
- 5* ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 12* DRAINAGE EASEMENT
- 5* VEHICULAR NON-ACCESS EASEMENT
- 30' X 0' W/ RESERVATION EASEMENT WITH BUILDING SETBACK

STATE OF TEXAS
 COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DRAWN BY:
 JAMES M. GROOM
 OAK BEND FOREST, L.L.C.
 100 OAK CREEK COURT, SUITE 100
 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GROOM, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN HIS CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

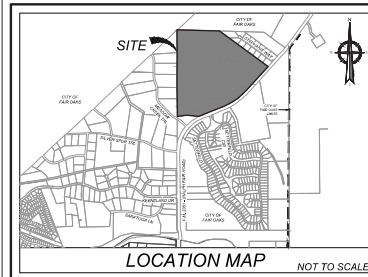
TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 KFW SURVEYING, L.L.C.
 2421 PASKANDS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
 MAY BE FILED WITH THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 1111 FORTRESS DRIVE, AUSTIN, TEXAS 78704
 PHONE: 512-475-5400 (TDD/VOICEMAIL) EMAIL: COMPLAINTS@BOPE.TX.GOV

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

EXHIBIT D

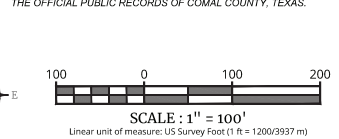
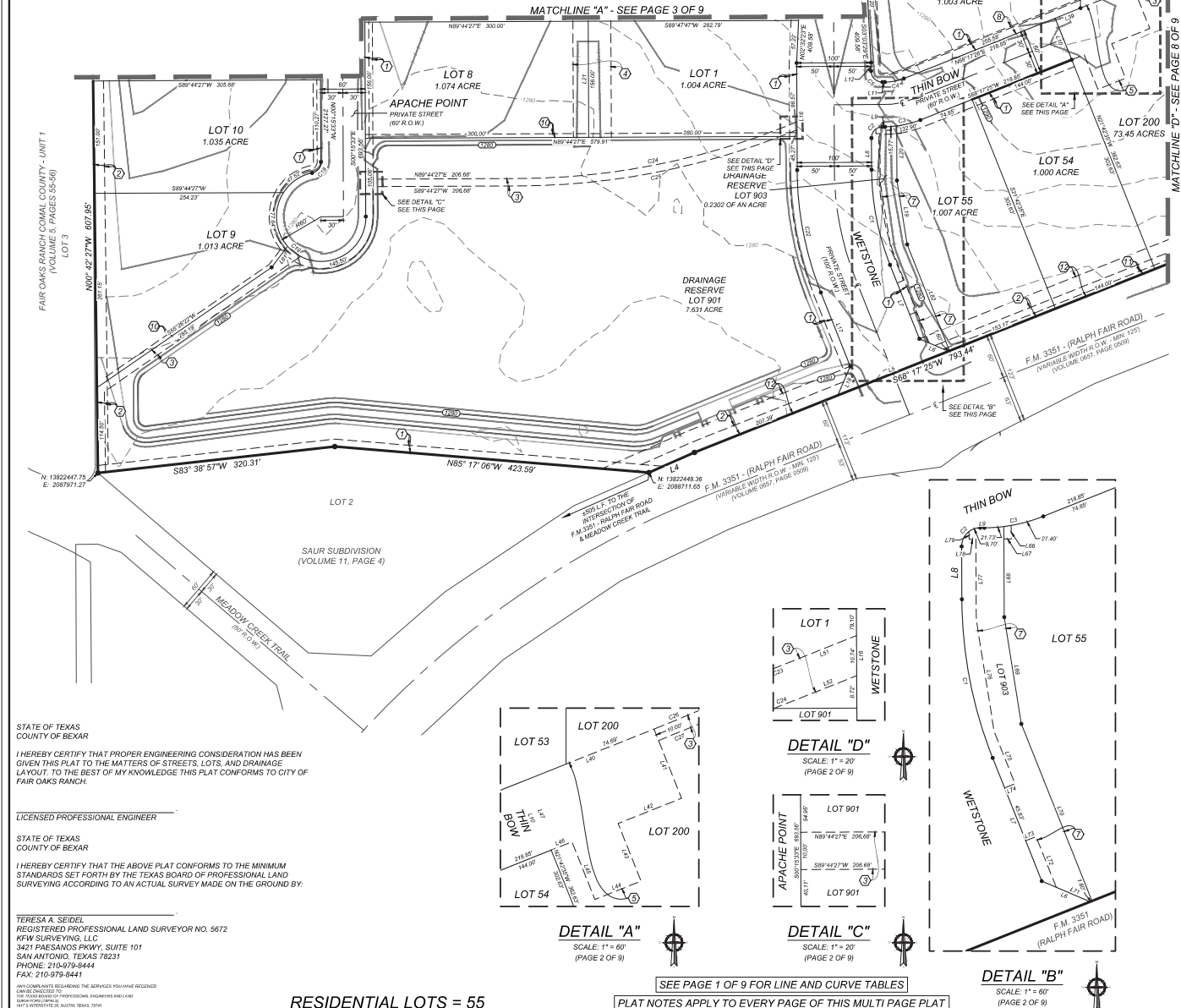
Item #5.



- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENLARGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIER ENGINEERING"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - ⊕ = CENTERLINE
 - = LINEAR FEET
 - = EXISTING CONTOURS
 - = PROPOSED CONTOURS

- KEYNOTES:**
- 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
 - 1' NONVEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
 - 20' ELECTRIC GAS TELEPHONE CABLE TV COMMON AEREA EASEMENT (DOCUMENT NUMBER 20100602743)
 - 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)



Collier Engineering & Design
SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
PHONE: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TSP# Permit: 11-16029 TSP#S Permit: 10194550
www.collierengineering.com
DATE OF PREPARATION: August 15, 2024

- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 10' WATER EASEMENT
 - 5' DRAINAGE EASEMENT
 - VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.2016 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.0883 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH DRAINAGE EASEMENT
 - 12' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5' VEHICULAR NON-ACCESS EASEMENT
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STATE OF TEXAS
COUNTY OF COMAL

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OWNERS AGENT:
JAMES H. GROOM
OAK BEND FOREST, L.L.C.
120 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

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DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
RFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
SHOULD BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
1111 FREDERICKS BLVD, SUITE 1000, AUSTIN, TEXAS 78704
PHONE: 512-375-7444 FAX: 512-375-7444

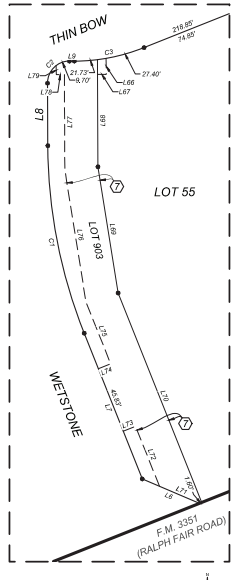
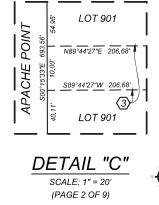
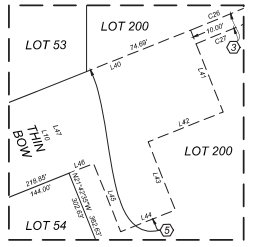
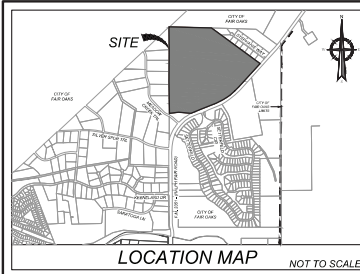


EXHIBIT D

Item #5.



CPS NOTES:

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LEGEND:

- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROFESSIONAL"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CENTERLINE
- LE = LINEAR FEET
- 100 = EXISTING CONTOURS
- 1000 = PROPOSED CONTOURS

KEYNOTES:

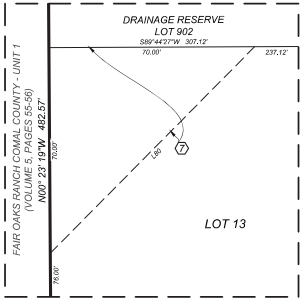
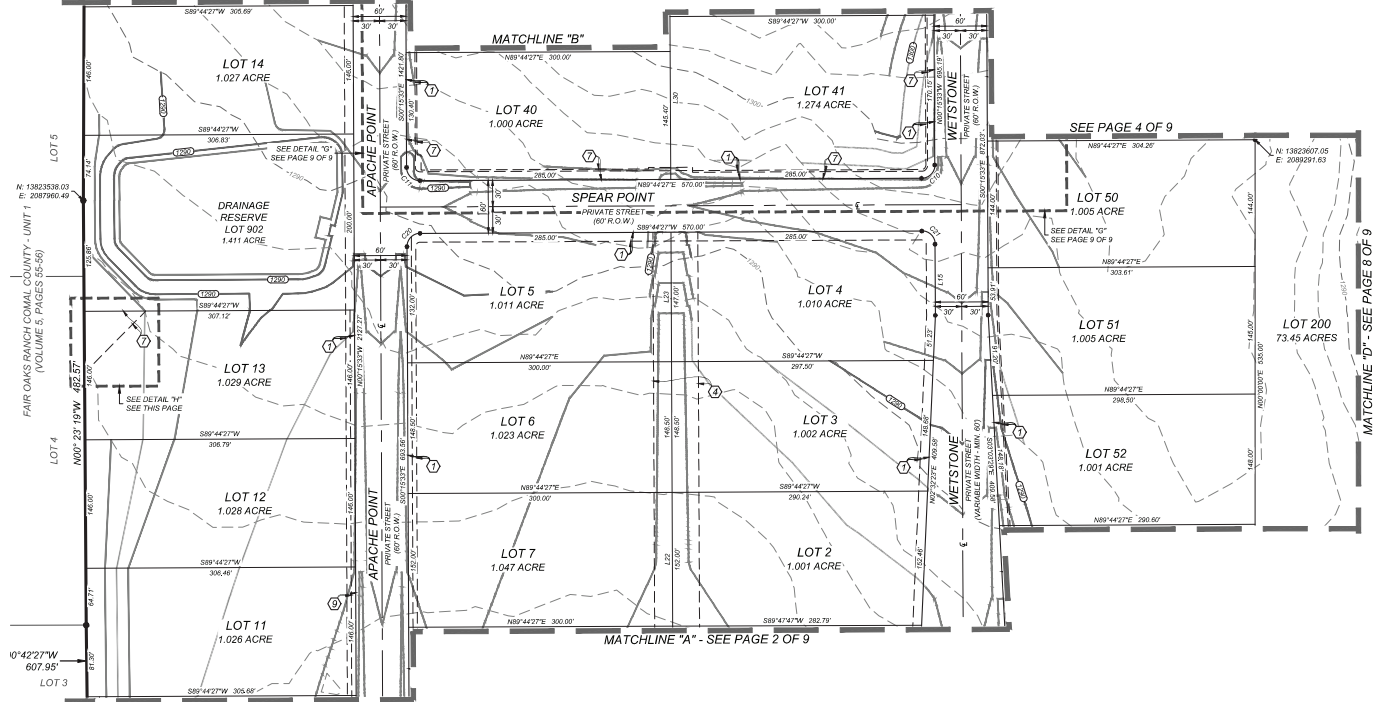
- ① RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100002743)
- ② NONVEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100002743)
- ③ ELECTRIC, GAS, TELEPHONE, CABLE TV, COMMON AERIAL EASEMENT (DOCUMENT NUMBER 20100002743)
- ④ BUILDING SETBACK LINE (DOCUMENT NUMBER 20100002743)



SCALE: 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers Engineering & Design
SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
PHONE: 210-979-8444
COLLIERS ENGINEERING & DESIGN, INC.
TSPE FIRM# 11-16039 TSPE'S FIRM# 10194550

www.colliersengineering.com
DATE OF PREPARATION: August 15, 2024



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
RWS SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU RECEIVED FROM THIS SURVEYOR SHOULD BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, 1111 FORT BEND COUNTY ROAD, SUITE 1000, FORT BEND COUNTY, TEXAS 78149. PHONE: 281-793-7444. WWW.TBPLS.COM

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

KEYNOTES:

- ① 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ② 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ③ 10' WATER EASEMENT
- ④ 5' DRAINAGE EASEMENT
- ⑤ VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.2016 OF AN ACRE PERMEABLE)
- ⑥ VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0083 OF AN ACRE PERMEABLE)
- ⑦ VARIABLE WIDTH DRAINAGE EASEMENT
- ⑧ 12' DRAINAGE EASEMENT
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- ⑩ 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ⑪ 5' VEHICULAR NON-ACCESS EASEMENT
- ⑫ 30' R.O.W. RESERVATION EASEMENT WITH BUILDING SETBACK

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:
JAMES M. GORDON
OAK BEND FOREST, L.L.C.
100 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GORDON 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC COMAL COUNTY, TEXAS

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DATED THIS _____ DAY OF _____, A.D. 20____.

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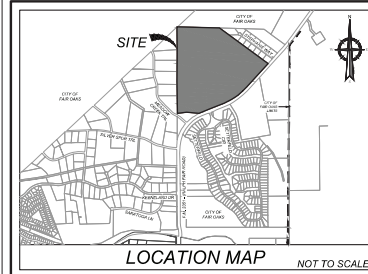
BY: _____ SECRETARY

PA

08/15/2024 10:05am User ID: jseidel File: L75960703DesignCampPLAT17590703.dwg

EXHIBIT D

Item #5.



- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND OPERATING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES AND RIGHTS-OF-WAY AREAS TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANATOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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 - +— CENTERLINE
 - L— LINEAR FEET
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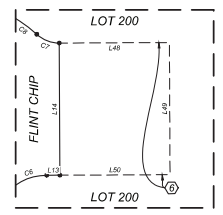
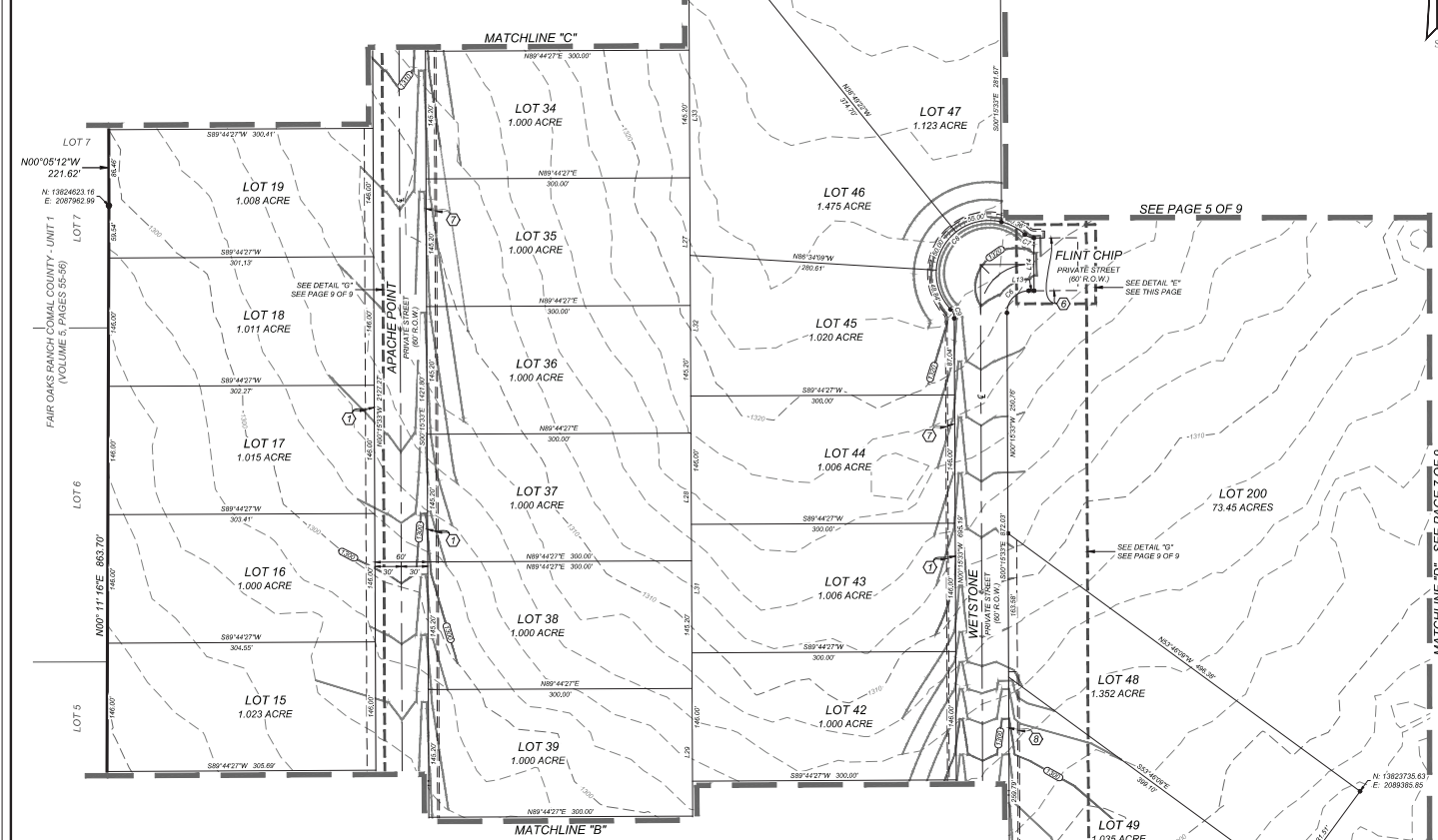


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COLLIERS ENGINEERING & DESIGN, INC.
TSPE FIRM# 11-16039 TSPLS FIRM# 10194550

www.colliersengineering.com

DATE OF PREPARATION: August 15, 2024



DETAIL "E"
SCALE: 1" = 40'
(PAGE 4 OF 9)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO CITY OF FAIR OAKS RANCH.

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PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMMENTS REGARDING THE SERVICES YOU HAVE RECEIVED FROM COLLIERS ENGINEERING & DESIGN, INC. SHOULD BE DIRECTED TO THE PERSON WHO PROVIDED THE SERVICES AND NOT TO COLLIERS ENGINEERING & DESIGN, INC. COLLIERS ENGINEERING & DESIGN, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 10' WATER EASEMENT
 - 5' DRAINAGE EASEMENT
 - VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.2016 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0893 OF AN ACRE PERMEABLE)
 - 7' DRAINAGE EASEMENT
 - 12' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5' VEHICULAR NON-ACCESS EASEMENT
 - 30' R.O.W. RESERVATION EASEMENT WITH BUILDING SETBACK

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNERS/AGENT:
JAMES H. GORDON
OAK BEND FOREST, L.L.C.
120 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES H. GORDON, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D. 20__

NOTARY PUBLIC COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____ A.D. 20__

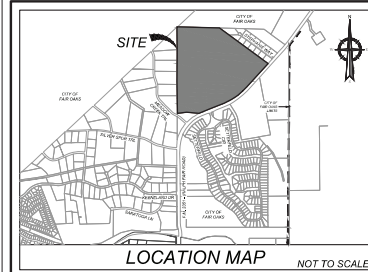
BY: _____ MAYOR

BY: _____ SECRETARY

PA

08/15/2024 10:05am User ID: jseidel
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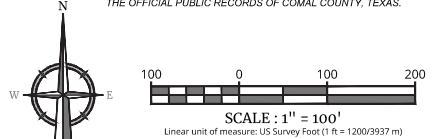
EXHIBIT D



- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO REMOVE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS SHALL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

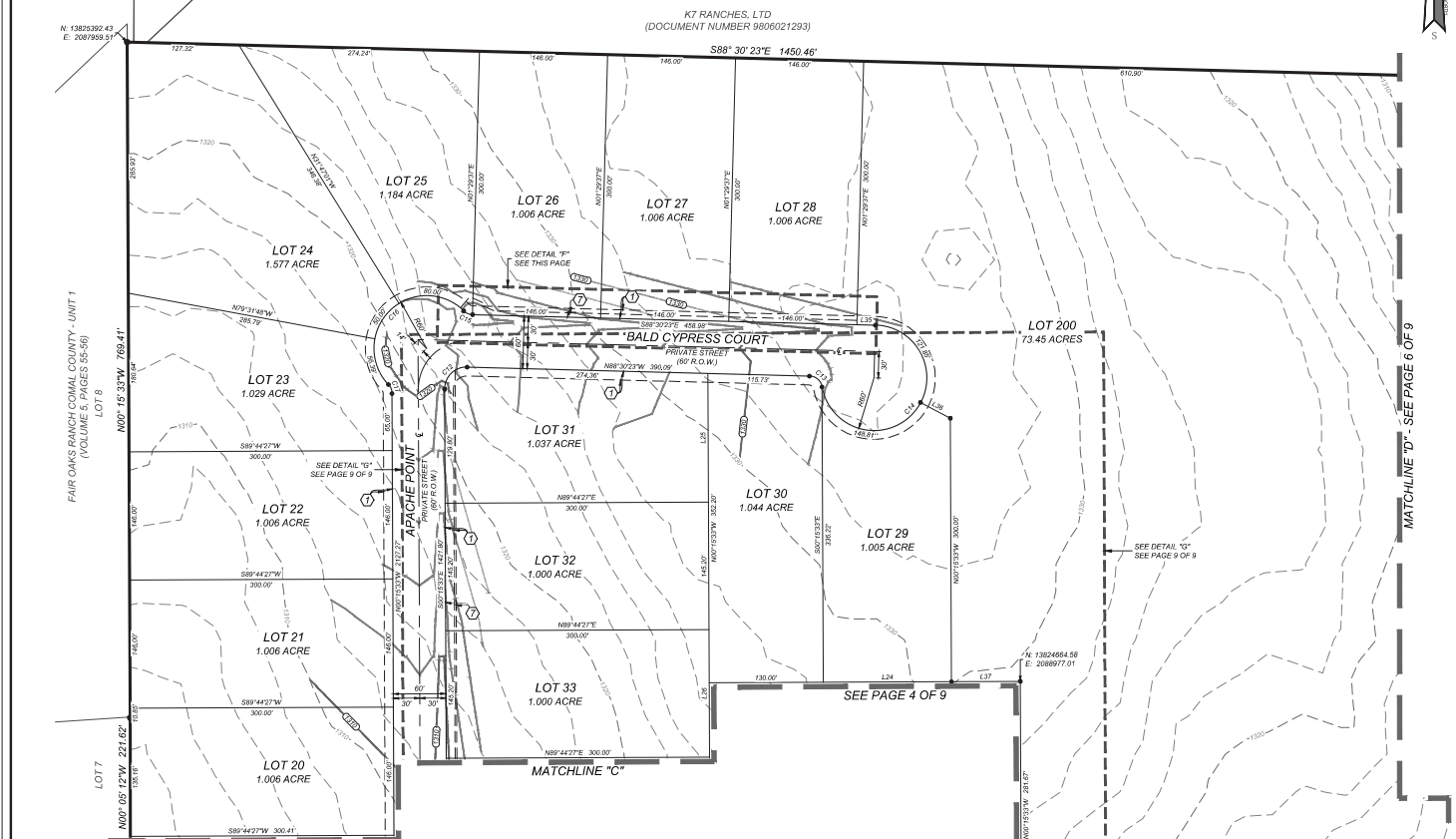
- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS' PROF" CORNER
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - ⊕ = CENTERLINE
 - L.F. = LINEAR FEET
 - 100 — = EXISTING CONTOURS
 - 1000 — = PROPOSED CONTOURS

- KEYNOTES:**
- 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
 - 1' NONVEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
 - 25' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AERA EASEMENT (DOCUMENT NUMBER 20100602743)
 - 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)



PRELIMINARY PLAT ESTABLISHING
OAK BEND SUBDIVISION PHASE I
 BEING 14.0 ACRES OF LAND OUT OF SURVEY NUMBER 172, MARIA DE LA LUZ GUERRA, 1 LEAGUE, COMAL COUNTY ABSTRACT NUMBER 173 IN COMAL COUNTY, TEXAS. SAID 14.0 ACRE TRACT OF LAND BEING THE SAME DESCRIBED IN A DEED DATED MAY 8, 2009 TO OAK BEND FOREST, L.C., RECORDED IN DOCUMENT NUMBER 20090619093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

SAN ANTONIO
 3421 Paesanos Parkway
 San Antonio, TX 78231
 PHONE: 210.979.8444
 COLLIERS ENGINEERING & DESIGN, INC.
 (TSP# F014-1-0029) (TSP#S F014-1-0029)
www.colliersengineering.com
 DATE OF PREPARATION: August 15, 2024



STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 COUNTY OF BEXAR

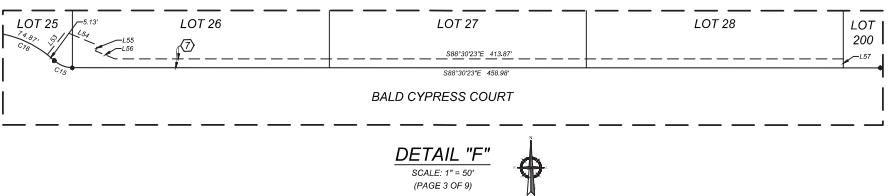
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 RFW SURVEYING, LLC
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
 CAN BE FILED WITH THE BOARD OF PROFESSIONAL LAND SURVEYING
 1111 FORT BRASS, SUITE 1000
 SAN ANTONIO, TEXAS 78204
 PHONE: 210-254-1234 FAX: 210-254-1235 WWW.PLSBOARD.TX.GOV

RESIDENTIAL LOTS = 55

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



DETAIL "F"
 SCALE: 1" = 50'
 (PAGE 3 OF 9)

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES

- KEYNOTES:**
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 - VARIABLE WIDTH DRAINAGE EASEMENT
 - 12' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
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STATE OF TEXAS
 COUNTY OF COMAL

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OWNER/AGENT:
 JAMES H. GORDON
 OAK BEND FOREST, L.C.
 100 OAK CREEK COURT, SUITE 100
 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC _____ COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

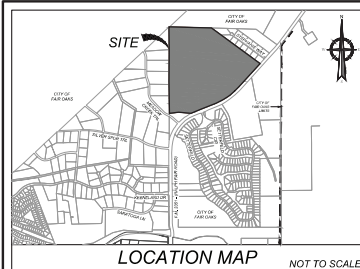
DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ MAYOR

BY: _____ SECRETARY

EXHIBIT D

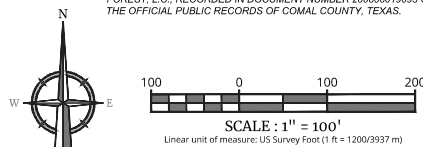
Item #5.



- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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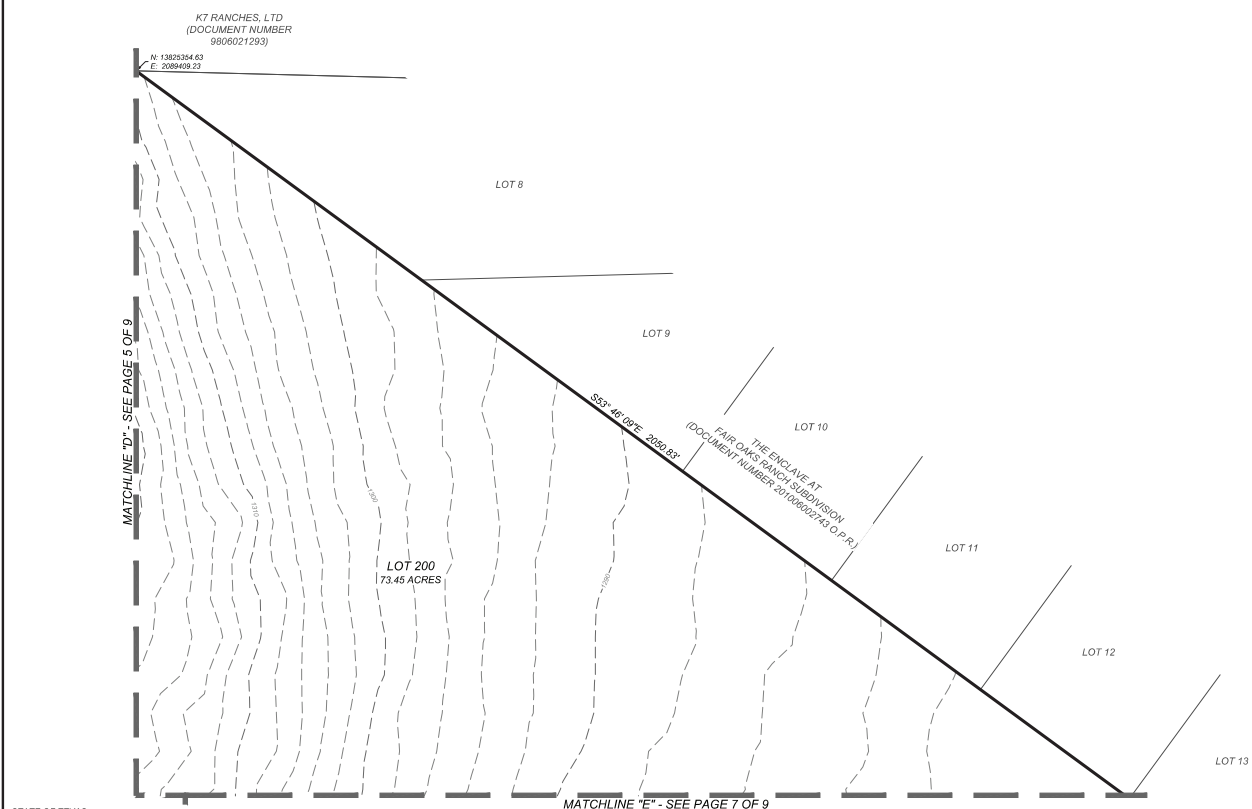
- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS' PLOT CORNER"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
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 - ⊕ = CENTERLINE
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- KEYNOTES:**
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SAN ANTONIO
 3421 Paesanos Parkway
 San Antonio, TX 78231
 Phone: 210.979.8444
 COLLIER ENGINEERING & DESIGN, INC.
 (TSPE Permit: 1-1-9629) (TSP&S Permit: 10194550)

www.colliersengineering.com
 DATE OF PREPARATION: August 15, 2024



STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 RW SURVEYING, LLC
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
 CAN BE FILED WITH THE BOARD OF PROFESSIONAL LAND SURVEYING
 1101 FORT BEND COUNTY ROAD, SUITE 1000, SAN ANTONIO, TEXAS 78248
 PHONE: 210-495-7447 FAX: 210-495-7448 EMAIL: ANPLS@ANPLS.ORG

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
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STATE OF TEXAS
 COUNTY OF COMAL

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OWNER/AGENT:
 JAMES M. GREGG
 OAK BEND FOREST, L.C.
 120 OAK CREEK COURT, SUITE 100
 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GREGG, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC COMAL COUNTY, TEXAS

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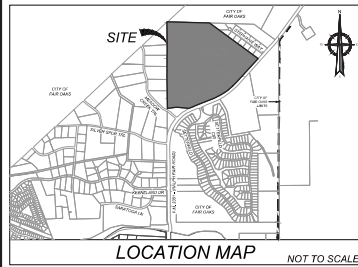
BY: _____
 MAYOR

BY: _____
 SECRETARY

08/15/2024 10:05am User: JD Jones File: L75960703DesignCampPLAT1/75960703.dwg

EXHIBIT D

Item #5.



- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS SHALL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS' PROF" CORNER
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
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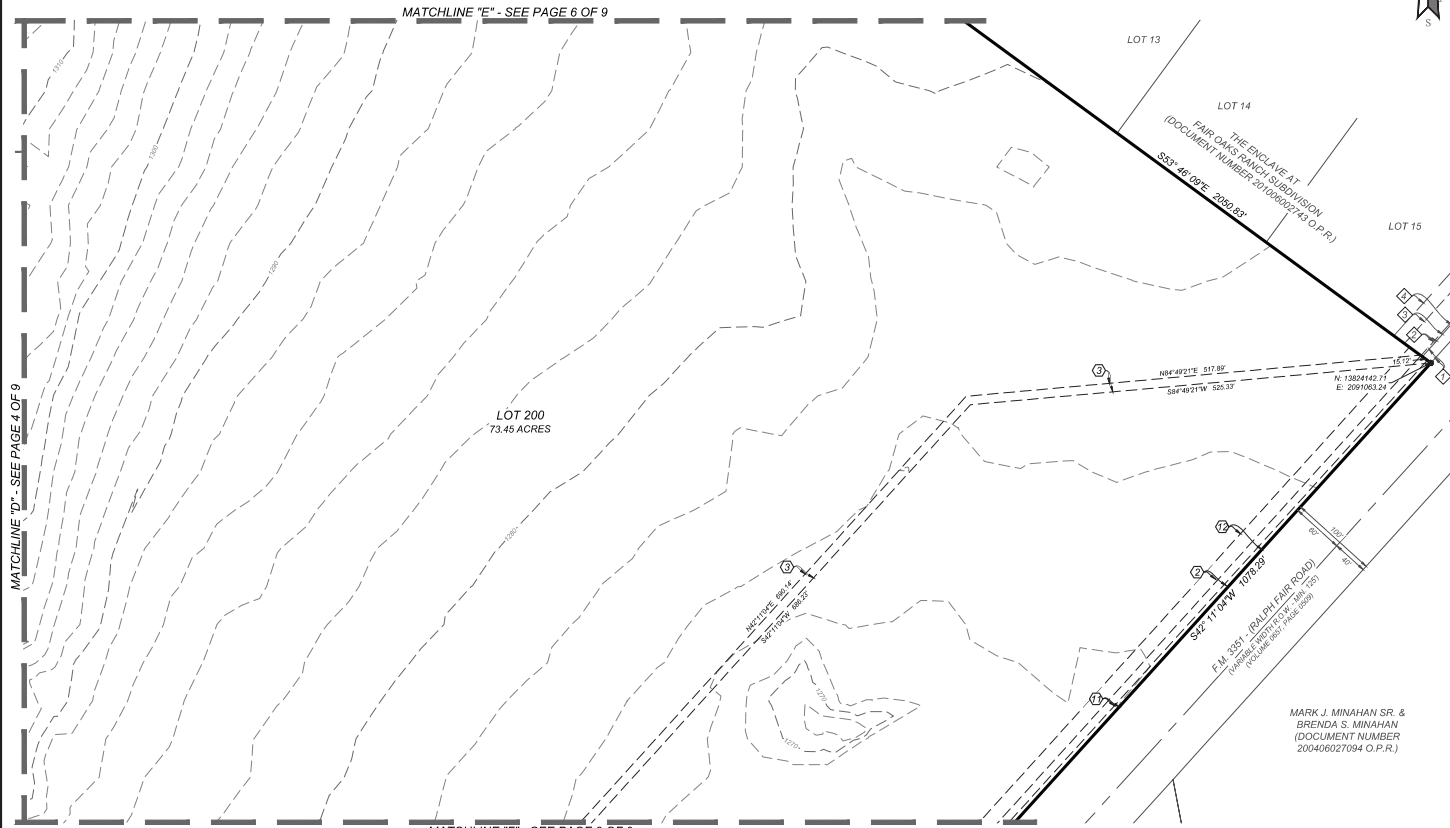


Colliers
Engineering & Design

SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
PHONE: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TSPE PERM: 11-16029 TSPLS PERM: 10194550

www.colliersengineering.com

DATE OF PREPARATION: August 15, 2024



- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
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 - 5' DRAINAGE EASEMENT
 - VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.2016 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0893 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH DRAINAGE EASEMENT
 - 12' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5' VEHICULAR NON-ACCESS EASEMENT
 - 30' R.O.W. RESERVATION EASEMENT WITH BUILDING SETBACK

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNERS/AGENT:
JAMES M. GROOM
OAK BEND FOREST, L.C.
120 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GROOM, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____ COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
R/W SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
CAN BE FILED WITH THE BOARD OF PROFESSIONAL LAND SURVEYING
1101 FORTRESS DRIVE, AUSTIN, TEXAS 78704
PHONE: 512-475-5447 TDD: 512-475-5447 FAX: 512-475-5447

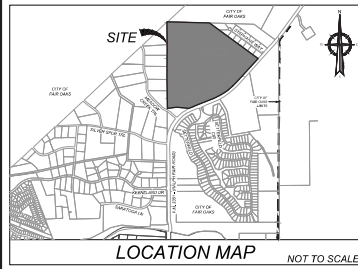
RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

08/15/2024 10:04am User: JD Jones
 File: L75960703DesignCampPLAT1/75960703.dwg

EXHIBIT D

Item #5.



- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSMISSION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIER'S PLOT"
 - = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - C.B. = COUNTY BOOK
 - ☒ = CENTERLINE
 - L.F. = LINEAR FEET
 - = EXISTING CONTOURS
 - = PROPOSED CONTOURS

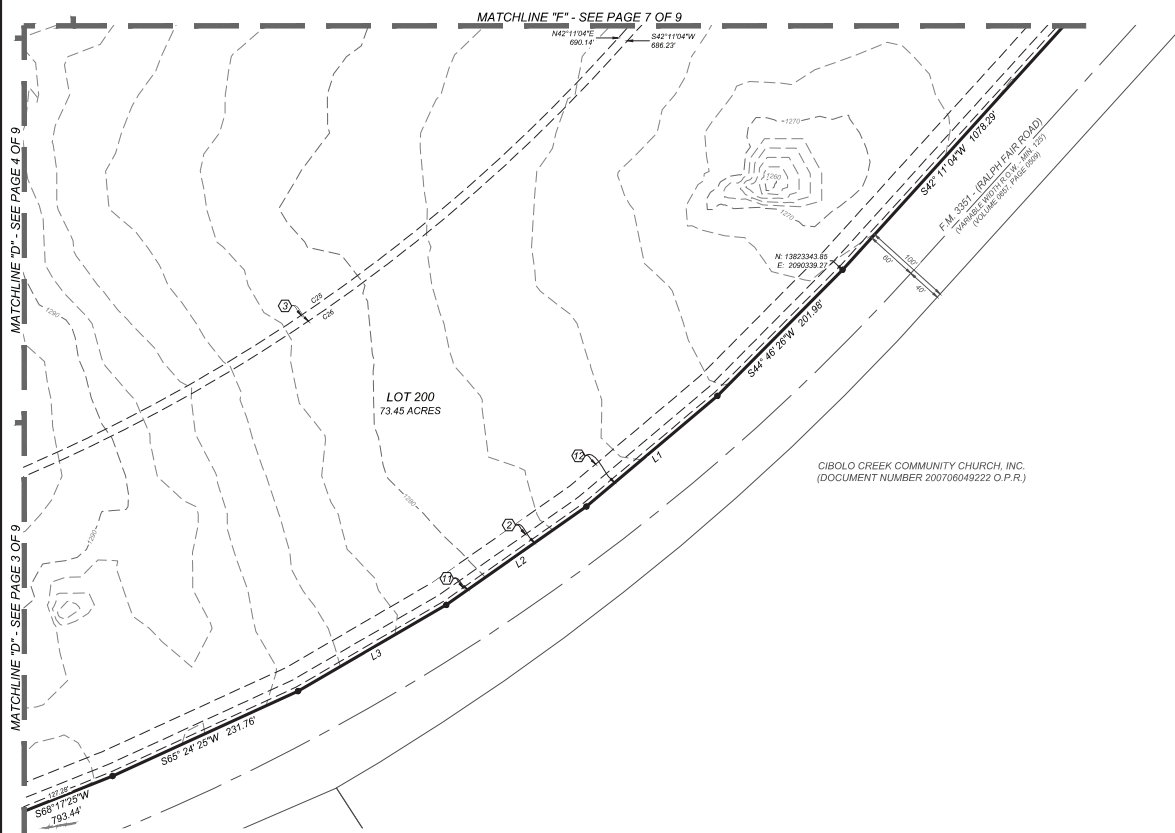
- KEYNOTES:**
- 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
 - 1' NON-VEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
 - 25' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AERIAL EASEMENT (DOCUMENT NUMBER 20100602743)
 - 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)



San Antonio
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIER ENGINEERING & DESIGN, INC.
TSP# F0146-11-0029 TSP#LS F0146-11-0450

www.collierengineering.com
DATE OF PREPARATION: August 15, 2024

MARK J. MINAHAN SR. &
BRENDA S. MINAHAN
(DOCUMENT NUMBER
200406027094)



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
RW SURVEYING, L.L.C.
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED FROM THIS SURVEYOR SHOULD BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AT 1111 FORT BEND DRIVE, AUSTIN, TEXAS 78746. PHONE: 512-463-5500. WEBSITE: www.tbsl.org

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 10' WATER EASEMENT
 - 5' DRAINAGE EASEMENT
VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.2016 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.0893 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH DRAINAGE EASEMENT
 - 12' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5' VEHICULAR NON-ACCESS EASEMENT
 - 30' R.O.W. RESERVATION EASEMENT WITH BUILDING SETBACK

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE, OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:
JAMES M. GRIFFIN
OAK BEND FOREST, L.C.
100 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GRIFFIN, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____.

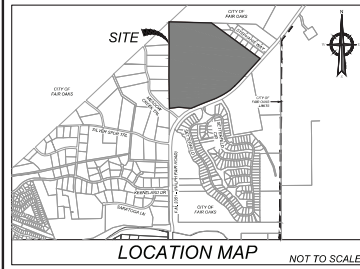
BY: _____ MAYOR

BY: _____ SECRETARY

08/15/2024 10:04am User: JD Jovics
 File: L75960703design/Comp/PLAT/P1_75960703.dwg

EXHIBIT D

Item #5.



CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY), IS HEREBY DESIGNATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALL OWNED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND:

- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- ⊥ = CENTERLINE
- L.F. = LINEAR FEET
- 100' — = EXISTING CONTOURS
- 100' — = PROPOSED CONTOURS

KEYNOTES:

- ① 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
- ② 1' NON-VEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
- ③ 2" ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AREA EASEMENT (DOCUMENT NUMBER 20100602743)
- ④ 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

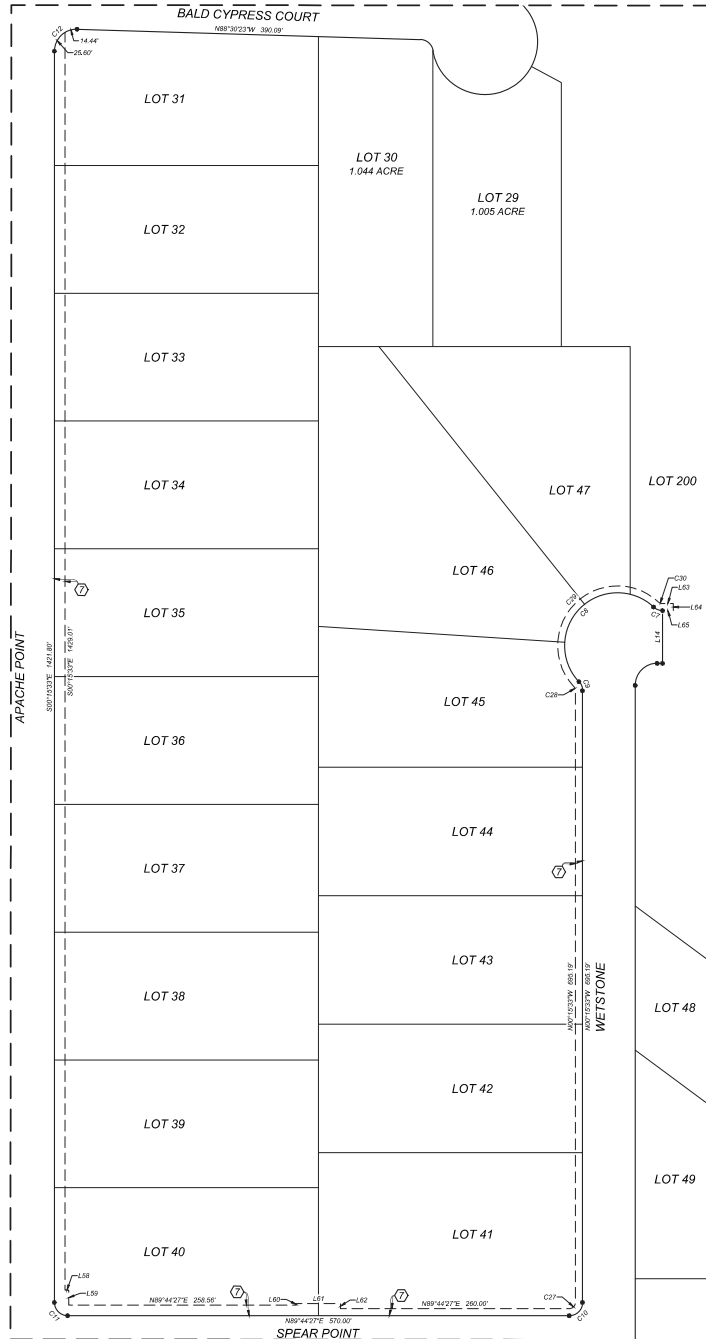
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
RWS SURVEYING, LLC
3421 PASADENAS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED FROM THIS SURVEYOR SHOULD BE FILED WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, 1101 FORT BRASS, 11TH FLOOR, 1101 FORT BRASS, AUSTIN, TEXAS 78701. PHONE: 512-463-1400. FAX: 512-463-1401. WWW.AMPSURVEYORS.COM

RESIDENTIAL LOTS = 55



DETAIL "G"

SCALE: 1" = 100'
(PAGE 3, 4 & 5 OF 9)

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PRELIMINARY PLAT ESTABLISHING
OAK BEND SUBDIVISION PHASE I
BEING 149.0 ACRES OF LAND OUT OF SURVEY NUMBER 172, MARIA DE LA LUZ GUERRA, 1 LEAGUE, COMAL COUNTY ABSTRACT NUMBER 173 IN COMAL COUNTY, TEXAS. SAID 149.02 ACRE TRACT OF LAND BEING THE SAME DESCRIBED IN A DEED DATED MAY 8, 2009 TO OAK BEND FOREST, L.C., RECORDED IN DOCUMENT NUMBER 20080619093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



www.colliersengineering.com

DATE OF PREPARATION: August 15, 2024

KEYNOTES:

- ① 1" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ② 14" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ③ 10" WATER EASEMENT
- ④ 5" DRAINAGE EASEMENT
- ⑤ VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.2016 OF AN ACRE PERMEABLE)
- ⑥ VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0089 OF AN ACRE PERMEABLE)
- ⑦ VARIABLE WIDTH DRAINAGE EASEMENT
- ⑧ 12" DRAINAGE EASEMENT
- ⑨ 5" DRAINAGE EASEMENT
- ⑩ 5" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ⑪ 5" VEHICULAR NON-ACCESS EASEMENT
- ⑫ 30' R.O.W. RESERVATION EASEMENT WITH BUILDING SETBACK

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE, OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:
JAMES H. GROSS
OAK BEND FOREST, L.C.
100 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES H. GROSS, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

PA

08/15/2024 10:03am User: JD Jones
 File: L17560703DesignCampPLAT1_P1_1500703.dwg

OF OAK BEND ESTATES (CITY OF FAIR OAKS RANCH)

BEING 149.02 acres of land out of Survey Number 172, Maria de Luz Guerra, 1 League, Comal County Abstract Number 173 in Comal County, Texas, Said 149.02 acre tract of land being the same land described in a deed dated May 8, 2008 to Oak Bend Forest, L.C., recorded in Doc# 20080619093 of the Official Public Records of Comal County, Texas.

STATE OF TEXAS) COUNTY OF BEXAR)

THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

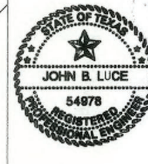
OAK BEND FOREST, L.C. DBA - OAK BEND ESTATES, L.C. OWNER/DEVELOPER P.O. BOX 780046 San Antonio, Texas 78278 (210) 388-6004

Hayden Grona OWNER/DEVELOPER'S DULY AUTHORIZED AGENT HAYDEN GRONA

STATE OF TEXAS) COUNTY OF BEXAR) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAYDEN GRONA, 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 20th DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/20/2015 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS) COUNTY OF BEXAR) I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAT AND THAT THE MATTERS OF LOTS, STREETS, ALLEYS, LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.



JOHN B. LUCE Notary Public State of Texas My Commission Expires 05/20/2015 REGISTERED PROFESSIONAL ENGINEER FIRM NO. F - 6067

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/20/2015 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF OAK BEND ESTATES (CITY OF FAIR OAKS RANCH) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 17th DAY of February, A.D., 2011. By: Cheryl Handman Mayor By: A. Vanzant City Secretary

STATE OF TEXAS) COUNTY OF BEXAR) I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREIN CONDUCTED UNDER MY SUPERVISION.

NOTED: THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY AGREE TO DEED TWO (2) ADJOINING RESIDENTIAL LOTS OF THEIR CHOICE, SHOWN ON THIS PLAT, TO THE OAK BEND ESTATES HOMEOWNERS ASSOCIATION FOR USE THEREIN AS A COMMON AREA. THIS DEDICATION WILL BE CONSIDERED AS SUCH AS SAID ASSOCIATION IS FORMED.

STATE OF TEXAS) COUNTY OF BEXAR) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAYDEN GRONA, 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.

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STATE OF TEXAS) COUNTY OF BEXAR) I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREIN CONDUCTED UNDER MY SUPERVISION.

NOTED: THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY AGREE TO DEED TWO (2) ADJOINING RESIDENTIAL LOTS OF THEIR CHOICE, SHOWN ON THIS PLAT, TO THE OAK BEND ESTATES HOMEOWNERS ASSOCIATION FOR USE THEREIN AS A COMMON AREA. THIS DEDICATION WILL BE CONSIDERED AS SUCH AS SAID ASSOCIATION IS FORMED.

STATE OF TEXAS) COUNTY OF BEXAR) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAYDEN GRONA, 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 20th DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/20/2015 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS) COUNTY OF BEXAR) I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREIN CONDUCTED UNDER MY SUPERVISION.

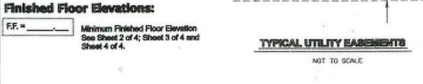
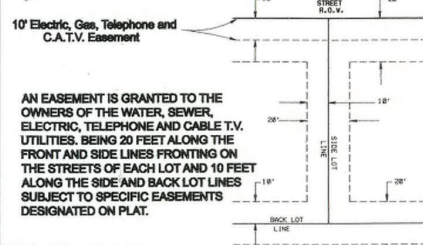
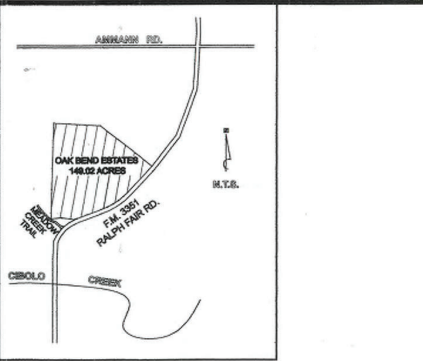
NOTED: THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY AGREE TO DEED TWO (2) ADJOINING RESIDENTIAL LOTS OF THEIR CHOICE, SHOWN ON THIS PLAT, TO THE OAK BEND ESTATES HOMEOWNERS ASSOCIATION FOR USE THEREIN AS A COMMON AREA. THIS DEDICATION WILL BE CONSIDERED AS SUCH AS SAID ASSOCIATION IS FORMED.

STATE OF TEXAS) COUNTY OF BEXAR) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAYDEN GRONA, 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.

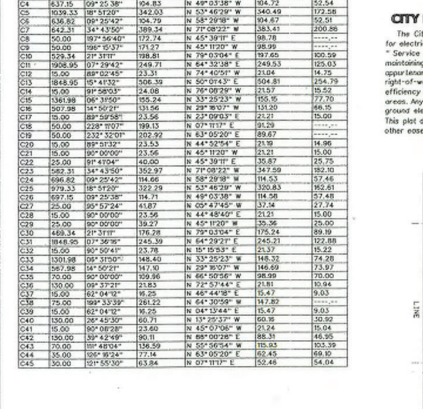
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/20/2015 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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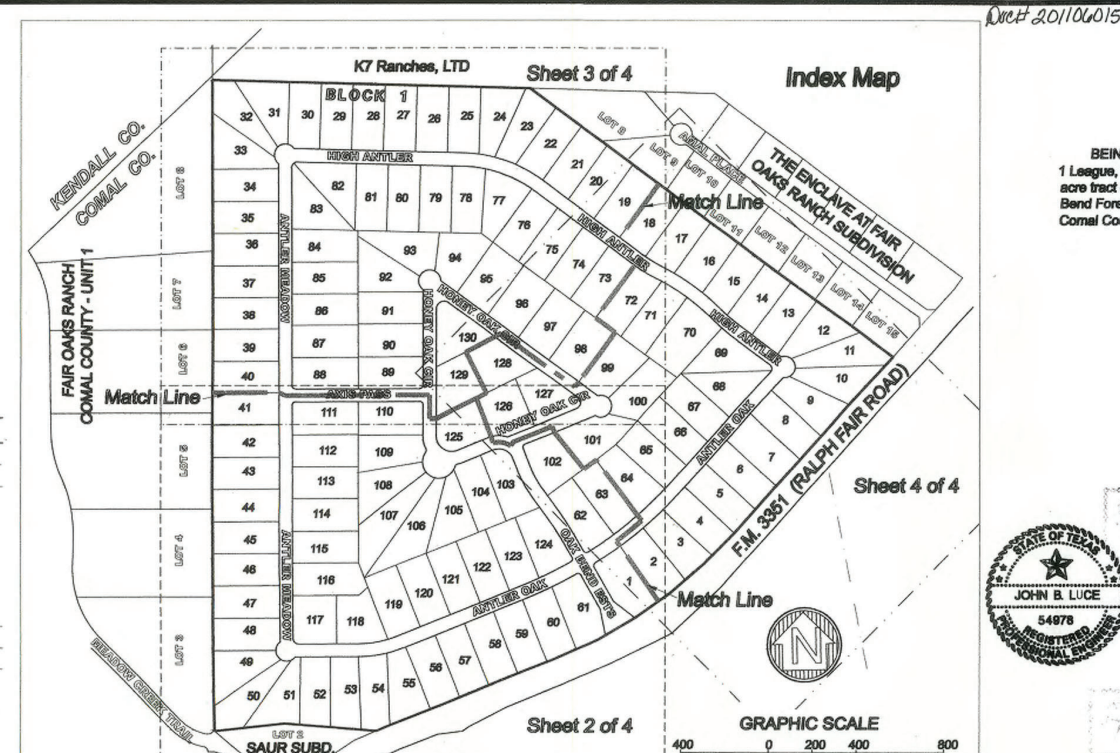


CURVE TABLE with columns for CHAIN BEARING, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH, and OFFSET.



STREET DESIGN, DRAINAGE DESIGN AND LOT DESIGN PREPARED BY JOHN LUCE CIVIL ENGINEERING CONSULTANT. Includes contact information for Bulverde, Texas 78163.

ACS INCORPORATED Land Surveying Land Planning. 15151 San Pedro, San Antonio, Texas (210) 494 - 6405.



CITY PUBLIC SERVICE BOARD UTILITY EASEMENTS: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on the plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement" and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling and erecting poles, conduits, conductors or transformers, each with its necessary appurtenances together with the right of ingress and egress over another's portion of land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lots or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas. Any C.P.S.B. monetary loss resulting from modifications required of C.P.S.B. equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations. This plat does not amend, alter, release or otherwise affect any existing Electric, Gas, Water, Sewer, Drainage, Telephone, Cable Easements or any other easements for utilities unless the changes to such easements are described below.

Texas Department of Transportation Notes: (1) For residential development directly adjacent to State right-of-way, the developer shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation. (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way. (3) Maximum access points to State highway from this property will be regulated as directed by "Regulations for Access to State Highway". (4) Sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right-of-way. (5) Any traffic control measures (left-turn lane, right-turn lane, signal, etc.) for any access fronting a state maintained roadway shall be the responsibility of the developer/owner.

UTILITY EASEMENTS: A. UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES"). B. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONTROLLING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES, THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE DIRECTION OF THE UTILITIES, THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES, AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

GENERAL NOTES: 1. "EASEMENTS" ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL ONLY BE UTILIZED FOR THE FOLLOWING PURPOSES: DRAINAGE, WATER OVERFLOW, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM"). 2. TOGETHER WITH THE RIGHT OF INGRESS OVER ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM, THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CRACK AND/OR DREDGE A STREAM COURSE, HULL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTION, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

3. WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY AND ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE. NOR DOES THE CITY ASSUME ANY LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY. THE PROPERTY OWNER RETAINS THE RIGHT TO ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

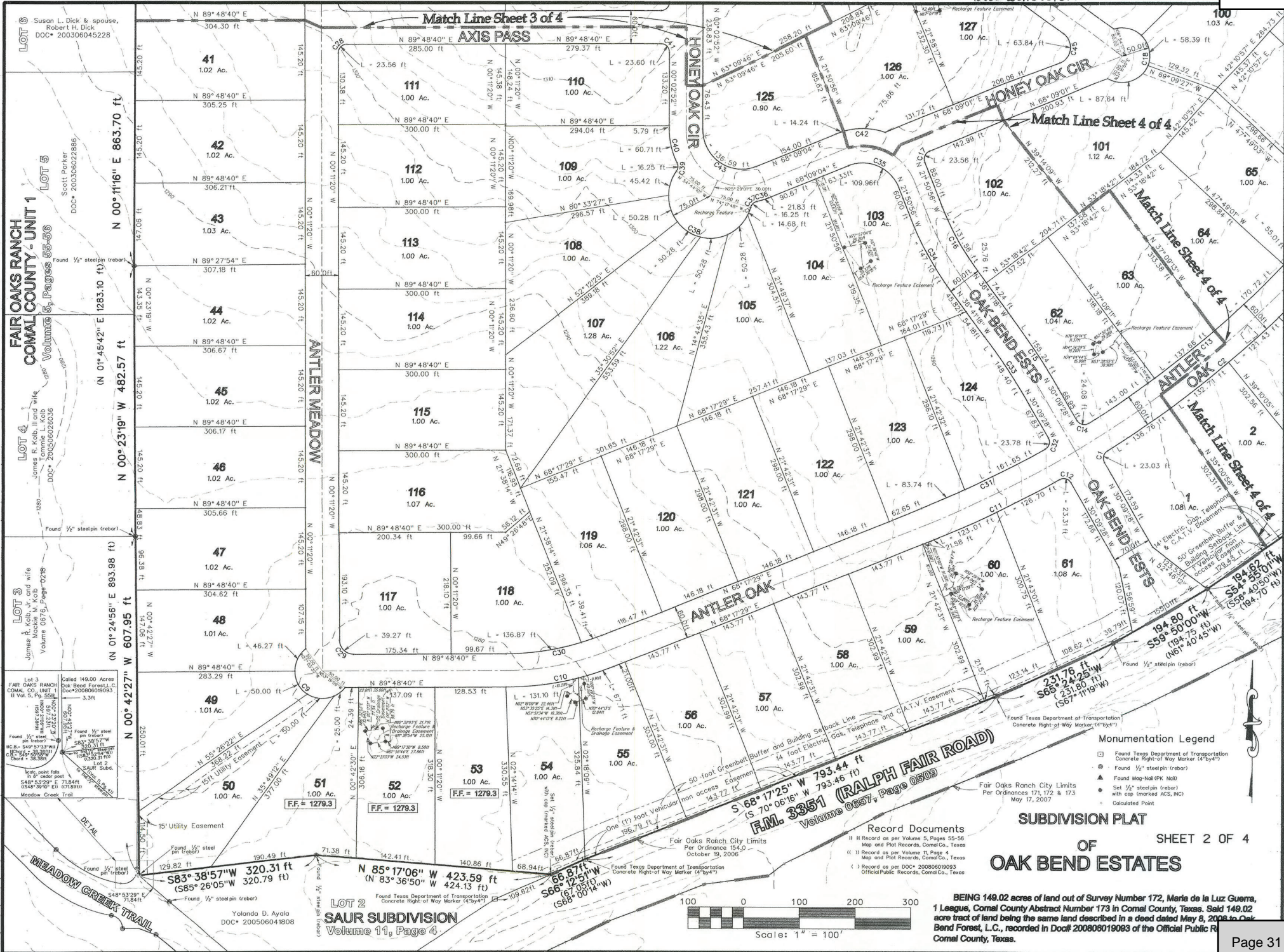
4. THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO INSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY'S USUAL AND CUSTOMARY PRACTICES. 5. THE MAINTENANCE OF TREES, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

5. "CARES ACROSS EASEMENTS" (1) DOUBLE BUILT GATES SHALL BE 18 FT. AND INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS. (2) "OBSTRUCTION OF DRAINAGE" (1) ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL FLOOD AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS. (3) "UTILITY EASEMENTS" (1) AN EASEMENT IS GRANTED TO ALL UTILITIES COVERING ALL LOTS SHOWN HEREIN. (2) "ACCURACY OF COORDINATES" (1) COORDINATE VALUES SHOWN ON THIS PLAT ARE FROM AERIAL PHOTOGRAPHY BY GEODETIC (12-18-2008) BASED ON TEXAS DEPARTMENT OF TRANSPORTATION BENCHMARK NUMBER R.F.21 (ELEV. 1388.14) JOHN B. LUCE, ENGINEER (J. LUCE, LLC) & MICHAEL J. HARRIS, SURVEYOR DO NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL PHOTOGRAPHY.

6. "BASIS OF BEARING" GORD BEARINGS S.P.C. (4204 TRLS. CO.) OPUS SOLUTION AT LOC. 2947930, 194077 North, LUCE 9373705.70787 West derived from GPS observation taken October 14, 2009 - PDG# 14852 - DTR#625, DFC#31, DE#223. 7. "MONUMENTATION" POINTS FOUND AND/OR SET ARE DEPICTED ON SHEET 2 OF 4; SHEET 3 OF 4 & SHEET 4 OF 4. 8. "STATE PLANE COORDINATES" COORDINATE VALUES IF SHOWN HEREON ARE SURFACE IN U.S. FEET TO OBTAIN THE 1983 NORTH AMERICAN DATUM TEXAS SOUTH CENTRAL STATE PLANE COORDINATES) SCALE FACTOR = 0.9999920000. 9. "EXISTING WATER WELLS" ALL EXISTING WATER WELLS (NO. 1 - 4) TO BE PLOUGED BY T.C.E.C. CERTIFIED DRILLER.

TAX CERTIFICATE TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN TEXAS. OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. IMPACT FEE ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAKS RANCH WATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT SET FORTH IN CITY CODE OF ORDINANCE, CHAPTER 10, ARTICLE 10.02.

Subdivision Summary Establishing 130 Lots & 11845 Linear Feet of Road. Includes notary seals for Michael J. Harris and Cheryl Handman, and various signatures and dates.



LOT 6 Susan L. Dick & spouse, Robert H. Dick
DOC* 200306045228

FAIR OAKS RANCH
COMAL COUNTY - UNIT 1
Volume 5, Pages 55-56

LOT 3 James A. Kobb, wife
Mackie V. Kobb
Volume 0576, Page 0218

LOT 3 FAR OAKS RANCH
COMAL CO. UNIT 1
N 00° 42' 27" W 607.95 ft
N 01° 24' 56" E 893.98 ft
N 00° 42' 27" W 607.95 ft
N 01° 24' 56" E 893.98 ft

LOT 2 SAUR SUBDIVISION
Volume 11, Page 4

Match Line Sheet 3 of 4
AXIS PASS

Match Line Sheet 4 of 4

MONUMENTATION LEGEND

- Found Texas Department of Transportation Concrete Right-of-Way Marker (4" by 4")
- Found 1/2" steel pin (rebar)
- Found Mag-Nail (PK Nail)
- Set 1/2" steel pin (rebar) with cap (marked ACS, INC)
- Calculated Point

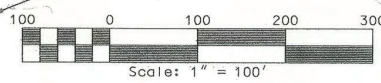
RECORD DOCUMENTS

- Record as per Volume 5, Pages 55-56 Map and Plat Records, Comal Co., Texas
- Record as per Volume 11, Page 4 Map and Plat Records, Comal Co., Texas
- Record as per DOC* 200806019093 Official Records, Comal Co., Texas

SUBDIVISION PLAT

OAK BEND ESTATES

SHEET 2 OF 4



BEING 149.02 acres of land out of Survey Number 172, Marie de la Luz Guerra, 1 League, Comal County Abstract Number 173 in Comal County, Texas. Said 149.02 acre tract of land being the same land described in a deed dated May 8, 2008 to Oak Bend Forest, L.C., recorded in Doc# 200806019093 of the Official Public Records, Comal County, Texas.

EXHIBIT D

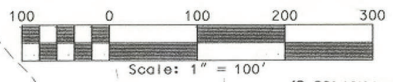
Doc# 201106015175

Item #5.

SUBDIVISION PLAT OF OAK BEND ESTATES SHEET 3 OF 4

BEING 149.02 acres of land out of Survey Number 172, Maria de la Luz Guerra, 1 League, Comal County Abstract Number 173 in Comal County, Texas. Said 149.02 acre tract of land being the same land described in a deed dated May 8, 2008 to Oak Bend Forest, L.C., recorded in Doc# 200806019083 of the Official Public Records of Comal County, Texas.

- Monumentation Legend
Found Texas Department of Transportation Concrete Right-of-Way Marker (4" by 4")
Found 1/2" steel pin (cobar)
Found Mag nail (PK) with cap (marked ACS, INC)
Found 1/2" steel pin (cobar) with cap (marked ACS, INC)
Calculated Point



K7 Ranches, LTD
DOC# 9806021293

Fair Oaks Ranch City Limits
Per Ordinance 154-0
October 19, 2006

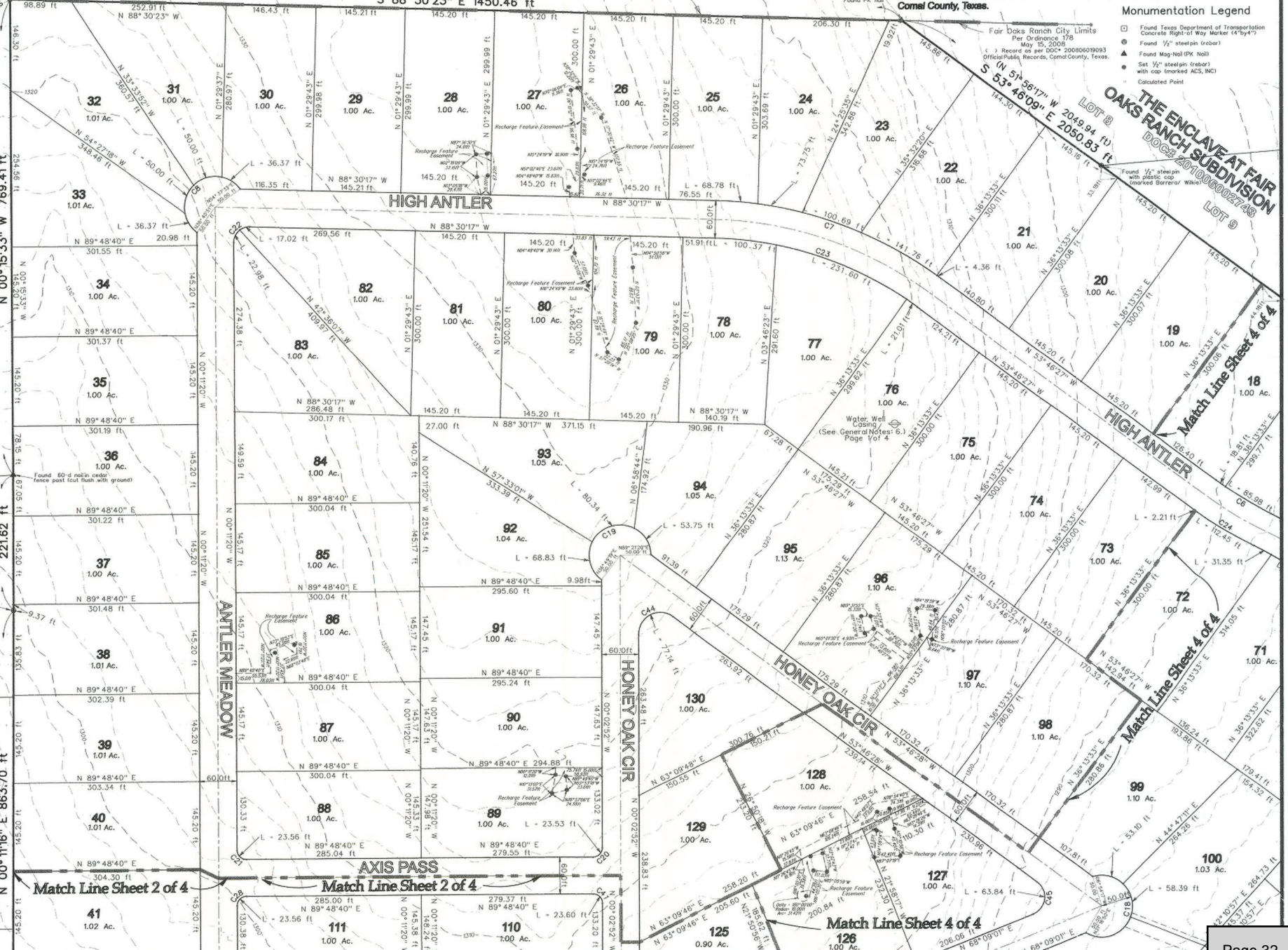
(S 86° 42' 28" E 1451.97 ft)
S 88° 30' 23" E 1450.46 ft

KENDALL COUNTY
COMAL COUNTY
FAIR OAKS RANCH
COMAL COUNTY - UNIT 1
Volume 5, Pages 55-56

LOT 8
FAIR OAKS RANCH
COMAL COUNTY - UNIT 1
Volume 5, Pages 55-56
Gilbert Martinez, Jr. and wife
Lysandra Martinez
DOC# 990601329

LOT 7
The Heitence Family Trust
Steven and Corina Heitence, Trustees
DOC# 200706042822
Found 1/2" steel pin (cobar)

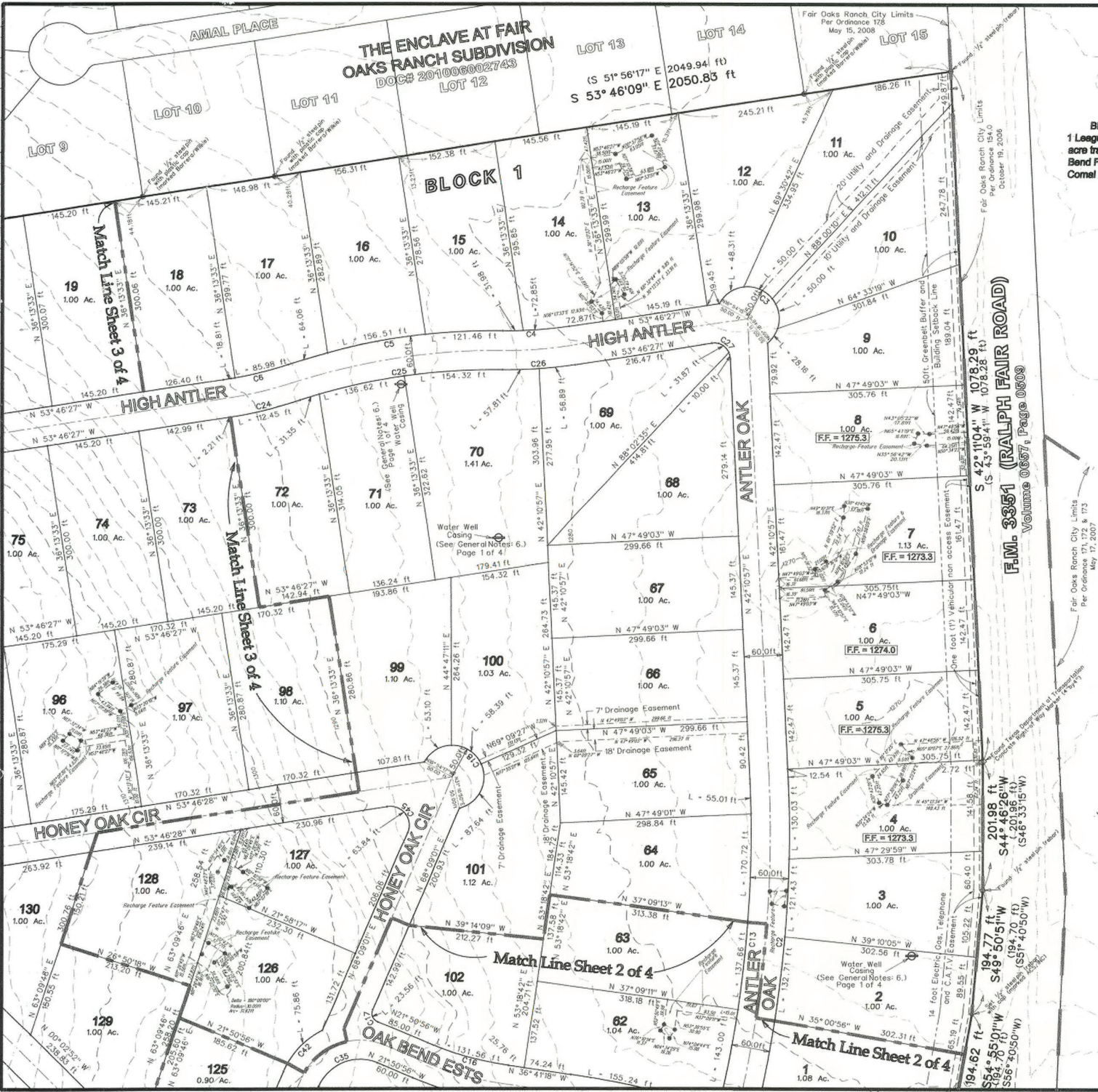
LOT 6
Susan L. Dick and spouse,
Robert H. Dick
DOC# 200306045228



SUBDIVISION PLAT
OF
OAK BEND ESTATES

SHEET 4 OF 4

BEING 149.02 acres of land out of Survey Number 172, Maria de la Luz Guerra, 1 League, Comal County Abstract Number 173 in Comal County, Texas. Said 149.02 acre tract of land being the same land described in a deed dated May 8, 2008 to Oak Bend Forest, L.C., recorded in Doc# 200806019093 of the Official Public Records of Comal County, Texas.



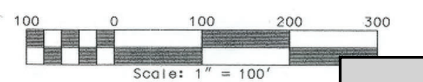
Curve Table

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	15.00	87°58'32"	23.03	N 13°49'48" E	20.84	14.48
C2	1906.95	15°19'03"	529.83	N 50°00'01" E	519.31	262.99
C3	50.00	202°13'01"	178.47	N 05°47'45" W	98.13	-----
C4	637.15	09°25'38"	104.83	N 49°03'38" W	104.72	52.54
C5	1039.33	88°57'20"	342.03	N 53°46'29" W	340.49	172.58
C6	636.82	09°25'42"	104.79	N 58°29'18" W	104.57	52.51
C7	642.31	34°43'50"	389.34	N 71°08'22" W	383.41	200.86
C8	50.00	197°56'40"	172.74	N 45°39'11" E	98.78	-----
C9	50.00	196°15'37"	171.27	N 45°11'20" W	98.99	-----
C10	529.34	21°31'11"	198.81	N 79°03'04" E	197.65	100.59
C11	1908.95	07°29'42"	249.71	N 64°32'38" E	249.53	125.03
C12	15.00	89°02'45"	23.31	N 74°40'51" W	2104	14.75
C13	1848.95	15°41'32"	506.39	N 50°01'43" E	504.81	254.79
C14	15.00	91°58'03"	24.08	N 76°08'29" W	21.57	15.52
C15	1381.98	06°17'50"	155.24	N 31°25'23" E	154.15	77.70
C16	507.98	14°50'21"	131.56	N 29°16'07" W	131.20	66.15
C17	15.00	89°59'58"	23.56	N 23°09'03" E	21.21	15.00
C18	50.00	228°17'07"	199.13	N 07°11'17" E	91.29	-----
C19	150.00	232°32'01"	202.92	N 63°05'20" E	89.67	-----
C20	15.00	89°51'32"	23.53	N 44°52'54" E	21.19	14.96
C21	15.00	90°00'00"	23.56	N 45°11'20" W	21.21	15.00
C22	25.00	91°41'04"	40.00	N 45°39'11" E	35.87	25.75
C23	582.31	34°43'50"	352.97	N 71°08'22" W	347.59	182.10
C24	896.82	09°25'42"	249.71	N 58°29'18" W	248.53	125.46
C25	979.33	18°51'20"	322.29	N 53°46'29" W	320.83	162.61
C26	697.15	09°25'38"	114.71	N 49°03'38" W	114.58	57.48
C27	25.00	95°57'24"	41.87	N 05°47'45" W	37.14	27.74
C28	15.00	90°00'00"	23.56	N 44°44'48" E	21.21	15.00
C29	25.00	90°00'00"	39.27	N 45°11'20" W	35.36	25.00
C30	469.34	21°31'11"	176.28	N 79°03'04" E	175.24	89.19
C31	1848.95	07°36'16"	245.39	N 64°29'21" E	245.21	122.88
C32	15.00	90°50'41"	23.78	N 15°55'33" E	21.37	15.22
C33	1301.98	06°17'50"	148.40	N 31°25'23" W	148.32	74.28
C34	567.98	14°50'21"	147.10	N 29°16'07" W	146.69	73.97
C35	70.00	90°00'00"	109.96	N 66°50'56" W	99.89	70.00
C36	130.00	09°17'21"	218.53	N 72°57'44" E	218.1	10.94
C37	15.00	62°04'12"	16.25	N 44°44'48" E	15.47	9.03
C38	75.00	199°33'39"	261.22	N 64°30'59" W	147.82	-----
C39	15.00	62°04'12"	16.25	N 04°13'44" E	15.47	9.03
C40	130.00	26°45'30"	60.71	N 13°25'37" W	60.16	30.92
C41	15.00	88°08'28"	23.60	N 45°07'06" W	21.24	15.44
C42	130.00	39°42'49"	60.11	N 88°00'28" E	88.31	46.95
C43	70.00	111°48'04"	136.59	N 55°56'54" W	115.93	103.39
C44	35.00	126°16'24"	77.14	N 63°05'20" E	62.45	69.10
C45	30.00	128°55'30"	63.84	N 07°11'17" E	52.46	54.04

Monumentation Legend

- Found Texas Department of Transportation Concrete Right-of-Way Marker (4" by 4")
- Found 1/2" steel pin (brown)
- Found May-Hall (PK. Nail)
- Set 1/2" steel pin (brown) with cap (marked ACS, INC)
- Calculated Point

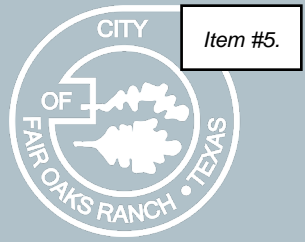
() Record Call as per Doc# 200806019093 Official Public Records, Comal County, Texas.



Planning and Zoning Commission Public Hearing

Oak Bend Subdivision Phase I

Variance Request

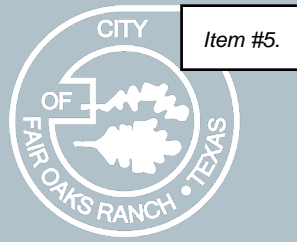


September 12, 2024

PV# 2024-01

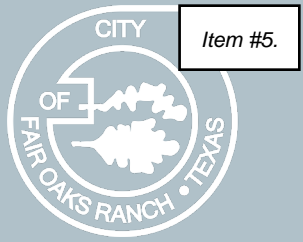
Lee Muniz, P.E., CFM
Manager of Engineering Services

Introduction



Proposed Variance Request (PV No. 2024-01) will change the required street lot frontage requirements based on Chapter 10 Subdivision Regulations for approximately 149 acres generally located north of the intersection of Ralph Fair Road and Honeycomb Rock. The property is currently platted as Oak Bend Estates.

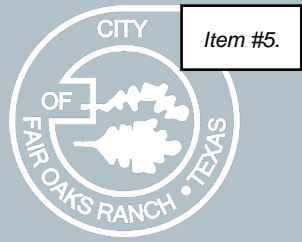
Reason for Request



- The proposed variance is part of a Preliminary Plat that will revise the previously approved Oak Bend Estates plat.
- The Subdivision Regulations requires a minimum of 150' street frontage for lots served by public water and private sewer septic.
- Thirty-eight (38) lots with street frontage less than the required 150' are proposed in this subdivision.

Lots in a subdivision within the corporate limits of the City and outside the corporate limits of the City, but within the limits of its extraterritorial jurisdiction which are served by either individual private wells and public sewer systems, or public water systems and private on-site sewage disposal systems, shall have a minimum street frontage of 150 feet and total lot area greater than 45,000 square feet.

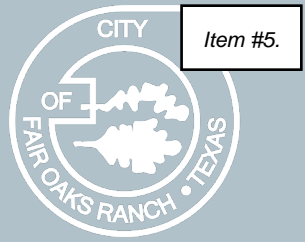
Criteria for Review



According to Section 3.9 (g) of the UDC, no Variance will be granted unless the authorizing body finds that all of the following apply (further detailed in Staff Report)

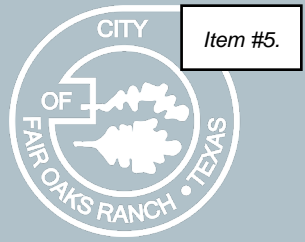
- 1. Extraordinary or special conditions affecting the land involved such that strict application of the provisions of this Code deprives the applicant of a reasonable use of its land;*
- 2. Preserves property rights of the applicant;*
- 3. Ensures public health, safety, or welfare is upheld;*
- 4. Ensures there is no detrimental effect to surrounding properties;*
- 5. Conditions do not create a need for additional variances to surrounding properties;*

Criteria for Review, Cont'd



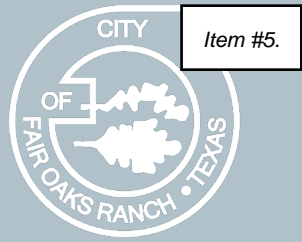
6. *Conditions that create the need for the Variance are not the result of the applicant's own actions;*
7. *Does not substantially conflict with the Comprehensive Plan and the purposes of this Code;*
8. *Application of this Code effectively prohibits or unreasonably restricts the utilization of the property; and,*
9. *Insufficient Findings - the following types of possible findings do not constitute sufficient grounds for granting a Variance*
 - a. *Property cannot be used for its highest and best use;*
 - b. *There is a financial or economic hardship. There is a self-created hardship by the property owner his / her agent; or*
 - c. *The development objectives of the property owner are or will be frustrated*

Staff Recommendation

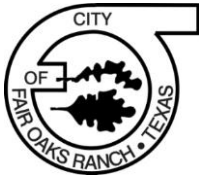


- Minimum street frontages for 38 lots range from 107.75' to 148.68'. Six lots are less than 145' street frontage, while 32 lots have a minimum street frontage of 145 feet.
- The Oak Bend Subdivision was previously platted and recorded with similar reduced street frontages in 2011.
- Additional features of the proposed Oak Bend Subdivision:
 - ✓ Reduction of lots (110 lots) as compared to the previously approved subdivision (130 lots) proposed
 - ✓ Addition of nine (9) acres of open space to preserve Karst features (geological feature)
 - ✓ Inclusion of an emergency access
- The Oak Bend Subdivision is in Comal County and the County's minimum lot frontage requirement is 40'.
- The existing Water Supply Agreement allows for the construction of 110 single family residential lots.

Next Steps



- P&Z will convene at the consideration portion of this meeting to discuss the case and make a recommendation for City Council consideration of approval or denial.
- P&Z may table the item if additional information is warranted.
- City Council will hold their public hearing on October 3, 2024.
- City Council will consider the variance request and the P&Z recommendation at their October 3 meeting.



PLANNING & ZONING COMMISSION PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Conduct a public hearing to receive public testimony on the following variance request: Application No. PV# 2024-02 from the applicant and owner Green Land Ventures, LTD., to reduce the required minimum street frontage from 150 feet to 108 feet for three (3) lots in the proposed Stone Creek Ranch Unit 2B.

DATE: September 12, 2024

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Lee Muñoz, P.E., CFM, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

There is an existing Water Supply Agreement between the City of Fair Oaks Ranch and Green Land Ventures dated 2008. The agreement was amended in 2024 to increase the number of single-family residential lots from 238 to 247 in the Stone Creek Ranch subdivision. Unit 2B is the remaining unit of the subdivision that is not platted. All previous Stone Creek Ranch units have been platted and recorded.

On August 16, 2024, staff received the Stone Creek Ranch applications for a variance request and preliminary plat consisting of 13 acres (approximately) and generally located northwest of the intersection of Rolling Acres Trail and Ammann Road. The subdivision is zoned existing residential two.

The lots in this proposed 12-lot subdivision will be served by private on-site sewage disposal systems (septic) and public water systems which requires a minimum of 150 feet of street frontage. The applicant is seeking a variance to reduce the required minimum street frontage to 108' for three (3) lots. This variance will allow the plat to be approved as proposed. In case the variance is not granted, the reconfigured subdivision layout (in conformance with the minimum 150-foot street frontage requirement) will result in a reduction of lots.

See attached staff report for additional information, criteria for variance review, and staff recommendation.

PUBLIC HEARING:

The sequence for conducting the public hearing is shown on the meeting agenda.

NEXT STEPS:

Planning and Zoning Commission

- Consideration and possible action on a recommendation to City Council of the requested variance

City Council

- October 3, 2024 - Conduct a Public Hearing
- October 3, 2024 - Consideration and possible action on the requested variance

STAFF REPORT

To: Planning & Zoning Commission
From: Public Works and Engineering Department
Date: September 12, 2024
Re: Variance Request: Application No. PV# 2024-02 from the applicant and owner Green Land Ventures, LTD

SUMMARY:

Current Zoning: Existing Residential 2 (ER2)

Property Size: 13 acres (approximately)

Location: The subject parcel is generally located north-west of the intersection of Rolling Acres Trail and Ammann Road (see attached Exhibit A: Subject Property Aerial Map). Street access to the property is provided from Ranch Pass.

Use: The proposed use of single family residential is permitted by right in this zone.

Request: The applicant is seeking to reduce the required minimum street frontage from 150' to 108' for three (3) lots in the proposed Stone Creek Ranch Unit 2B. (see the consideration item for the Stone Creek Ranch 2B Preliminary Plat in this agenda package).

SITE HISTORY:

Stone Creek Unit 2B is the only remaining section that is not platted as part of the existing Stone Creek Ranch Development. As per the applicant, Unit 1 (including subsequent amending plats), Unit 1A, Unit 2A, and Unit 2C have been recorded.

There is an existing water supply agreement between the City and the Green Land Ventures dated 2008. This agreement was amended in 2024 to increase the number of Living Unit Equivalent from 238 to 247.

REASON FOR THE REQUEST:

The lots in this proposed 12-lot subdivision will be served by private on-site sewage disposal systems (septic) and public water systems requiring a minimum of 150' street frontage. Three (3) lots with street frontage less than the required 150' are proposed in this subdivision. This variance will allow the plat to be approved as proposed. In case the variance is not granted, the reconfigured subdivision layout (in conformance with the minimum 150' street frontage requirement) will result in a reduction of lots.

PUBLIC NOTICES/COMMENTS:

A notice of the public hearing was published in the Boerne Star newspaper on August 25, 2024. As of this publication, staff has received zero (0) public comments in favor of the request and zero (0) in opposition.

CRITERIA FOR REVIEW:

In accordance with UDC Section 3.9(9) Variance, in making the required findings, the P&Z shall consider the following.

1. There are extraordinary or special conditions affecting the land involved such that strict application of the provisions of this Code will deprive the applicant of a reasonable use of its land. For example, a variance might be justified because of topographic, or other special conditions unique to the property and development involved, while it would not be justified due to inconvenience or financial disadvantage;
2. The variance is necessary for the preservation of a substantial property right of the applicant;
3. Granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this Code;
4. Conditions that create the need for the variance do not generally apply to other property in the vicinity;
5. Conditions that create the need for the Variance are not the result of the applicant's own actions;
6. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this Code; and
7. Because of the conditions that create the need for the Variance, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
8. Insufficient Findings. The fact that property may be utilized more profitably should a variance be granted may not be considered, standing alone, as grounds for a variance. Additionally, the following types of possible findings do not constitute sufficient grounds for granting a variance:
 - a. Property cannot be used for its highest and best use;
 - b. There is a financial or economic hardship. There is a self-created hardship by the property owner his / her agent; or
 - c. The development objectives of the property owner are or will be frustrated.

STAFF RECOMMENDATION:

Staff Analysis:

1. Minimum street frontages of 108.13', 111.85', 116.90' are proposed for three lots in the proposed 12-lot Stone Creek Ranch Unit 2B subdivision. These lots will not meet the minimum required street frontage of 150'.
2. These three (3) lots will have similar lot area as other lots in the subdivision and will meet the minimum lot area requirement of 45,000 square feet.
3. These three (3) lots meet the minimum lot size of one acre for on-site sewage facilities (OSSF) as specified in the Kendall County Development Rules. Kendall County is the regulatory authority for permitting, inspecting and monitoring OSSF in this area.
4. The existing Water Supply Agreement with Green Land Ventures, amended in 2024,

allows for the construction of 247 single family residential lots. This variance allows for full buildout of the development with 247 lots.

The P&Z shall consider the variance request and make a recommendation for City Council consideration. The P&Z may recommend approval or denial. The P&Z may also choose to table the request if they determine additional information from the applicant is warranted. It should be noted that the requested variance aligns with the existing Water Supply Agreement which allows for a total of 247 single family residential lots.

Exhibits

- A. Subject Property Aerial Map
- B. Zoning Map
- C. Notification Map
- D. Universal Application and Specific Application (Variance) including Supporting Documents




Exhibit A

Exhibit Aerial Map


Item #6.

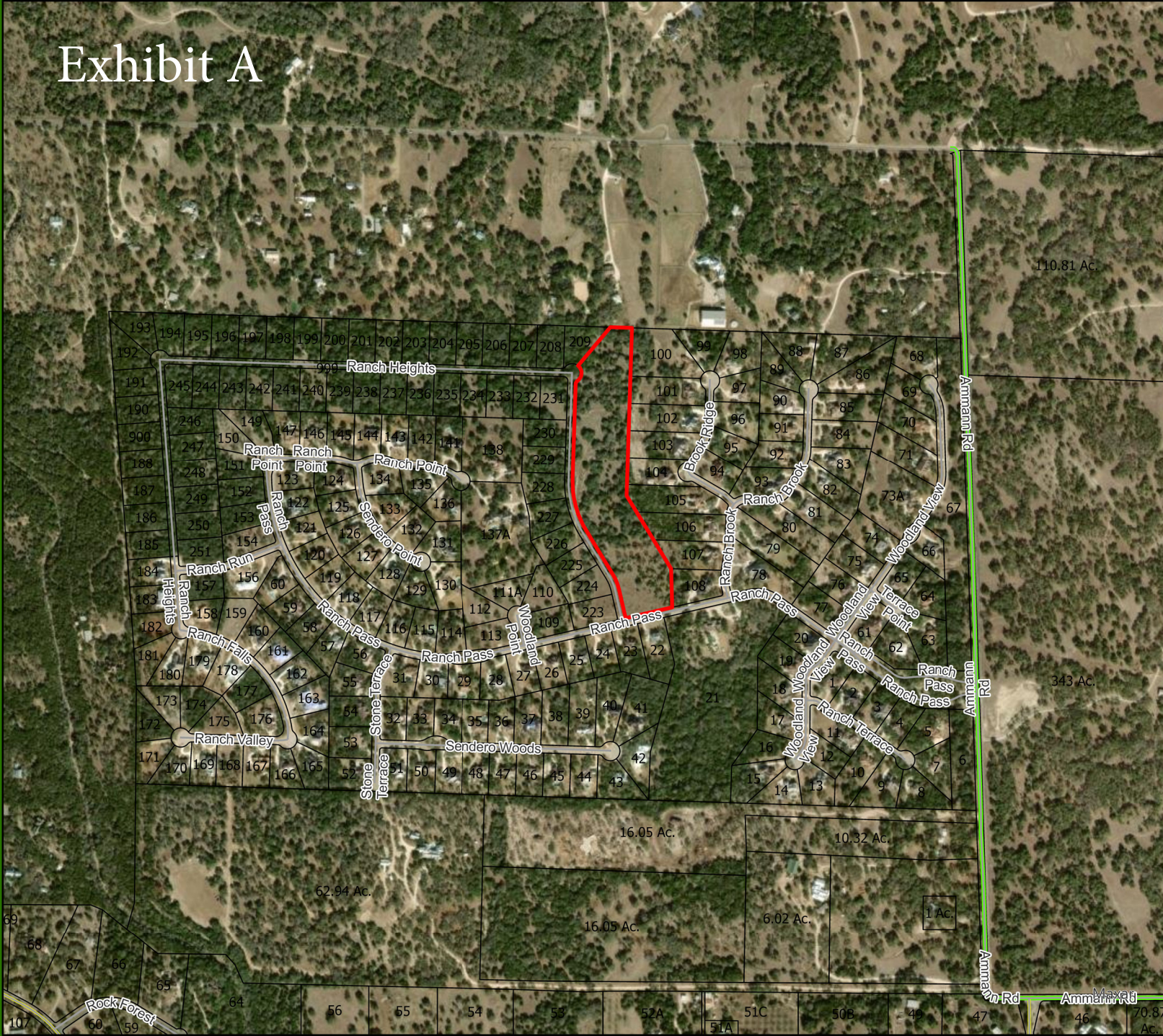
Stone Creek Unit 2B
Variance Application Number:
PV# 2024-02

Legend

-  Subject Property
-  Parcels
-  Fair_Oaks_Roads



1,000
 US Feet



Disclaimer – The City of Fair Oaks Ranch (COFOR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFOR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances shall COFOR products be used for final design purposes. COFOR provides this information on an “as is” basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose. COFOR assumes no responsibility for anyone’s use of the information.

Exhibit C

Exhibit Item #6.

Property Owner Notification Map

Stone Creek Unit 2B

Variance Application Number:

PV# 2024-02

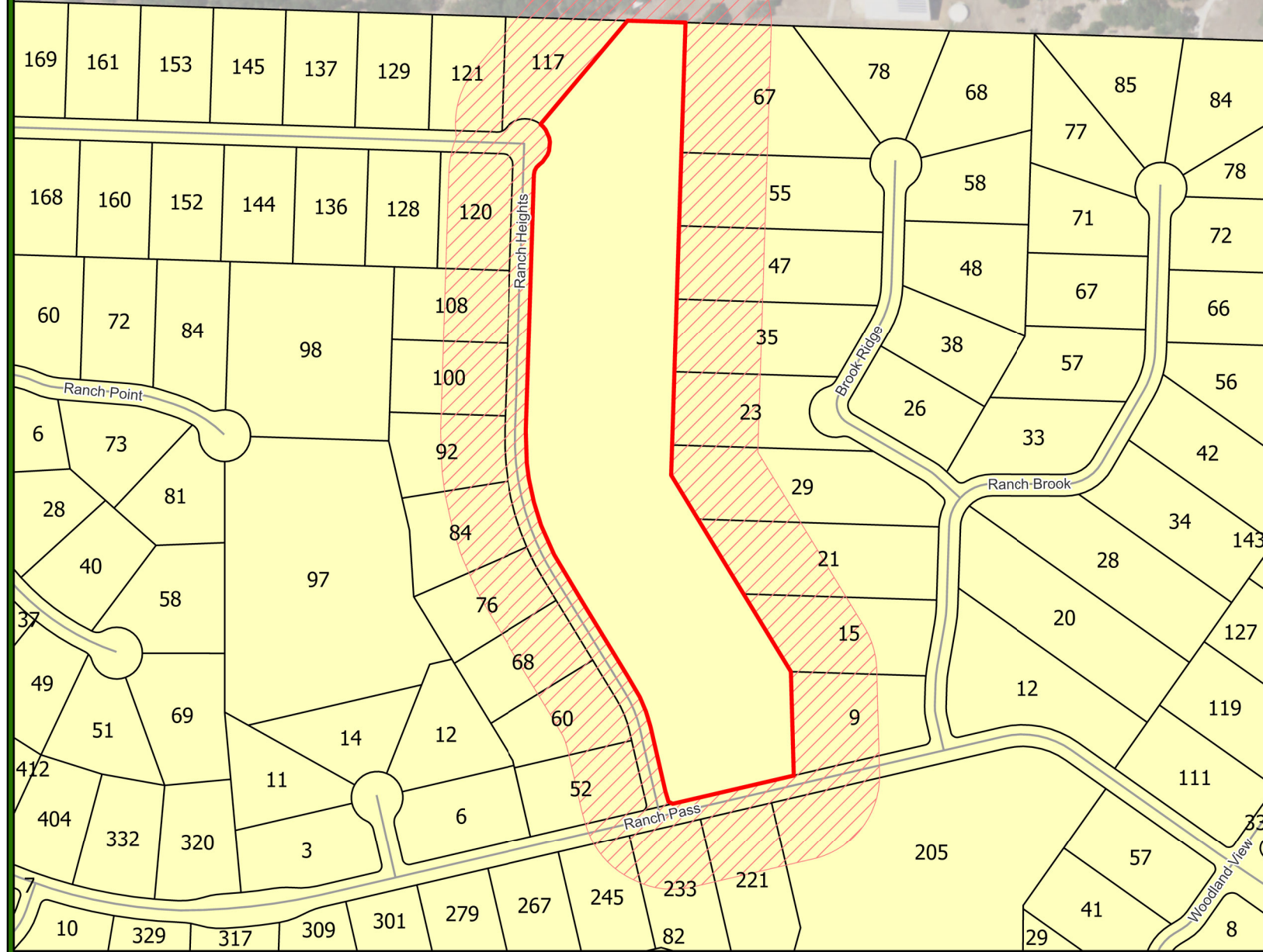
Legend

- Subject Property
- Notification Area
- Fair_Oaks_Roads
- Parcels

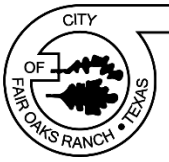


400

US Feet



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UNIVERSAL APPLICATION (FORM UA)

All applications must be submitted with:

- (1) A complete **Universal Application** form (2 pages), and
(2) A complete **Specific Application Form** with all materials listed in the checklist for the specific application.
The City staff is available to assist you in person at City Hall or over the phone at (210) 698-0900.

DEVELOPMENT INFORMATION

Project Name/Address/Location: Stone Creek Ranch Unit 2B/Located approximately Acreage: 13.671
Brief Description of Project: Low density single family residential subdivision
Is property platted? [X]No []Yes Subdivision name: Stone Creek Ranch Unit 2B No. of Lots: 12
Recordation #: N/A Parcel(s) Tax ID#: 14325
Existing Use: undeveloped - range Proposed Use: Single Family Residential
Current Zoning: R2 Proposed Zoning: R2
Occupancy Type: Single Family detached Sq. Ft: Varie Bed #: Varie Bath #: Varie Car Garage #: Varies
Water System []Well [X]Public Flood Zone: [X]Yes []No Sewer System: [X]Septic []Public

PROPERTY OWNER INFORMATION

Owner: Green Land Ventures, LTD Contact Name: jeff@hutzlercivil.com
Address: 138 Old San Antonio Rd, Suite 206 City/State/ZIP: Boerne/TX/78006
Phone: 210-287-1568 Email: jeff@hutzlercivil.com

APPLICANT INFORMATION

Applicant/Developer: same as owner Contact Name:
Address: City/State/ZIP:
Phone: Email:

KEY CONTACT INFORMATION

Name of the Individual: Darren McAfee Contact Name: Quiddity Engineering, LLC
Address: 4350 Lockhill Selma Rd, Suite 100 City/State/ZIP: San Antonio/TX/78249
Phone: 210-546-0053 E-mail: dmcafee@quiddity.com

Signature: [Handwritten Signature] Date: August 9, 2024
Print Name: Jeff Hutzler

(Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****
DATE REC'D: August 16, 2024 BY: Lee Muñoz, P.E., CFM
FEES PAID: August 16, 2024 APPROVED BY:
DATE APPROVED:
APPLICATION/PERMIT NO: PV# 2024-02 EXP DATE:

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

Land Use Policy Related

- (Section 3.9 of the UDC)
- Annexation* - Form S1
- Comprehensive Plan Amendment (Text)
- Unified Development Code (UDC) Text Amendment
- Rezoning/ FLUM amendment* - Form S2
- Special Use Permit* - Form S3
- Planned Unit Development (PUD)* - Form S4
- Development Agreement
- Conservation Development Alternative* (CDA) (Section 4.8) - Form S5

Subdivision and Property Development Related

- (Section 3.8 of the UDC)
- Amending Plat* - Form S6
- Minor Plat* - Form S7
- Development Plat* - Form S8
- Concept Plan** - Form S9
- Preliminary Plat* - Form S10
- Final Plat* - Form S11
- Replat* - Form S12
- Construction Plans* - Form S13
- Vacating Plat
- Plat Extension

Site Development Related

- (Section 3.9 of the UDC)
- Vested Rights Verification Letter (Refer to UDC Section 4.2 (3))
- Zoning Verification Letter
- Written Interpretation of the UDC
- Temporary Use Permit*- Form S14
- Special Exception*- Form S15
- Site Development Permit* (Site Plan Review) - Form S16
- Floodplain Development Permit*- Form S17
- Stormwater Permit* - Form S18
- Certificate of Design Compliance* - Form S19
- Appeal of an Administrative Decision
 - Zoning
 - Others
- Variance
 - Policy
 - Judicial* -Form S20
- Sign Special Exception/Appeal to an Administrative Decision
- Administrative Exception
- Permit for Repair of Non-Conforming Use/Building
- Letter of Regulatory Compliance
- On-Site Sewage Facility Permit (OSSF)
- Certificate of Occupancy (CO)* - Form S21
- Relief from Signage Regulations
- Group Living Operation License* - Form S22
- Grading/Clearing Permit - Form S23

Miscellaneous Permits

- Appeal of Denial of Sign Permit
- Master/ Common Signage Plan* - Form S24
- Right-of-Way Construction* - Form S25

Building Permits Related

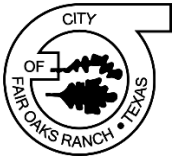
- For the following permits, please visit: <http://fairoaksranchtx.org/77/Building-Codes>
- Commercial**
New/Remodel/Addition
- Residential**
New Home
Remodels/Additions
Detached Buildings
- Others**
Fence
Solar Panels
Swimming Pools
Backflow Device/Irrigation System
Signs
Master/ Common Signage Plan
Water Heater or Water Softener
Miscellaneous

*These types of applications require additional information as listed in the Specific Application Form.
 ** The Concept Plan is required for PUD and CDA, and for Rezoning if included in a previously approved Concept Plan.

Application Checklist for all Applications

- Universal Application Form (Form UA).
- Items listed in the checklist for the Specific Application Form (Form S#) ¹. (Please make sure the boxes are checked)
- Application Processing Fees and other application fees.
- Letter of intent explaining the request in detail and reason for the request.
- Signed Letter of Authorization required if the application is signed by someone other than the property owner.
- Site plan and shapefile drawings (if applicable) for the property
- Location map clearly indicating the site in relation to adjacent streets and other landmarks
- A copy of proof of ownership (recorded property deed or current year tax statements)

¹For items that are duplicated in the specific type of application, only one copy is required.



City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 awade@fairoaksranchtx.org www.fairoaksranchtx.org

S20

SPECIFIC APPLICATION FORM - VARIANCE

Section 3.9 (9) of the Unified Development Code

All documents shall be sent via email or through ShareSync/FTP file. The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- Pre-Application Conference prior to application submittal.
- Concept plan approval (if required).
- A completed Universal Application and checklist signed by the owner/s of the property.
- A title report.
- Payment of all other applicable fees (see Schedule of Fees).
- A copy of the legal description (metes and bounds) of the area encompassing the Variance request. If the property is platted, a copy of the plat should be provided.
- Location/vicinity map showing the location and boundaries of the subject parcel. Indicate scale or not to scale (NTS) and provide north arrow.
- Acknowledgement that the sign posted by the City on the property fifteen (15) days prior to the public hearing will be maintained until the request is heard at the public hearing.
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.

January 13, 2022

Ms. Katherine Schweitzer, P.E.
Manager of Engineering Services
City of Fair Oaks Ranch
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015

Reference: Stone Creek Ranch
Letter of Agent

Dear Ms. Schweitzer:

The undersigned Dana Green, owner of Green Land Ventures, LTD., hereby grants authority to Jeffrey J. Hutzler to act on my behalf to execute and sign all required documents of the subdivision process, including recordation of the plat, for the Stone Creek Ranch development.

Sincerely,



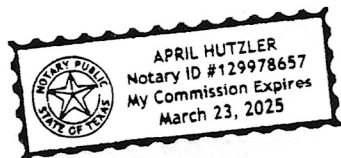
Dana Green, Owner

STATE OF TEXAS

COUNTY OF BEXAR

Before me the undersigned authority, on this day personally appeared Dana Green 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.

Given under my hand and seal of office this 20th day of January,
A.D., 2022.





Notary Public in and for the State of Texas



4350 Lockhill Selma Road, Suite 100
San Antonio, Texas 78249
Tel: 210.494.5511
www.quiddity.com

August 9, 2024

Mr. Lee Muniz, PE, CFM
Manager of Engineering Services
City of Fair Oaks Ranch
7286 Dietz Elkhorn
Fair Oaks Ranch, Texas 78015

RE: Stone Creek Ranch Unit 2B
Variance Request

- Policy
- Judicial

Dear Mr. Muniz,

This submittal package is being provided for the review of the Stone Creek Ranch Unit 2B Variance Request. We are requesting, on behalf of Green Land Ventures, LTD, a variance from the minimum 150 ft lot width requirement in Chapter 10 Subdivision Regulations Ordinance 26.5, Article III, Section 3A on lots 210, 219, 220, and 221 in the proposed Stone Creek Ranch Unit 2B.

Lot 210 is located on a knuckle-sac, has a proposed street frontage of 64.12 feet, and a width of 127.17 ft at the 70' front setback. Lot 219 is located on the outside of a street curve, has a proposed street frontage of 108.13 ft, and a lot width of 120.10 ft at the 70 ft front setback. Lot 220 is located along the outside of a street curve, has a proposed street frontage of 111.85 ft, and a lot width of 120.23 ft at the 70 ft front setback. Lot 221 is located at the corner of an intersection, has a proposed street frontage of 116.90 ft, and a lot width of 136.24 ft at the 70 ft front setback. Lots 210, 219, 220, and 221 all meet the minimum size requirement of 45,000 square feet.

While the above mentioned lots are less than 150 ft wide at the road frontage, the lots maintain a minimum width of 120 ft at the front building setback line and satisfy the minimum lot size specified in the code. The 120 ft lot width is common for other large lot single-family residential lots in the hill country area served by public water and individual septic. The minimum acreage requirement ensures that each lot has adequate room for the construction of a single-family home and all related improvements, including on-site septic facilities. An exhibit showing the buildable areas of the proposed lots is provided at the end of this letter.

A detailed justification of the need for this variance is as follows in response to applicable Chapter 10 Subdivision Regulations Section 6.A(1-4) "Findings Required for Variances"



4350 Lockhill Selma Road, Suite 100
San Antonio, Texas 78249
Tel: 210.494.5511
www.quiddity.com

A.1. There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of his/her land.

Lot 210 is located on a knuckle-sac and Lots 219-221 are located along the outside of a street curve which creates "pie" shaped lots that are narrow at the front of the lot at the street frontage compared to other lots of similar acreage. The lots are also adjacent to a natural drainage way at the rear of the property, which requires the lots to be longer than other similar sized lots, since the rear will be partially occupied by a drainage easement. These factors result in the need for a longer, skinnier lot than would otherwise be required to achieve the same lot acreage and buildable area.

A.2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

The variance is necessary to allow for the orderly subdivision of the property in conformance the subdivision master plan and maintain uniformity in overall lot size in the neighborhood. Strict adherence to the minimum lot width frontage requirement would result in irregular shaped lots or oversized lots that do not conform to the adjacent and surrounding lots in the neighborhood.

A.3. The granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

No exceptions to any requirements related to public health, safety, or welfare are being requested with this variance.

A.4. Granting the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this Ordinance.

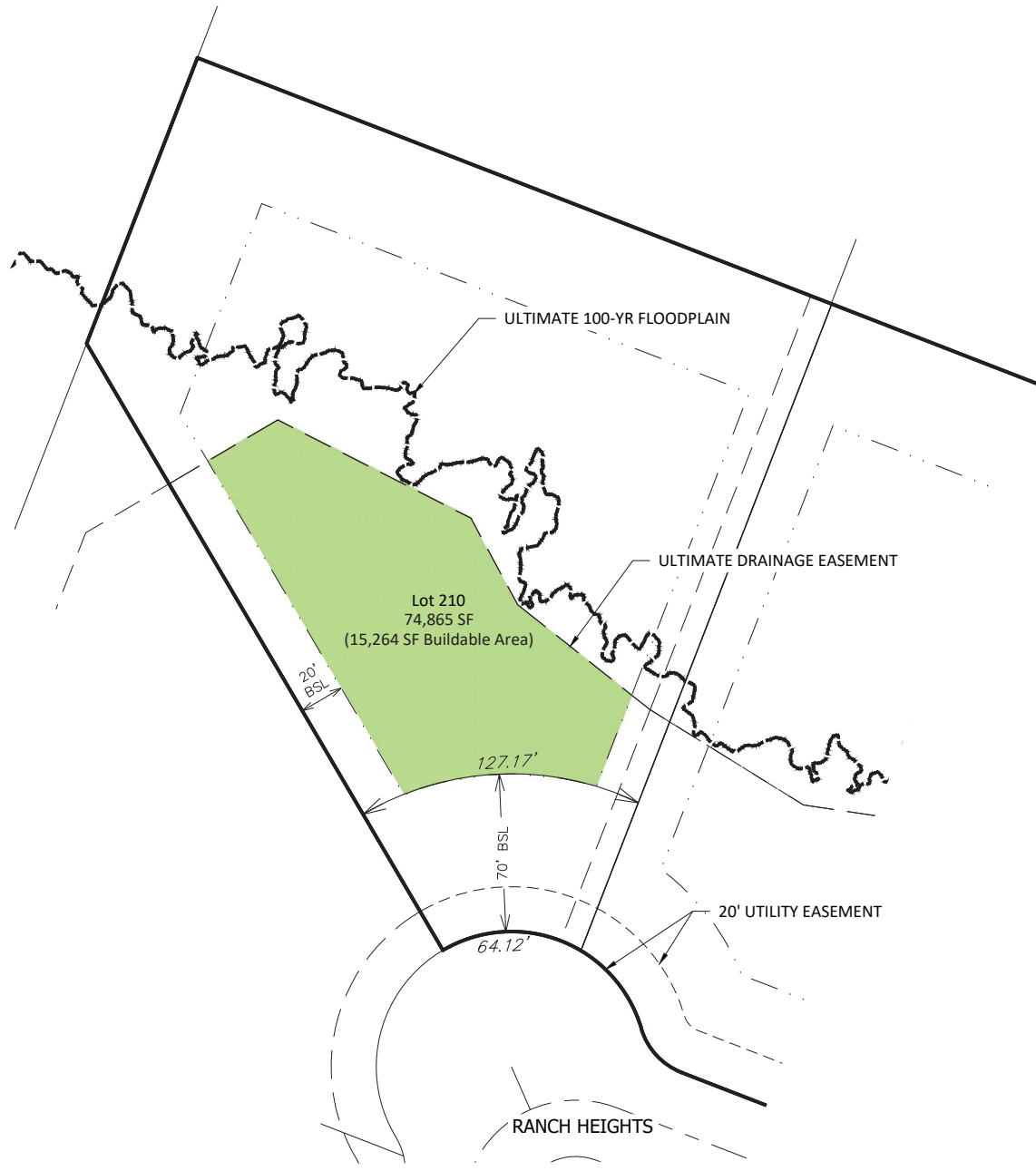
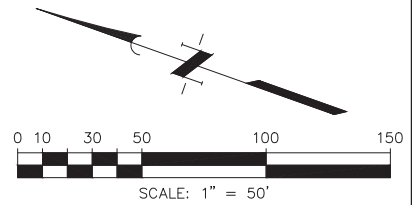
The variance is necessary to allow for the orderly subdivision of the property in conformance the subdivision master plan and maintain uniformity in overall lot size and shape in the neighborhood. Additionally, this is the last section of land to be platted as part of the Stone Creek Ranch Subdivision. All other land in the subdivision has already been subdivided.

We greatly appreciate your consideration of the granting of this variance request.

Sincerely,

A handwritten signature in blue ink that reads "Darren McAfee".

Darren J. McAfee, PE
Quiddity Engineering
4350 Lockhill Selma Rd. Ste 100
San Antonio TX, 78249

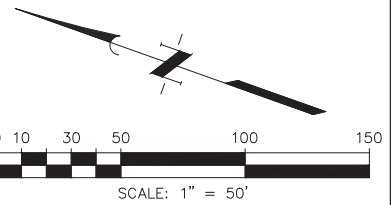


STONE CREEK RANCH UNIT 2B
LOTS 210 BUILDABLE
AREA EXHIBIT



State Board of Professional Engineers and Land Surveyors, Inc. #122281
4300 Lockhart-Galena Road, Suite 300 San Antonio, Texas 78248-2105 694.6511

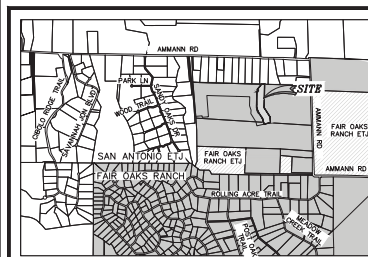
K:\16502\16502-0003-00 The Ranches at Creekside Unit 2B\2 Design Phase\CAD\Exhibit\Variance Exhibit.dwg D:\M August 16, 2024



© 2024 QUIDDITY

STONE CREEK RANCH UNIT 2B
LOTS 219-221 BUILDABLE
AREA EXHIBIT

K:\16502\16502-0003-00 The Ranches at Creekside Unit 2B\2 Design Phase CAD\Exhibit\Exhibit\Area Exhibit.dwg D:\August 16, 2024



LOCATION MAP NOT-TO-SCALE

LEGEND

- KCDR KENDALL COUNTY DEED RECORDS
KCDPR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
KCPDR KENDALL COUNTY PLAT RECORDS
KCCPR KENDALL COUNTY DEED PLAT RECORDS
BSL BUILDING SETBACK LINE
CVE CLEAR VISION EASEMENT
EGTC ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT EASEMENT
DE DRAINAGE EASEMENT
(LOT) OVERALL DIMENSION
CL CENTER LINE
AC ACRE
CB COUNTY BLOCK
VOL VOLUME
PG PAGE
R.O.W RIGHT-OF-WAY
V.N.A.E VEHICLE NON-ACCESS EASEMENT
FF MINIMUM FINISHED FLOOR ELEVATION

IMPACT FEE PAYMENT NOTE
ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAKS RANCH WATER AND WASTEWATER UTILITIES IMPACT FEE SHALL BE THE AMOUNT SET FORTH IN CITY ORDINANCE CHAPTER 10, ARTICLE 10.02.

CLEAR VISION EASEMENT NOTE:
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT.

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE UTILITIES)

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES, THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF, THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES, THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF OR OTHER OBSTRUCTIONS, WHICH REASONABLE ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

- 1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE UTILITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATIONS IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.
3. THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

GENERAL NOTES

- 1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNERS HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
3. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
4. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88).
5. THE SETBACKS SHOWN ON THIS PLAT ARE IMPOSED BY THE DEED RESTRICTION AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF FAIR OAKS RANCH.
6. PRIVATE STREETS & EASEMENTS: THE PRIVATE STREET (LOT 999) IS AN EGTG, DRAINAGE, WATER, AND UNDERGROUND UTILITY EASEMENT.
7. THE MAINTENANCE OF ALL PRIVATE STREETS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF FAIR OAKS RANCH OR KENDALL COUNTY.
8. FLOODPLAIN VERIFICATION: A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4805000405. EFFECTIVE DATE DECEMBER 17, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. FINISHED FLOOR ELEVATIONS ARE SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
9. THE AREA WITHIN THIS PLAT IS ZONED EXISTING RESIDENTIAL 2 (R2).
10. THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF "CHAPTER 10 SUBDIVISION REGULATIONS" DATED 10/24/2018.
11. WATER SERVICE IS PROVIDED BY THE CITY OF FAIR OAKS RANCH, SUBJECT TO THE APPROVED WATER SUPPLY AGREEMENT, AS AMENDED, ON FILE WITH THE CITY OF FAIR OAKS RANCH.

DRAINAGE NOTES:

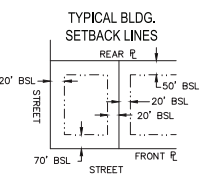
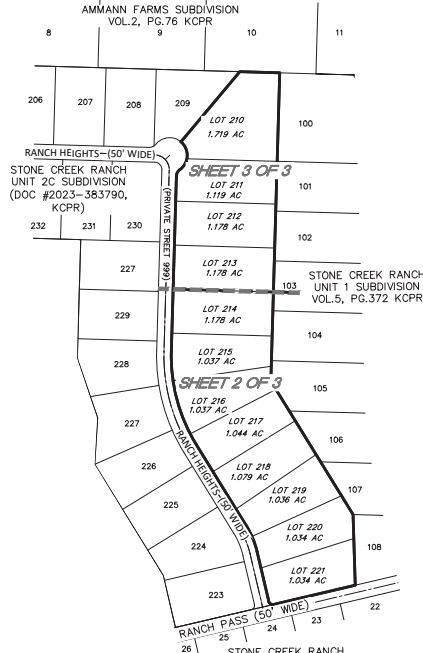
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES.

(THE "DRAINAGE SYSTEM")

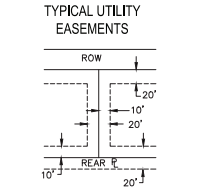
TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATION, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM: THE RIGHT OF CHANGE THE SIZE THEREOF; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM, CULVERTS, WATER GAPS, AND PROTECTING RAILS, THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM, AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR THE PROPERTY, OR ANY OTHER PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- 1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE UTILITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.
3. THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.



NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK AS SHOWN ABOVE AND IN THE SUBDIVISION DEED RESTRICTIONS.



AN EASEMENT IS GRANTED TO THE OWNERS OF THE WATER, ELECTRIC, TELEPHONE AND CABLE TV UTILITIES BEING 20 FEET ALONG THE FRONT AND SIDE LINES PRINTING ON STREETS OF EACH LOT AND 10 FEET ALONG THE SIDE AND BACK LOT LINES SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAT.

PRELIMINARY PLAT ESTABLISHING STONE CREEK RANCH UNIT 2B

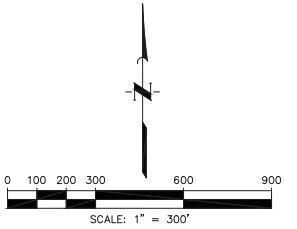
BEING A TOTAL OF 13.671 ACRES OF LAND OUT OF THE WM. D. LUSK SURVEY NO. 211, ABSTRACT NO. 306 KENDALL COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN CALLED 357.94 ACRE TRACT DESCRIBED IN INSTRUMENT TO GREEN LAND VENTURES, LTD. RECORDED IN VOLUME 1076, PAGE 555 OF THE KENDALL COUNTY OFFICIAL PUBLIC RECORDS.

REASON FOR PRELIMINARY PLAT: TO SUBDIVIDE 13.671 ACRES OF LAND TO CREATE 12 SINGLE FAMILY RESIDENTIAL LOTS.



11448 Blvd of Professional Engineers and Land Surveyors Reg. No. F-23290 4350 Lockhill-Selma Road, Suite 100B San Antonio, Texas 78249 210.494.5511

DATE OF PRINT: August 16, 2024



STATE OF TEXAS COUNTY OF KENDALL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD. DIANA GREEN PRESIDENT 138 OLD SAN ANTONIO RD, SUITE 206 BOERNE, TEXAS 78006

STATE OF TEXAS COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DIANA GREEN 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20__.

NOTARY PUBLIC, KENDALL COUNTY, TEXAS

THIS PLAT OF STONE CREEK RANCH UNIT 2B, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL DATED THIS _____ DAY OF _____ A.D. 20__.

MAYOR

CITY SECRETARY

STATE OF TEXAS COUNTY OF KENDALL

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M IN THE RECORDS OF _____ OF SAID COUNTY, IN DOCUMENT NO. _____ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, KENDALL COUNTY, TEXAS

*PRELIMINARY PLAT ONLY. THIS PLAT IS PROVIDED FOR PRELIMINARY PLAT CONSIDERATION ONLY AND SHALL NOT BE RECORDED OR RELIED UPON AS A SURVEY DOCUMENT.

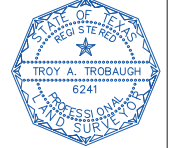


STATE OF TEXAS COUNTY OF KENDALL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS CITY COUNCIL.

Darren McAffee 8/16/2024 LICENSED PROFESSIONAL ENGINEER DARREN J. MCAFEE, PE LICENSE NUMBER 137808

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STATE OF TEXAS COUNTY OF KENDALL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY QUIDDITY ENGINEERING.

REGISTERED PROFESSIONAL LAND SURVEYOR TROY A. TROBAUGH, RPLS LICENSE NUMBER 6241

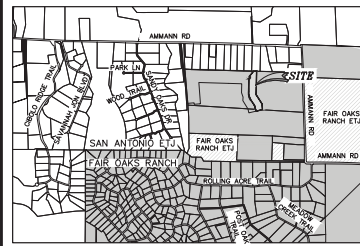
LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L11.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD, CHORD BEARING, DELTA ANGLE, TANGENT. Rows C1 through C5.

DATE REVISION table with columns: DATE, REVISION.

Civil Job No. 16205-0012-00

16205-0012-00-00 Stone Creek Ranch Unit 2B-C Survey Platten CAD (Plot) 16205-0012-00-00 Plot 2B-A-2



LOCATION MAP NOT-TO-SCALE

LEGEND

- KCDR KENDALL COUNTY DEED RECORDS
KCDPR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
KCPR KENDALL COUNTY PLAT RECORDS
KCCPR KENDALL COUNTY CDEED PLAT RECORDS
BSL BUILDING SETBACK LINE
CVE CLEAR VISION EASEMENT
EGTC ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT EASEMENT
DE DRAINAGE EASEMENT
(LOT) OVERALL DIMENSION
CL CENTER LINE
AC ACRE
CB COUNTY BLOCK
VOL VOLUME
PG PAGE
R.O.W. RIGHT-OF-WAY
V.N.A.E. VEHICLE NON-ACCESS EASEMENT
FF MINIMUM FINISHED FLOOR ELEVATION

IMPACT FEE PAYMENT NOTE
ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAKS RANCH WATER AND WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT SET FORTH IN CITY ORDINANCE CHAPTER 10, ARTICLE 10.02.

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE UTILITIES)

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES...

- 1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLE INTERFERE WITH THE USE OF THE EASEMENT...
2. THE UTILITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED...
3. THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

STATE OF TEXAS
COUNTY OF KENDALL

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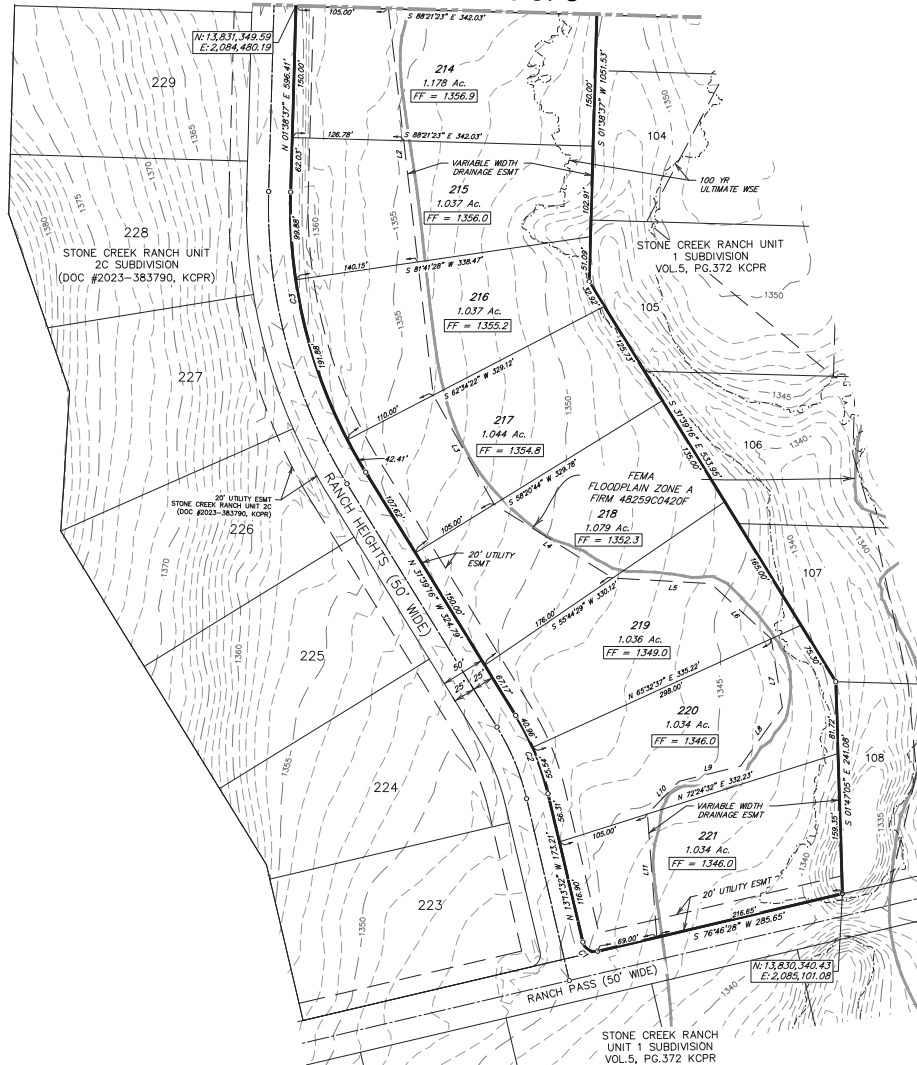
Darren J. McAfee 8/16/2024
LICENSED PROFESSIONAL ENGINEER
DARREN J. MCAFEE, PE
LICENSE NUMBER 137808

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

Troy A. Trobaugh 8-16-2024
REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. TROBAUGH, RPLS
LICENSE NUMBER 6241

MATCHLINE "A"
SEE SHEET 3 OF 3



PRELIMINARY PLAT ESTABLISHING
STONE CREEK RANCH UNIT 2B

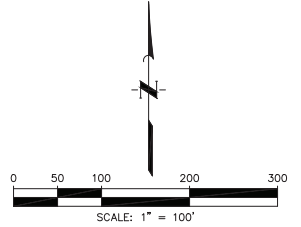
BEING A TOTAL OF 13.671 ACRES OF LAND OUT OF THE W.M. D. LUSK SURVEY NO. 211, ABSTRACT NO. 306 KENDALL COUNTY, TEXAS...

REASON FOR PRELIMINARY PLAT: TO SUBDIVIDE 13.671 ACRES OF LAND TO CREATE 12 SINGLE FAMILY RESIDENTIAL LOTS.



Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23390
4350 Lockhill-Selma Road, Suite 1500 San Antonio, Texas 78249-2104-94-5511

DATE OF PRINT: August 16, 2024



STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC...

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD
DIANA GREEN PRESIDENT
138 OLD SAN ANTONIO RD, SUITE 206
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DIANA GREEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

DAY OF _____ A.D. 20__

NOTARY PUBLIC, KENDALL COUNTY, TEXAS

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MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

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THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____

A.D. _____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____

A.D. _____ AT _____ M IN THE RECORDS OF _____ OF SAID COUNTY, IN

DOCUMENT NO. _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND

OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, KENDALL COUNTY, TEXAS

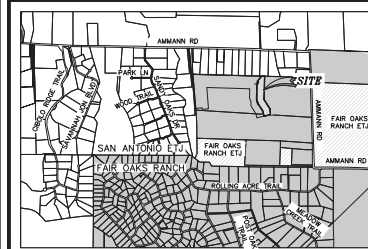
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Civil Job No. 16205-0012-00



LOCATION MAP NOT-TO-SCALE

LEGEND

- KCDR KENDALL COUNTY DEED RECORDS
KCDPR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
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STATE OF TEXAS
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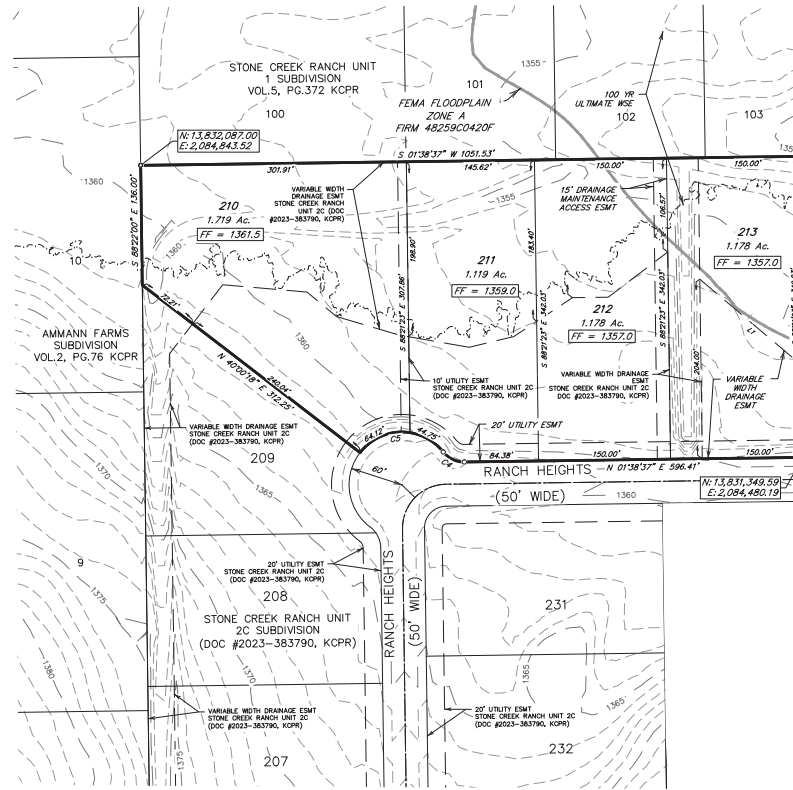
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Darren J. McAfee 8/16/2024
LICENSED PROFESSIONAL ENGINEER
DARREN J. MCAFEE, PE
LICENSE NUMBER 137808

STATE OF TEXAS
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Troy A. Trobaugh 8-16-2024
REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. TROBAUGH, RPLS
LICENSE NUMBER 6241



MATCHLINE "A"
SEE SHEET 2 OF 3

PRELIMINARY PLAT ESTABLISHING
STONE CREEK RANCH UNIT 2B

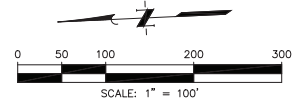
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REASON FOR PRELIMINARY PLAT: TO SUBDIVIDE 13.671 ACRES OF LAND TO CREATE 12 SINGLE FAMILY RESIDENTIAL LOTS.



Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23390
4350 Lockhill-Selma Road, Suite 1200 San Antonio, Texas 78249-2104-94-5111

DATE OF PRINT: August 16, 2024



STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD
DIANA GREEN PRESIDENT
138 OLD SAN ANTONIO RD, SUITE 206
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DIANA GREEN 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS...

NOTARY PUBLIC, KENDALL COUNTY, TEXAS

THIS PLAT OF STONE CREEK RANCH UNIT 2B, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL DATED THIS ... DAY OF ... A.D. 20...

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, ... COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ... DAY OF ...

A.D. ... AT ... M AND DULY RECORDED THE ... DAY OF ...

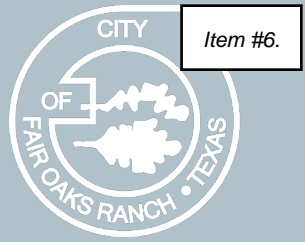
A.D. ... AT ... M IN THE RECORDS OF ... OF SAID COUNTY, IN DOCUMENT NO. ... IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ... DAY OF ... A.D. ...

COUNTY CLERK, KENDALL COUNTY, TEXAS

Planning and Zoning Commission Public Hearing

Stone Creek Ranch Unit 2B

Variance Request

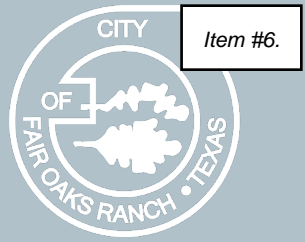


September 12, 2024

PV# 2024-02

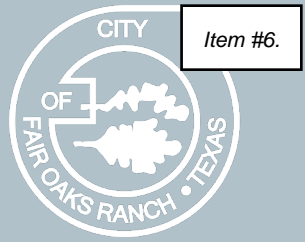
Lee Muniz, P.E., CFM
Manager of Engineering Services

Introduction



Proposed Variance Request (PV No. 2024-02) will change the required street lot frontage requirements based on Chapter 10 Subdivision Regulations for approximately 13 acres generally located northwest of the intersection of Rolling Acres Trail and Ammann Road in the Stone Creek Ranch subdivision.

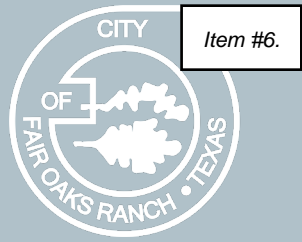
Reason for Request



- The proposed variance is part of a Preliminary Plat that will establish the Stone Creek Ranch 2B Subdivision Plat.
- The Subdivision Regulations requires a minimum of 150' street frontage for lots served by public water and private sewer septic.
- Three (3) lots with street frontage less than the required 150' are proposed in this subdivision.

Lots in a subdivision within the corporate limits of the City and outside the corporate limits of the City, but within the limits of its extraterritorial jurisdiction which are served by either individual private wells and public sewer systems, or public water systems and private on-site sewage disposal systems, shall have a minimum street frontage of 150 feet and total lot area greater than 45,000 square feet.

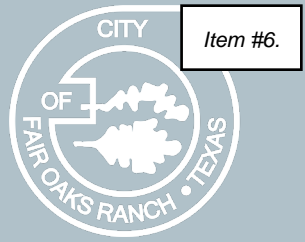
Criteria for Review



According to Section 3.9 (g) of the UDC, no variance will be granted unless the authorizing body finds that all of the following apply (further detailed in Staff Report)

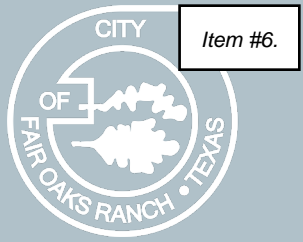
- 1. Extraordinary or special conditions affecting the land involved such that strict application of the provisions of this Code deprives the applicant of a reasonable use of its land;*
- 2. Preserves property rights of the applicant;*
- 3. Ensures public health, safety, or welfare is upheld;*
- 4. Ensures there is no detrimental effect to surrounding properties;*
- 5. Conditions do not create a need for additional variances to surrounding properties;*

Criteria for Review, Cont'd



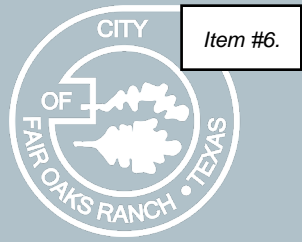
6. *Conditions that create the need for the Variance are not the result of the applicant's own actions;*
7. *Does not substantially conflict with the Comprehensive Plan and the purposes of this Code;*
8. *Application of this Code effectively prohibits or unreasonably restricts the utilization of the property; and,*
9. *Insufficient Findings - the following types of possible findings do not constitute sufficient grounds for granting a variance*
 - a. *Property cannot be used for its highest and best use;*
 - b. *There is a financial or economic hardship. There is a self-created hardship by the property owner his / her agent; or*
 - c. *The development objectives of the property owner are or will be frustrated*

Staff Recommendation

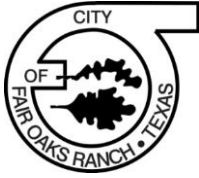


- Minimum street frontages of 108.13', 111.85', 116.90' are proposed for three lots in the proposed 12-lot Stone Creek Ranch Unit 2B subdivision.
- These three (3) lots will have similar lot area as other lots in the subdivision and will meet the minimum lot area requirement of 45,000 square feet.
- These three (3) lots meet the minimum lot size of one acres for on-site sewage facilities (OSSF) as specified in the Kendall County Development Rules. Kendall County is the regulatory authority for permitting, inspecting and monitoring OSSF in this area.
- The existing Water Supply Agreement with Green Land Ventures, amended in 2024, allows for the construction of 247 single family residential lots.

Next Steps



- P&Z will convene at the consideration portion of this meeting to discuss the case and make a recommendation for City Council consideration of approval or denial.
- P&Z may table the item if additional information is warranted.
- City Council will hold their public hearing on October 3, 2024.
- City Council will consider the variance request and the P&Z recommendation at their October 3 meeting.



PLANNING & ZONING COMMISSION CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action recommending approval of a variance request: Application No. PV# 2024-01 from the applicant, Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C., to reduce the minimum required street frontage from 150 feet to a range of 107.75 – 148.68 feet for 38 lots in the proposed 55-lot Oak Bend Subdivision Phase I

DATE: September 12, 2024

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Lee Muñoz, P.E., CFM. Manager of Engineering Services

INTRODUCTION/BACKGROUND:

A Water Supply Agreement executed between the City of Fair Oaks Ranch and the property owner in 2008 authorized 130 Living Unit Equivalents. A subdivision plat of the property was approved by the City Council and recorded in 2011 establishing 130 single-family residential one-acre lots. The Oak Bend Estates would have vested rights and fall under the Chapter 10 subdivision regulations.

The applicant is seeking a variance from the minimum street frontage requirement 150 feet to a range of 107.75 – 148.68 feet for 38 lots in the proposed 55-lot Oak Bend Subdivision Phase I. The requested variance will allow the plat to be approved as proposed.

All documents related to this variance request are in the public hearing section of this meeting agenda. The Commission may:

1. Recommend approval or denial of the variance request to the City Council.
2. Table the variance request if they determine additional information from the applicant is warranted.

The City Council is the final authority on all variances. Following Commission action, the Council will conduct its public hearing at its regular meeting on October 3, 2024.

Staff recommends the Commission considers the following regarding this request.

1. The proposed Phase I of Oak Bend Subdivision consists of 55 lots. Of these, 38 lots do not meet the minimum required street frontage of 150 feet.
2. Minimum street frontages for 38 lots range from 107.75 to 148.68 feet. Six lots are less than 145 feet street frontage, while 32 lots have a minimum street frontage of 145 feet.
3. The Oak Bend Subdivision was previously platted and recorded with similar reduced street frontages in 2011.
4. The proposed plat reduces the total number of lots (110 lots) as compared to the previously approved and recorded subdivision plat (130 lots).
5. The addition of nine (9) acres of open space preserves Karst features (geological features).

- 6. The proposed plat includes an emergency access.
- 7. The Oak Bend Subdivision is in Comal County and the County’s minimum lot frontage requirement is 40 feet.
- 8. The existing Water Supply Agreement allows the construction of 110 single family residential lots.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- 1. A reduction in the number of lots platted.
- 2. Ensures the preservation of natural resources.
- 3. Provides an opportunity to construct a secondary emergency exit.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

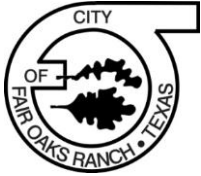
N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to approve a recommendation to City Council in support of the proposed variance to allow street frontages of less than 150 feet for 38 of the proposed 55 lots in Oak Bend Subdivision Phase 1.



**PLANNING & ZONING COMMISSION CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS**

AGENDA TOPIC: Consideration and possible action recommending the approval for Oak Bend Subdivision Phase I Tree Preservation Plan.
DATE: September 12, 2024
DEPARTMENT: Public Works
PRESENTED BY: Kelsey Delgado, Environmental Program Manager

INTRODUCTION/BACKGROUND:

On August 15, 2024, a preliminary plat establishing Oak Bend Subdivision Phase I was submitted to the Public Works Department by Colliers Engineering & Design. This preliminary plat consists of 55 single family residential lots generally located north of the intersection of Ralph Fair Road and Honeycomb Rock.

Oak Bend is vested under the City’s previous subdivision ordinance. Article III, Section 6 Tree and Habitat Protection states: “It shall be unlawful for any person to remove, destroy, or cause the removal or destruction of any tree which is nine inches (9”) caliper in size or larger (protected tree) and which is located on an undeveloped tract of land within the city limits or extraterritorial jurisdiction (ETJ) without submitting a Tree Removal and Preservation Plan with the preliminary plat.” Additionally, “For new construction on a [an] undeveloped tract, a Tree Removal and Preservation Plan identifying the location, species, caliper and approximate canopy coverage of all healthy trees which are nine-inch caliper in size or larger when measured at 4-½ feet above the ground shall be submitted with the preliminary plat.”

City Council approval is required prior to removal of any tree which is 24-inches caliper in size or larger (heritage tree).

The submitted Tree Plan shows the following healthy heritage trees:

- #2661 – 24” Live Oak – To Be Removed
- #2667 – 24” Live Oak – To Be Removed
- #2699 – 24” Live Oak – To Be Removed
- #2744 – 24” Ashe Juniper – To Be Preserved
- #2754 – 26.5” Ashe Juniper – To Be Removed
- #2756 – 25.1” Ashe Juniper – To Be Preserved
- #2758 – 26” Ashe Juniper – To Be Preserved
- #2818 – 25” Ashe Juniper – To Be Removed
- #6489 – 24” Ashe Juniper – To Be Removed
- #6514 – 28” Ashe Juniper – To Be Removed

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Article III Section 6(D) of the previous subdivision ordinance states:

“The Public Works Department shall review and recommend approval of the Plan if:

1. The tree(s) is located within ten feet of the perimeter of the proposed building footprint, the area over a septic tank, areas necessary for site access, or within areas designated for the construction or installation of public facilities such as streets or utilities; or
2. The application demonstrates that the denial of the request for tree removal will affect a hardship prohibiting the development of the property in otherwise compliance with the regulations of the City of Fair Oaks Ranch; and
3. The application demonstrates that three (3) trees with a caliper of at least two and one half - inches (2.5") will be planted on the site or at another approved location for each tree removed that has a caliper of twenty-four - inches (24") or larger (heritage tree).”

Seven (7) heritage trees are marked to be removed; therefore, twenty-one (21) 2.5” trees are to be planted to meet mitigation requirements. Mitigation trees will be planted along either side of the entrance to the site.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

Staff has reviewed the Oak Bend Subdivision Phase I Tree Preservation Plan and recommends approval based on conformance with the City’s previous subdivision ordinance Article III, Section 6.

Motion: I move to approve a recommendation to City Council in support of the of the Oak Bend Subdivision Phase I Tree Preservation Plan.



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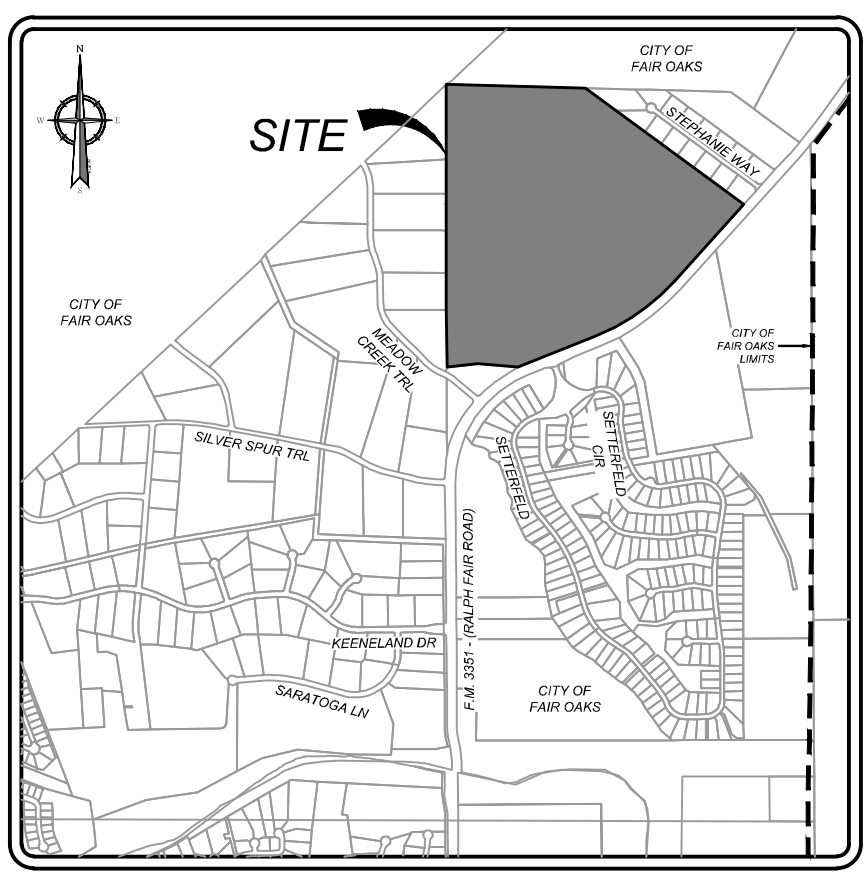
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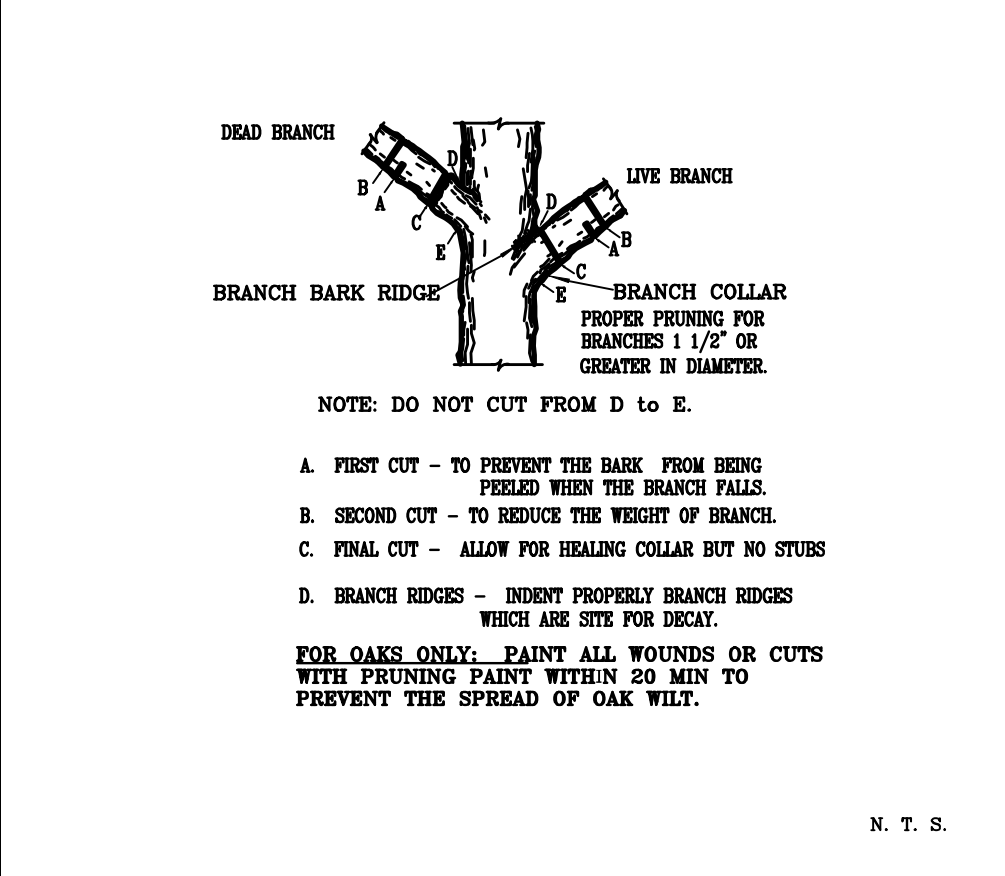
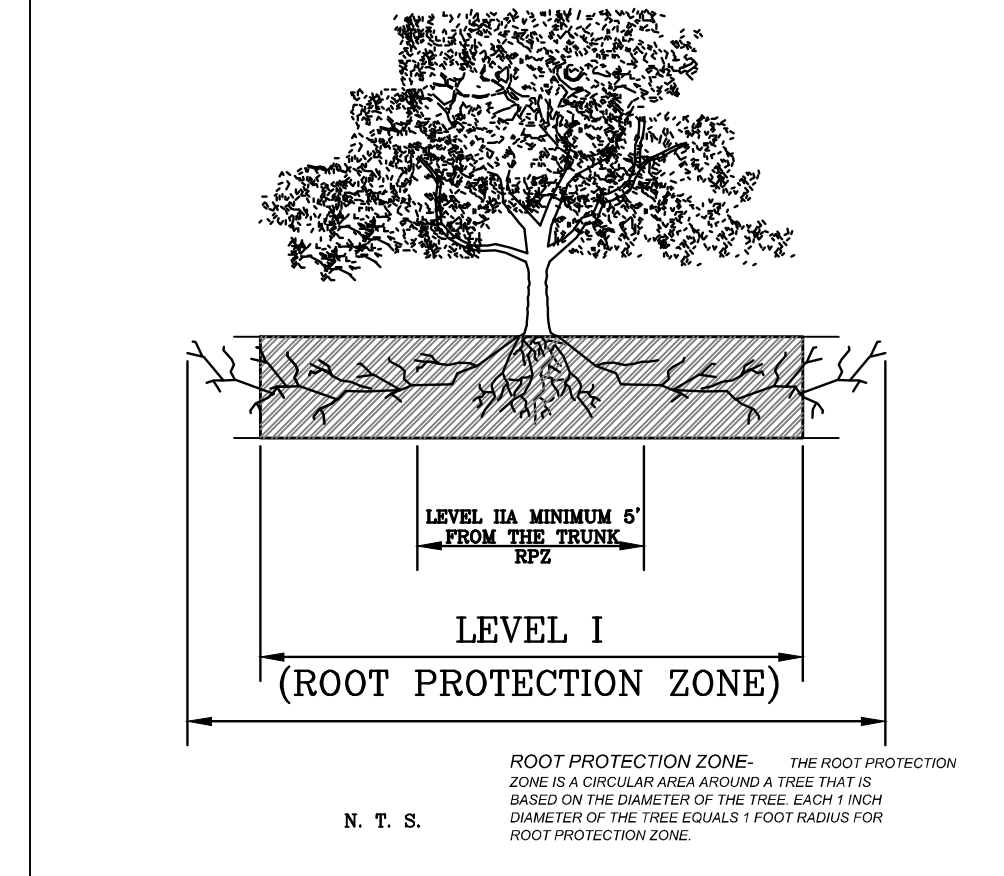
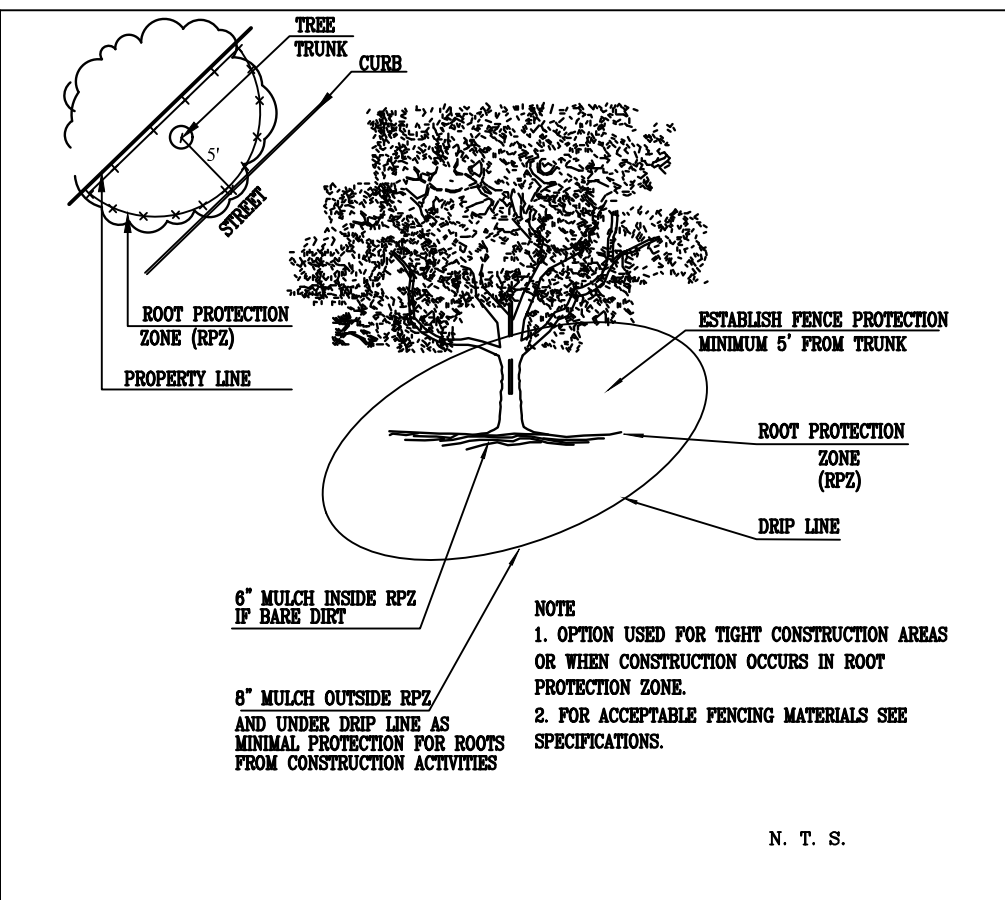
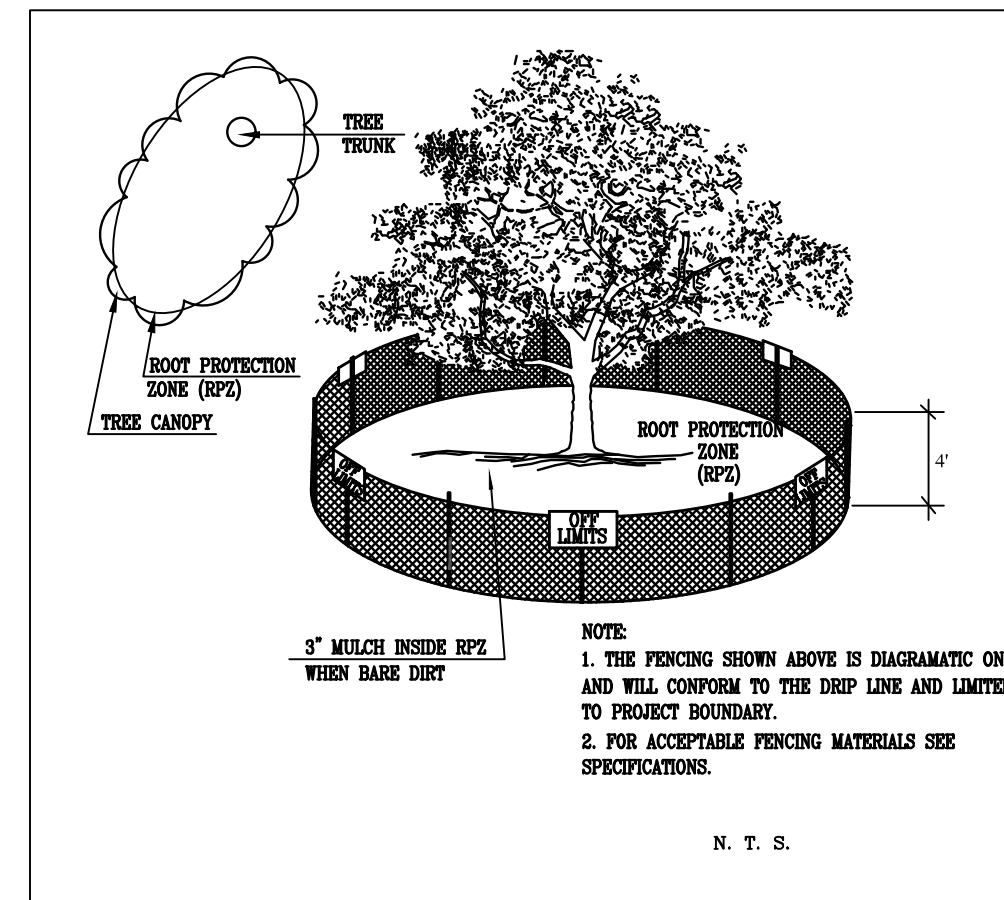
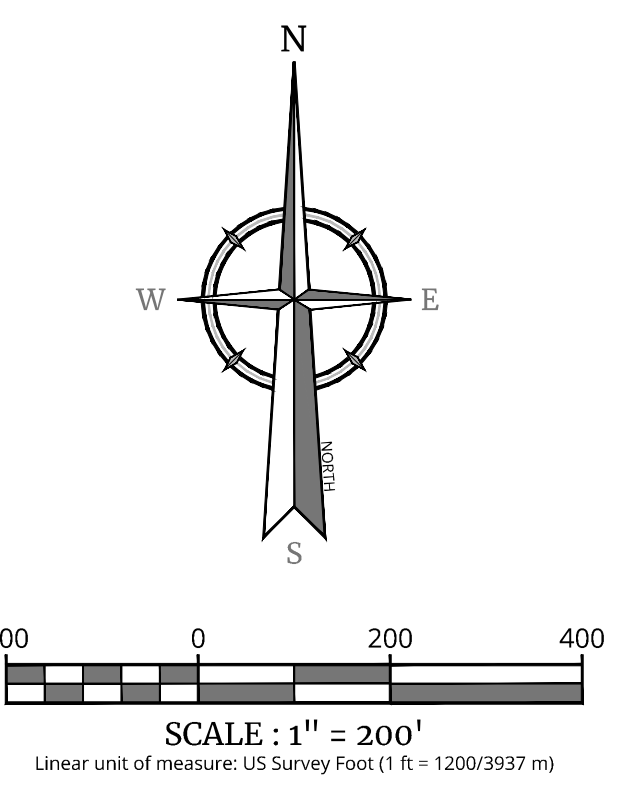
LEGEND

- TREE PRESERVATION PLAN LIMITS
- - - EXISTING GRADING
- PROPOSED GRADING
- MATCHLINE
- PROTECTED - PRESERVED
- PROTECTED - REMOVED
- HERITAGE - PRESERVED
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- IN DECLINE
- E.G.T.V/E ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT
- STREET R.O.W., UTILITY EASEMENTS, AND GRADING ENVELOPE

PLANTING NOTE:
THREE (3) - MINIMUM - TWO AND HALF (2.5) INCH CALIPER TREES TO BE PLANTED ON THE SITE OR AT ANOTHER APPROVED LOCATION FOR EACH TREE REMOVED THAT HAS A CALIPER OF TWENTY-FOUR INCHES (24") OR LARGER (HERITAGE TREES) AS PER CITY OF FAIR OAKS RANCH TREE ORDINANCE.

SEVEN (7) HERITAGE TREES MARKED TO BE REMOVED. A TOTAL OF TWENTY ONE (21) - TWO AND HALF (2.5) INCH CALIPER TREES TO BE PLANTED. TREES TO BE PLANTED ON EACH SIDE OF WETSTONE STARTING AT THE ENTRANCE OF THE SITE.

- TREE PROTECTION NOTES**
- A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED TO MEET THE LANDSCAPE OR TREE PRESERVATION ORDINANCES. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5) OF THE TREE. A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
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 - ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.
 - EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

OAK BEND SUBDIVISION PHASE I

FAIR OAKS RANCH COMAL COUNTY TEXAS

Colliers Engineering & Design

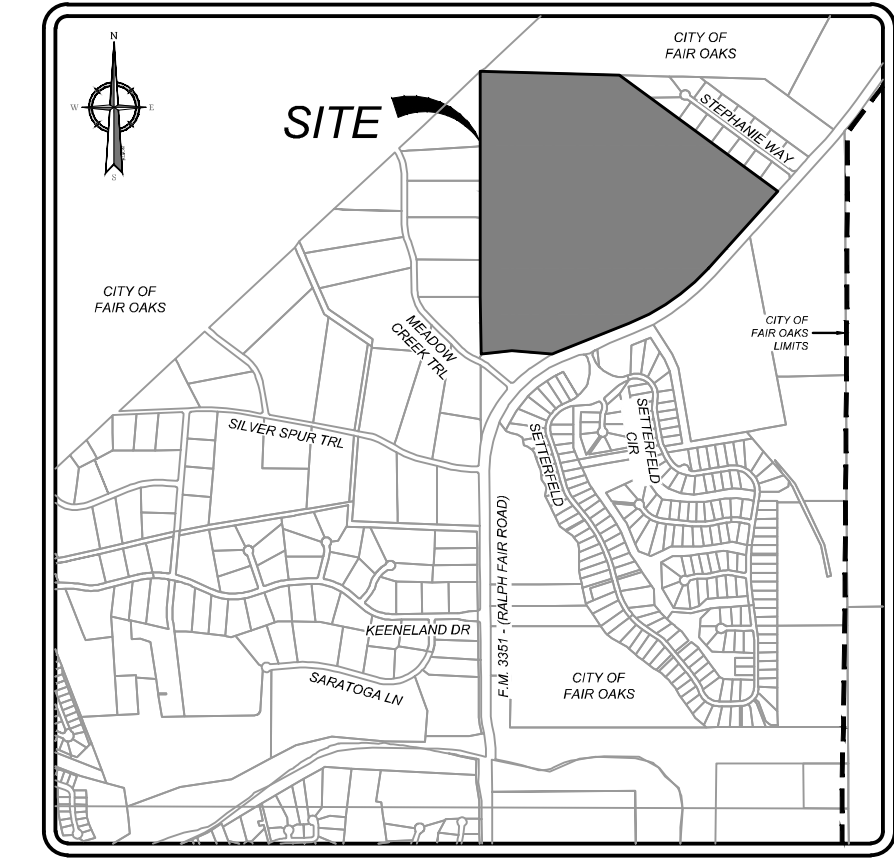
SAN ANTONIO (KFW)
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
18855 Farm 101-0009
18855 Farm 101-9650

SCALE: AS SHOWN DATE: APRIL 2024 DRAWN BY: CHECKED BY: OE

PROJECT NUMBER: 758-07-03 TREE PRESERVATION PLAN - OAK BEND SUBDIVISION PHASE I

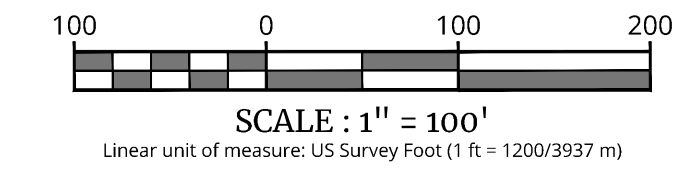
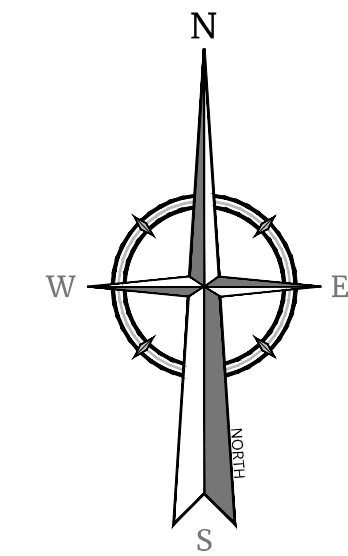
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SHEET NUMBER: **TPP 0.0**



LEGEND

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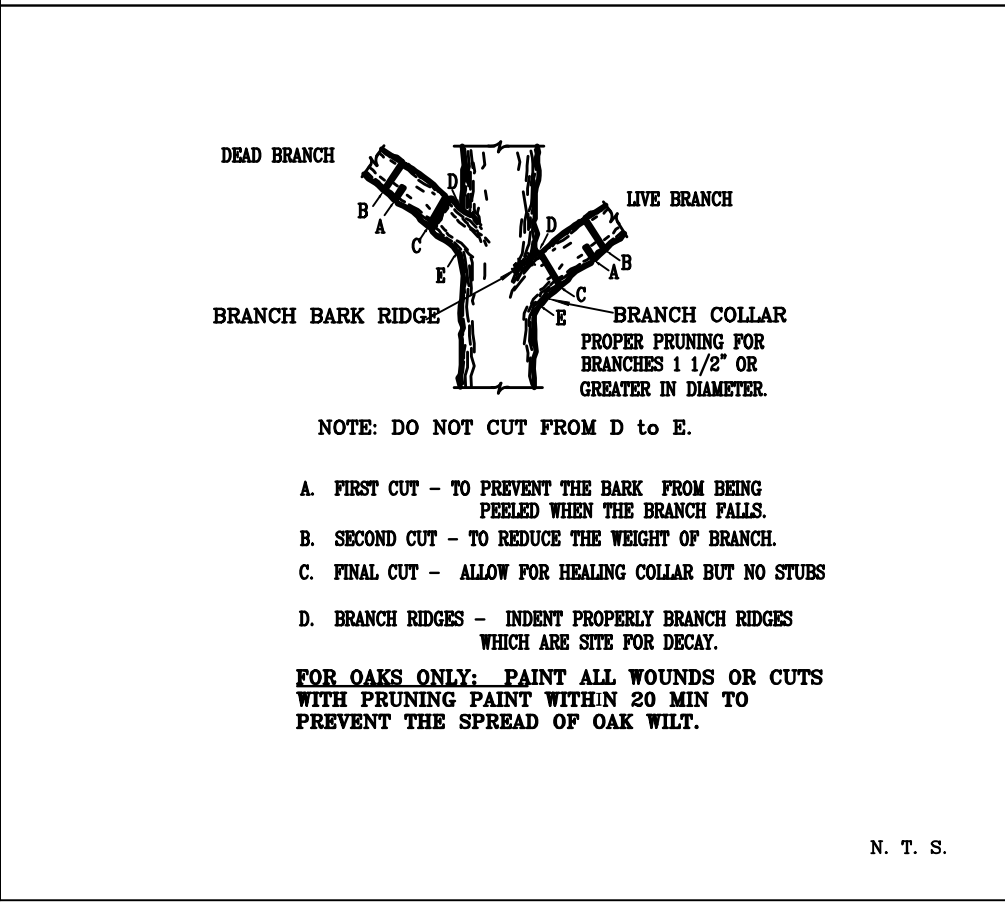
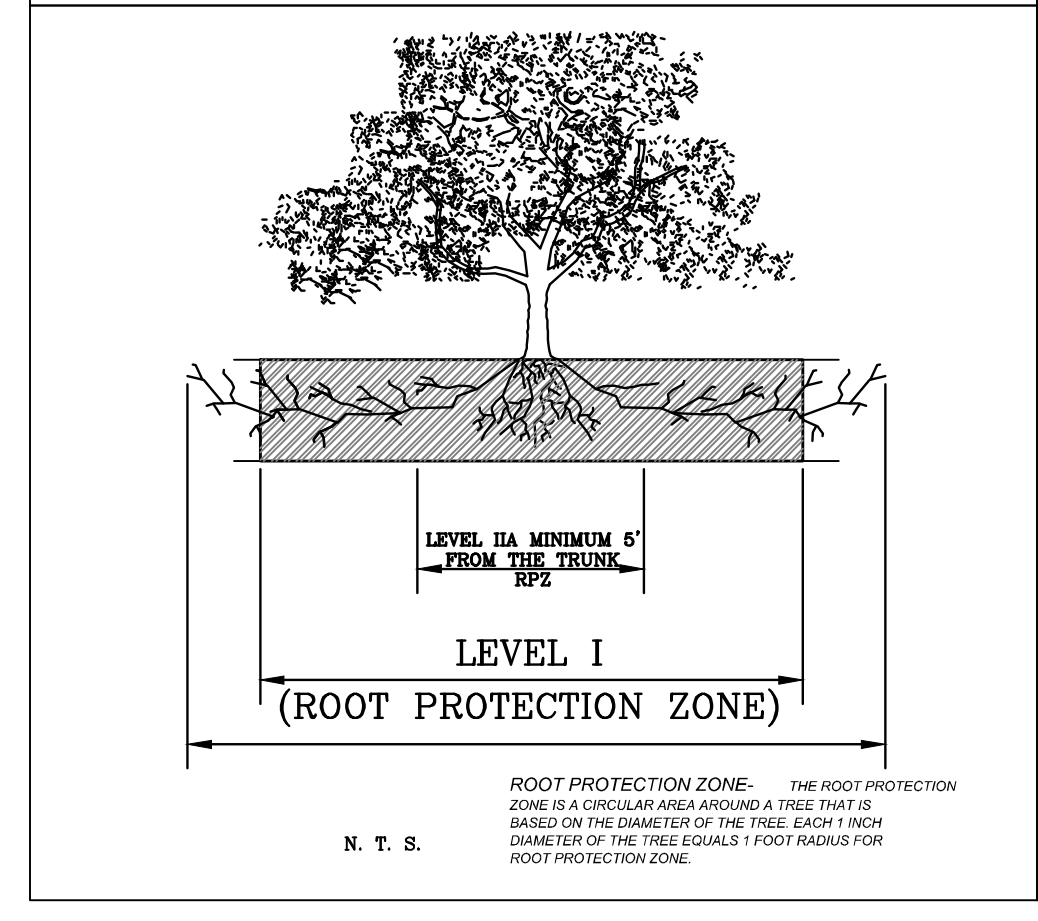
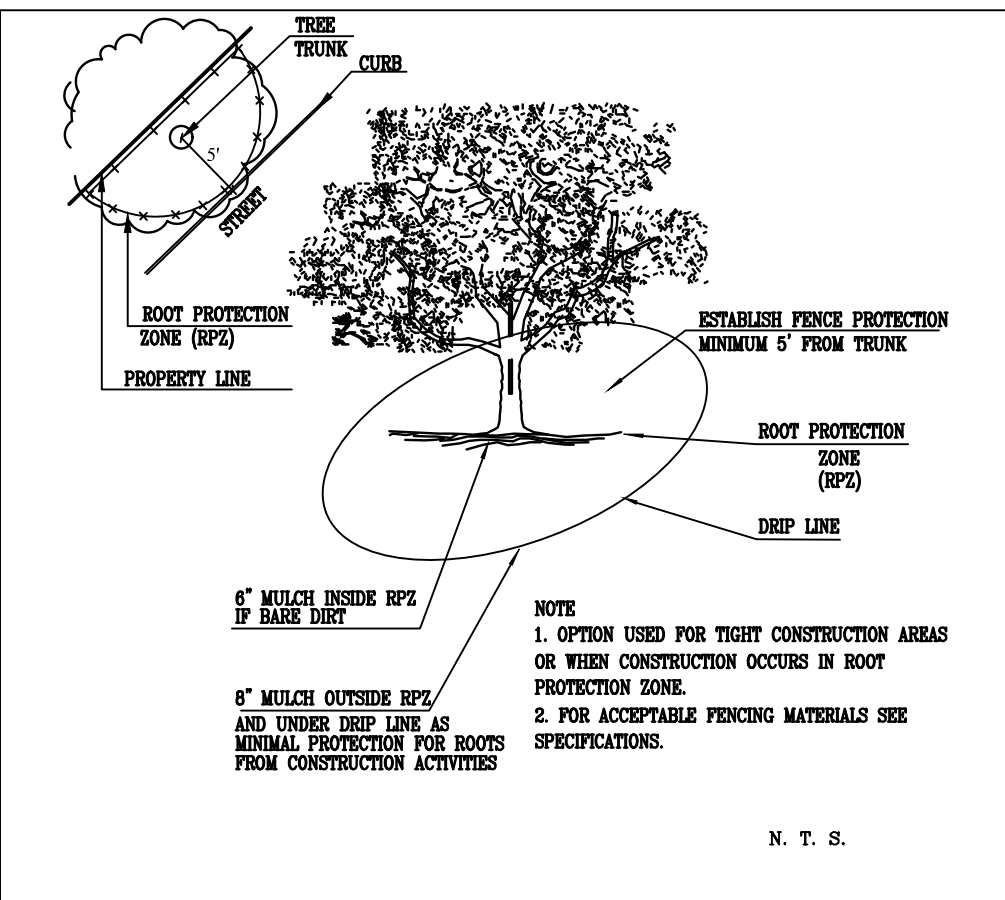
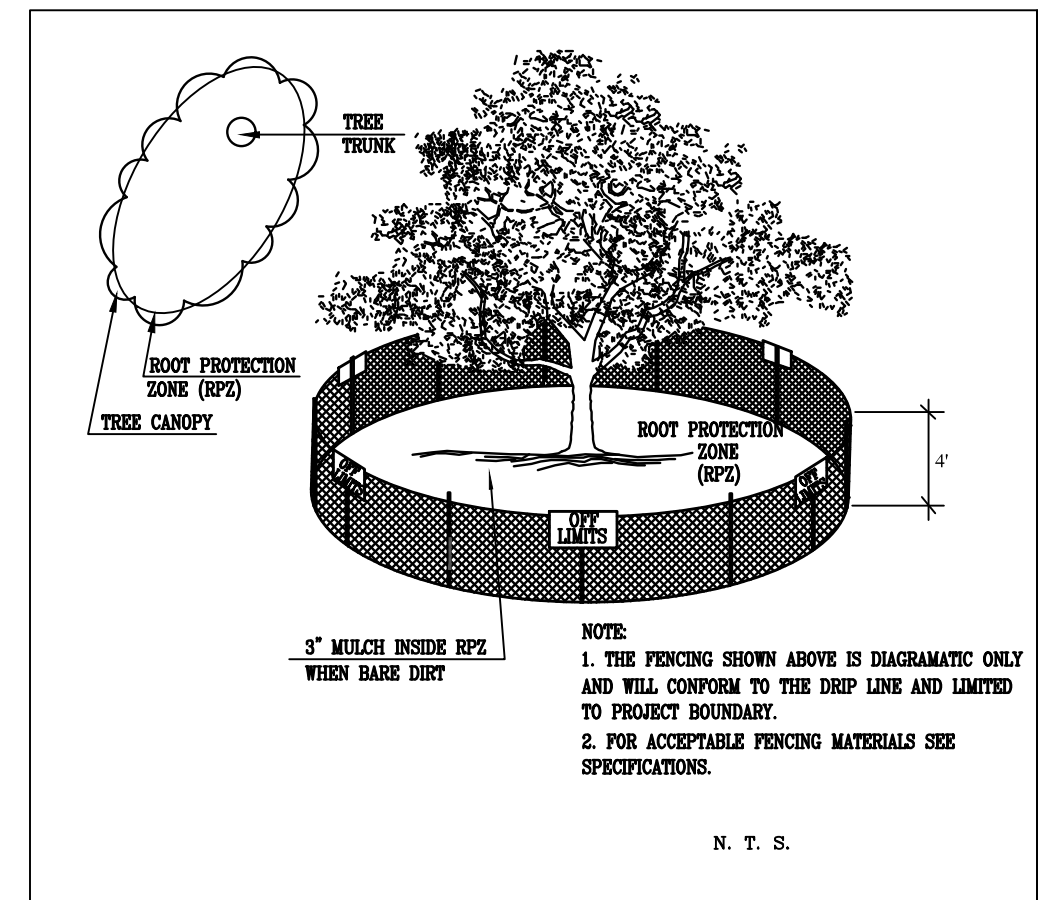


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REV.	DATE	DRAWN BY	DESCRIPTION

OAK BEND SUBDIVISION PHASE I

FAIR OAKS RANCH COMAL COUNTY TEXAS

Colliers Engineering & Design
SAN ANTONIO (KFW)
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TREE FORM 11-1009
1845 Form 10196500

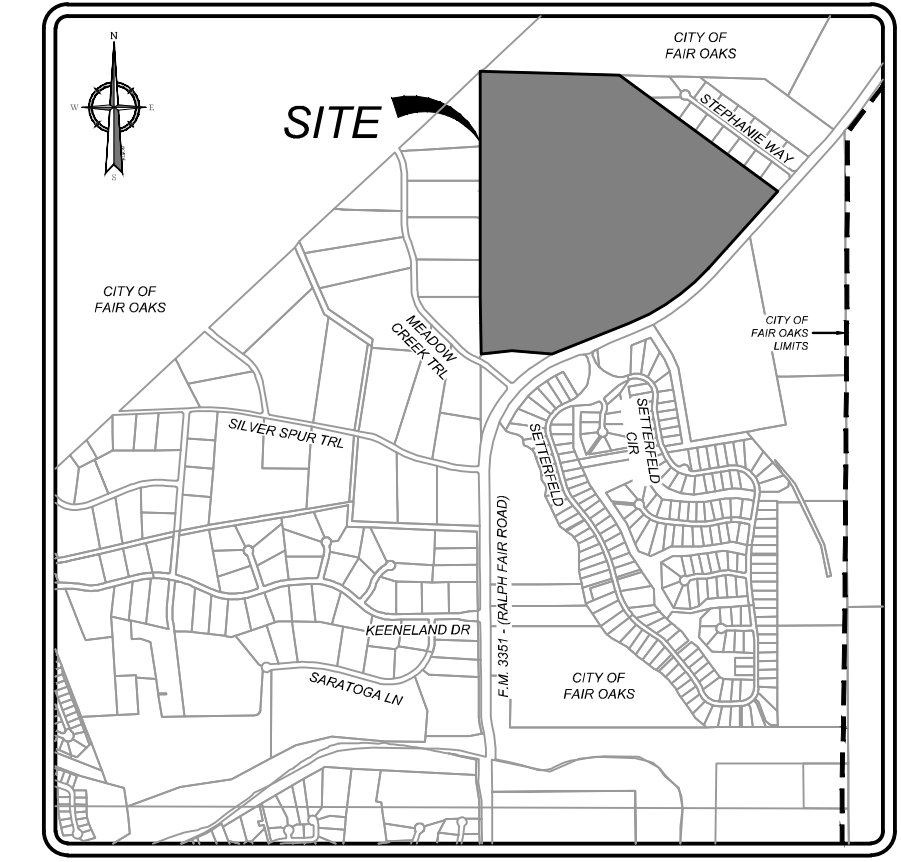
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AS SHOWN	APRIL 2024		OE
PROJECT NUMBER:	758-07-03	TREE PRESERVATION PLAN - OAK BEND	

TREE PRESERVATION PLAN (1 OF 4)

SHEET NUMBER: TPP 1.0

LEGEND

- TREE PRESERVATION PLAN LIMITS
- - - EXISTING GRADING
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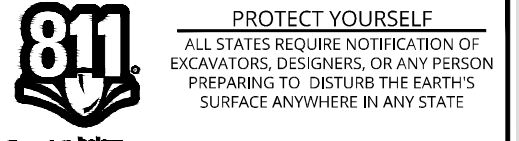


Engineering & Design

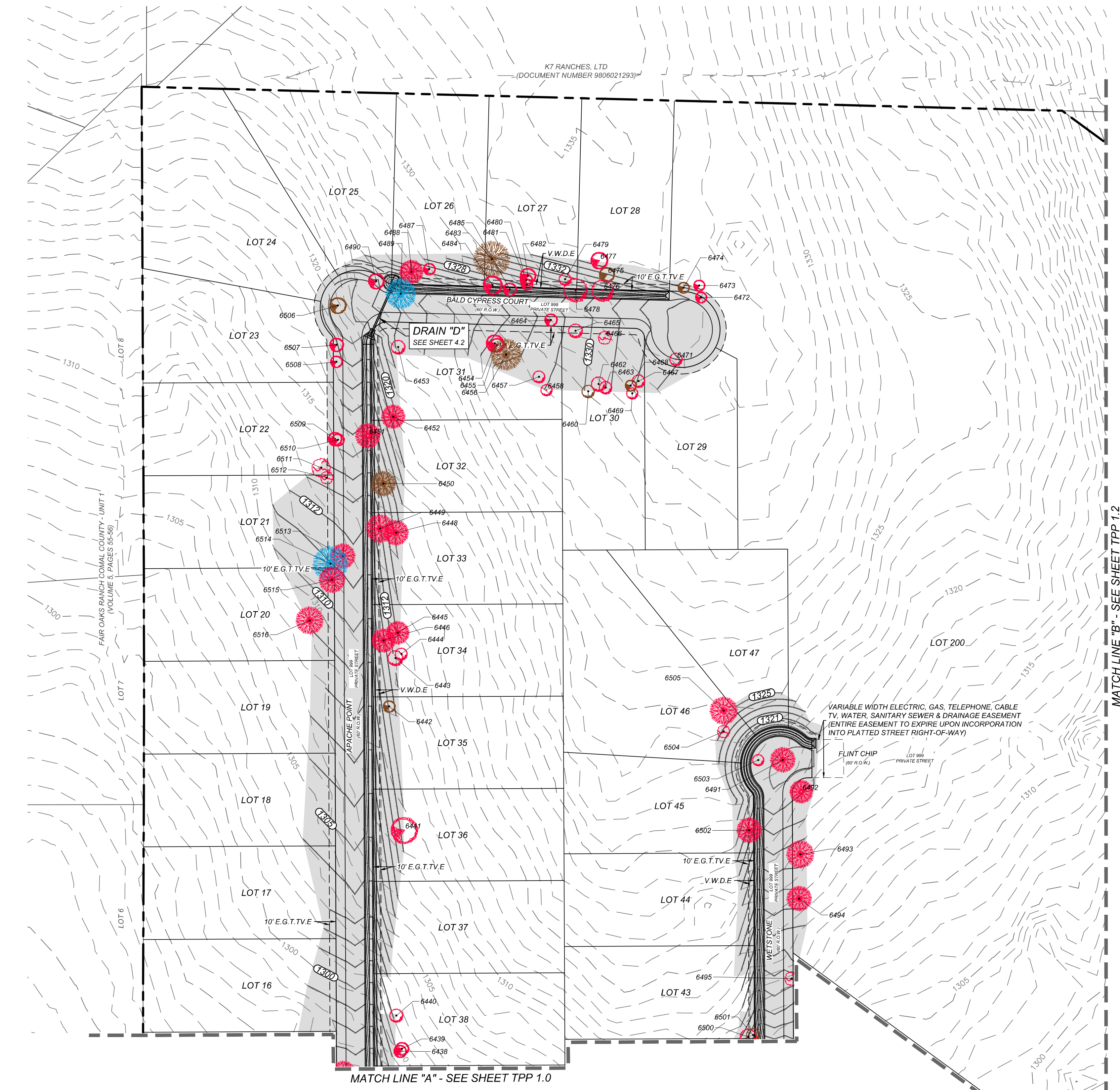
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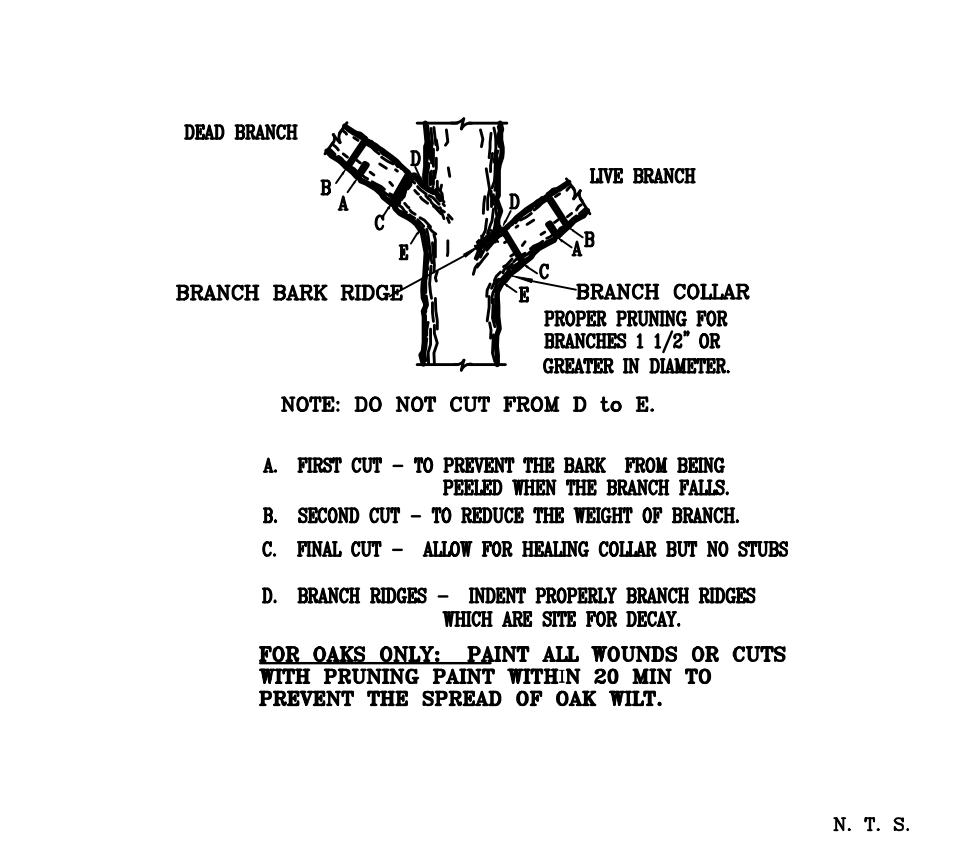
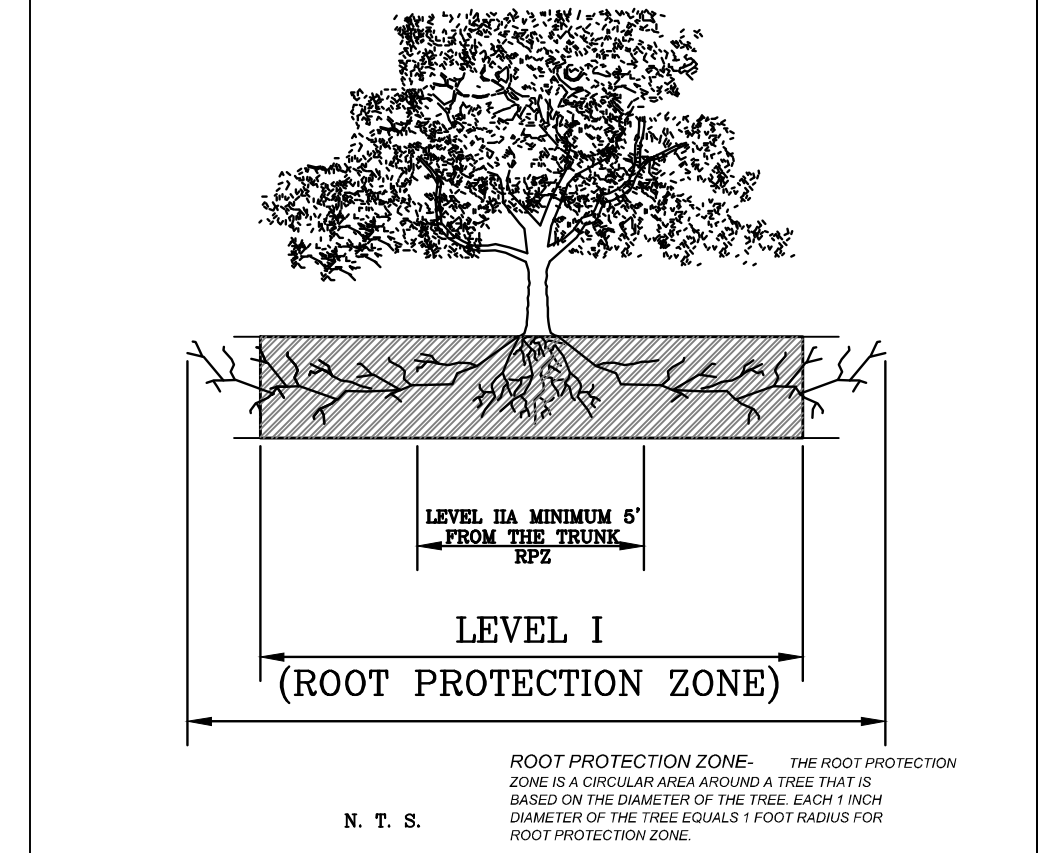
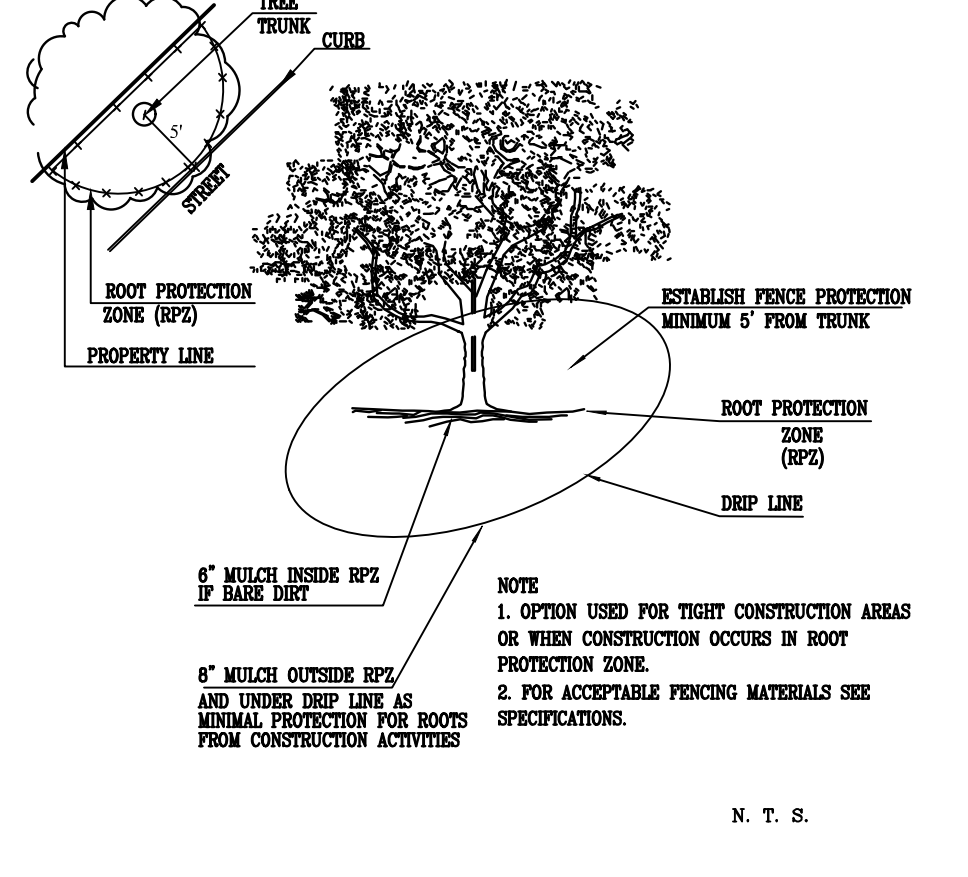
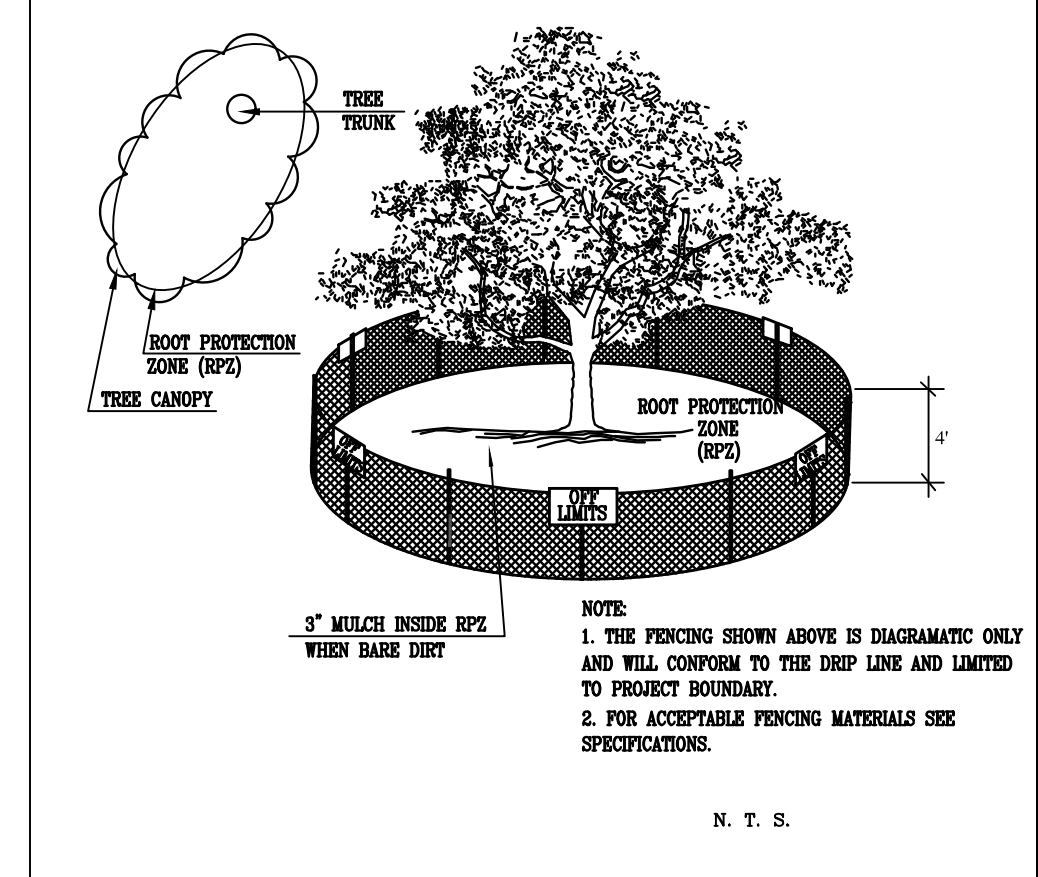
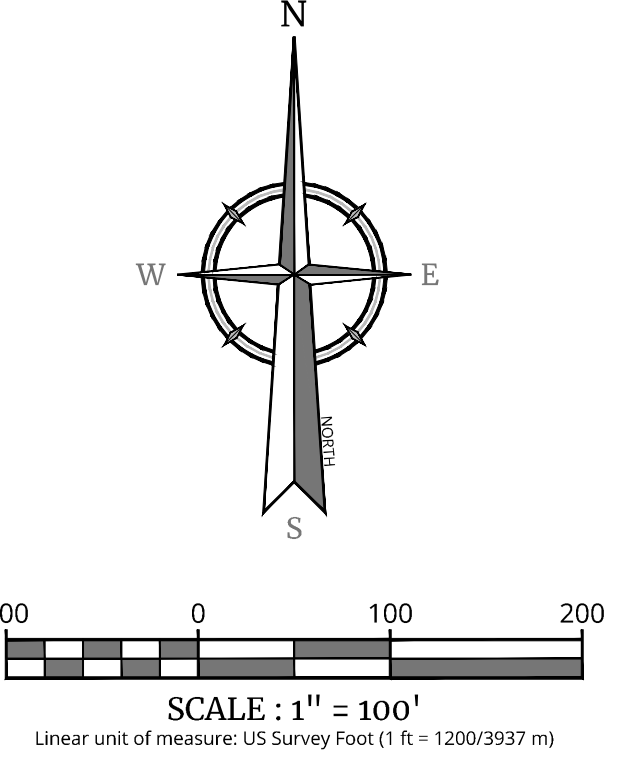


PLANTING NOTE:

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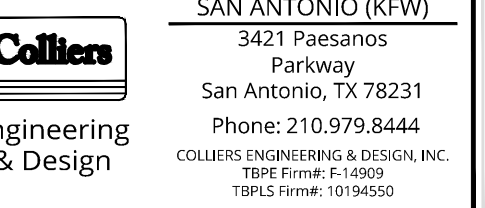


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OAK BEND SUBDIVISION PHASE I

FAIR OAKS RANCH COMAL COUNTY TEXAS



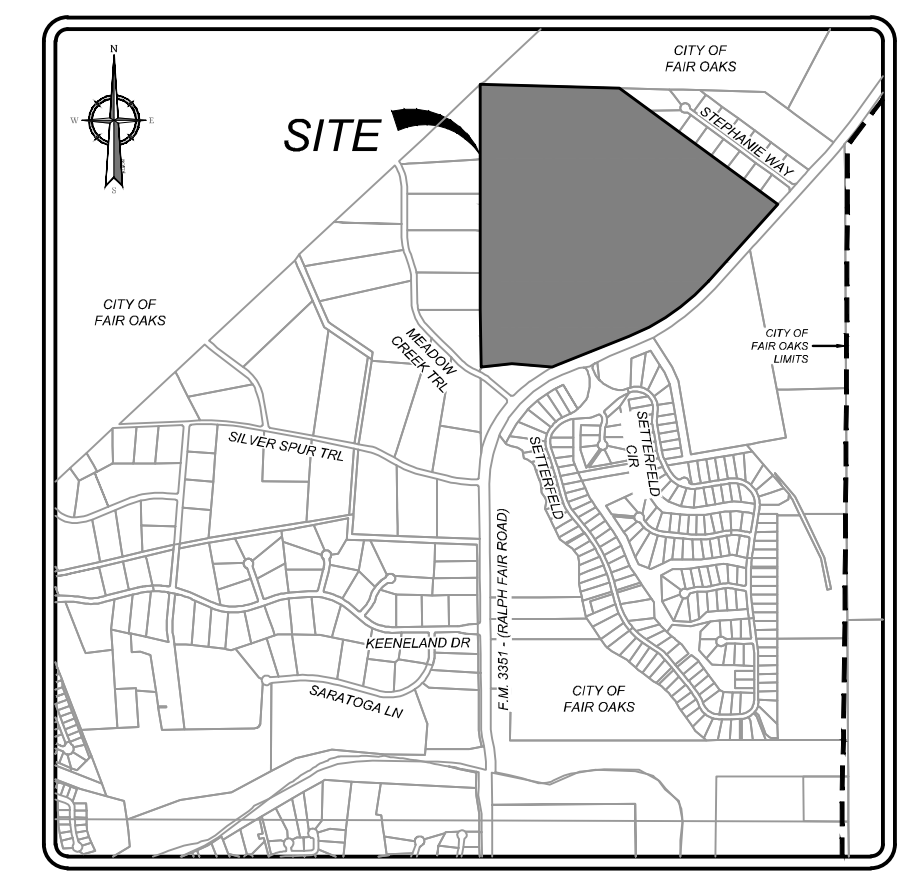
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AS SHOWN	APRIL 2024		OE

PROJECT NUMBER: 758-07-03
SHEET TITLE: TREE PRESERVATION PLAN - OAK BEND

SHEET NUMBER: TPP 1.1

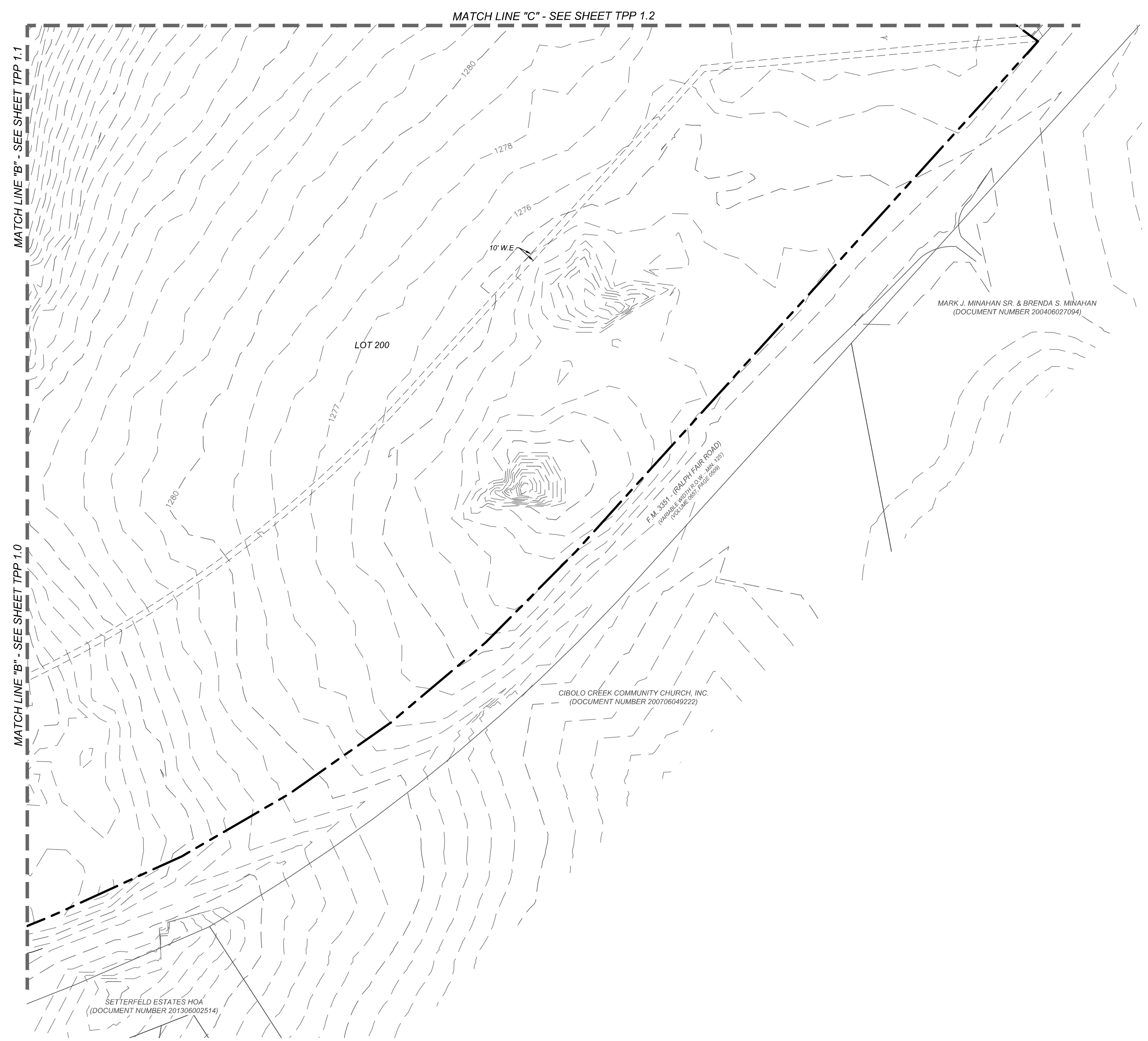
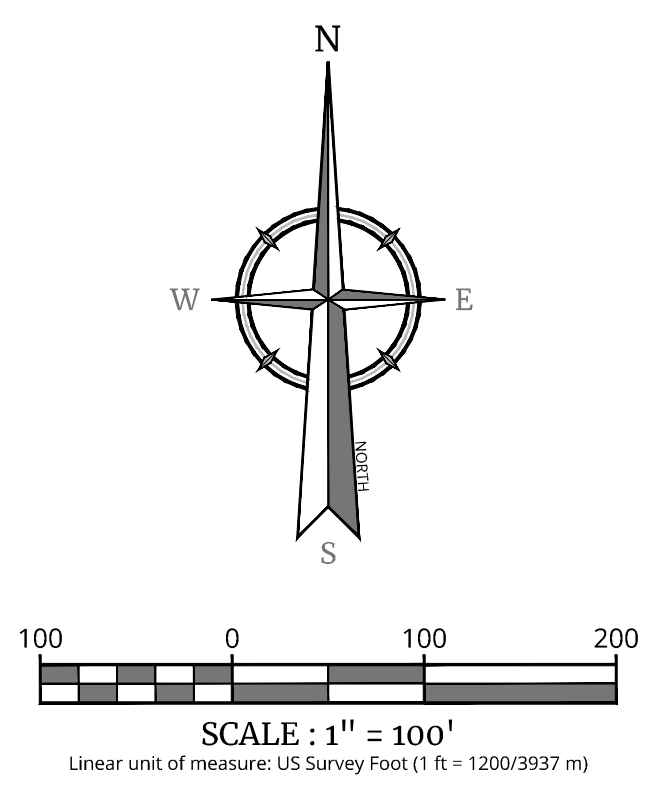
Colliers
Engineering & Design
www.colliersengineering.com
Formerly known as **KFW**
ENGINEERS & ARCHITECTS

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, OPERATORS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM



LEGEND

- TREE PRESERVATION PLAN LIMITS
- EXISTING GRADING
- PROPOSED GRADING
- MATCHLINE
- PROTECTED - PRESERVED
- PROTECTED - REMOVED
- HERITAGE - PRESERVED
- HERITAGE - REMOVED
- IN DECLINE
- E.G.T.V.T/E
- ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT
- STREET R.O.W., UTILITY EASEMENTS, AND GRADING ENVELOPE



PLANTING NOTE:
THREE (3) - MINIMUM TWO AND HALF (2.5) INCH CALIPER TREES TO BE PLANTED ON THE SITE OR AT ANOTHER APPROVED LOCATION FOR EACH TREE REMOVED THAT HAS A CALIPER OF TWENTY-FOUR INCHES (24") OR LARGER (HERITAGE TREES) AS PER CITY OF FAIR OAKS RANCH TREE ORDINANCE.
SEVEN (7) HERITAGE TREES MARKED TO BE REMOVED. A TOTAL OF TWENTY ONE (21) - TWO AND HALF (2.5) INCH CALIPER TREES TO BE PLANTED. TREES TO BE PLANTED ON EACH SIDE OF WETSTONE STARTING AT THE ENTRANCE OF THE SITE.

- TREE PROTECTION NOTES**
- A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED TO MEET THE LANDSCAPE OR TREE PRESERVATION ORDINANCES. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
 - NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
 - ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.
 - EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
 - NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
 - NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
 - ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.
 - ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY OF FAIR OAKS RANCH.
 - TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
 - TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND OR WASHING FOLIAGE.
 - NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
 - TREE REMOVAL SHALL ADHERE TO THE CITY OF FAIR OAKS RANCH "OAK WILT ORDINANCE" FOUND IN ARTICLE 1.07 (TREES & SHRUBS), DIVISION 2 TITLED OAK WILT CONTROL.

NOTE:
1. THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROTECT BOUNDARY.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

N. T. S.

NOTE:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

N. T. S.

NOTE: DO NOT CUT FROM D TO E.

A. FIRST CUT - TO PREVENT THE BARK FROM BEING PEELLED WHEN THE BRANCH FALLS.
B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS.
D. BRANCH RIDGES - IDENTIFY PROPERLY BRANCH RIDGES WHICH ARE SITES FOR BUCKY.

FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 30 MIN TO PREVENT THE SPREAD OF OAK WILT.

N. T. S.

NOTE: DO NOT CUT FROM D TO E.

A. FIRST CUT - TO PREVENT THE BARK FROM BEING PEELLED WHEN THE BRANCH FALLS.
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FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 30 MIN TO PREVENT THE SPREAD OF OAK WILT.

N. T. S.

REV	DATE	DRAWN BY	DESCRIPTION

OAK BEND SUBDIVISION PHASE I

FAIR OAKS RANCH COMAL COUNTY TEXAS

Colliers Engineering & Design
SAN ANTONIO (KFW)
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBS 5 Form: 1019050
TBS 5 Form: 1019050

SCALE: AS SHOWN DATE: APRIL 2024 DRAWN BY: CHECKED BY: OE
PROJECT NUMBER: 758-07-03 TREE PRESERVATION PLAN - OAK BEND
SHEET TITLE: TREE PRESERVATION PLAN (4 OF 4)
SHEET NUMBER: TPP 1.3

PROTECTED TREE INVENTORY TABLE. Columns: TAG #, SPECIES, REMOVED [IN], PRESERVED [IN], FINAL CANOPY (SQFT), YES/NO. Rows 2639-2761.

Table with columns: TAG #, SPECIES, REMOVED [IN], PRESERVED [IN], FINAL CANOPY (SQFT), YES/NO. Rows 2762-4639.

Table with columns: TAG #, SPECIES, REMOVED [IN], PRESERVED [IN], FINAL CANOPY (SQFT), YES/NO. Rows 4640-6558.

Table with columns: TAG #, SPECIES, REMOVED [IN], PRESERVED [IN], FINAL CANOPY (SQFT), YES/NO. Rows 6559-8426.

Table with columns: TAG #, SPECIES, REMOVED [IN], PRESERVED [IN], FINAL CANOPY (SQFT), YES/NO. Rows 8427-10304.

In-Divide Table. Columns: TAG #, SPECIES, INCHES. Rows 2638-6829.

HERITAGE TREE INVENTORY TABLE. Columns: TAG #, SPECIES, REMOVED [IN], PRESERVED [IN], FINAL CANOPY (SQFT). Rows 2661-6514.

Colliers Engineering & Design logo and website information.

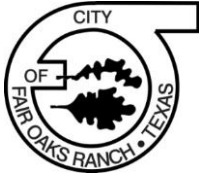
Formerly known as KFW logo.

811 logo and text: PROTECT YOURSELF. ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, DISBURSES, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.

Table with columns: DATE, DRAWN BY, DESCRIPTION. Rows for tree tags.

FAIR OAKS RANCH COMAL COUNTY TEXAS logo.

OAK BEND SUBDIVISION PHASE I logo and project information. Includes: SAN ANTONIO (KFW) 3421 Paesanos Parkway, San Antonio, TX 78231. Phone: 210.979.8444. Project Number: 758-07-03. SHEET TITLE: TREE PRESERVATION PLAN - OAK BEND. SHEET NUMBER: TPP 1.4.



PLANNING & ZONING COMMISSION CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action recommending approval of the Oak Bend Subdivision Phase I Preliminary plat establishing 55 lots from the applicant Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C.

DATE: September 12, 2024

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Lee Muñiz, P.E., CFM, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

This preliminary plat creates 55 single family residential lots. It is the first of two phases of the Oak Bend subdivision. The subdivision is generally located north of the intersection of Ralph Fair Road and Honeycomb Rock.

A Water Supply Agreement between the City of Fair Oaks Ranch and the property owner in 2008 authorized 130 Living Unit Equivalent. A subdivision plat of the property was approved by City Council and recorded in 2011 establishing 130 single-family residential one-acre lots. The Oak Bend development is vested under the Chapter 10 subdivision regulations.

The Agreement was amended in March 2024 to extend it and reduce the number of lots from 130 to 110 in accordance with the developer's revised plans. The reduction in lots will allow for the protection of special geological features, creation of drainage reserve areas, and inclusion of an emergency access.

In June 2024 the City Council approved a Future Land Use Amendment and Rezoning application to designate Oak Bend as Neighborhood Residential (minimum one acre lots).

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The City of Fair Oaks Ranch's current process requires the Planning and Zoning Commission to consider the preliminary plat and make a recommendation to the City Council. The City Council has the final authority to act on the plat.

The Oak Bend Subdivision Phase 1 Preliminary Plat will provide the following benefits to citizens:

1. Reduction of lots (110 lots) as compared to the previously approved and recorded subdivision (130 lots)
2. Addition of nine (9) acres of open space to preserve Karst features (geological features)
3. Inclusion of an emergency access

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to recommend approval of the Preliminary Plat for Oak Bend Subdivision Phase I with the following conditions.

1. Confirm how the proposed development will comply with the requirements of Article II Section 3, Submission of Final Plat of Old Subdivision Regulations.
2. Show that the street Bald Cypress Court will be connected to the adjoining street on the east in Phase II in the future and add a note to the plat regarding this.
3. Remove building setback legend from the “existing keynotes” (previously titled as “key notes”) on all pages. All setback requirements need to meet the zoning requirements of Neighborhood Residential (NR) District.
4. Provide metes and bounds description to verify all coordinate points on the plat. The coordinates and distances indicated in the metes and description in the warranty deed do not match the coordinates and distances called out on the plat.
5. Add a plat note stating “approval of this plat vacates the approved and recorded Oak Bend Estates Plat”.

STAFF REPORT

To: Planning & Zoning Commission
From: Public Works and Engineering Department
Date: September 12, 2024
Re: Phase I Preliminary Plat application from the applicant Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C., for Oak Bend Subdivision proposing 55 single-family residential lots

SUMMARY:

Oak Bend subdivision is generally located north of the intersection of Ralph Fair Road and Honeycomb Rock (see attached Exhibit A: Oak Bend Subdivision Aerial Map). Street access to the subdivision will be provided from Ralph Fair Road. The Master Conceptual Plan (see attached Exhibit B: Master Conceptual Plan) provided by the applicant proposes 110 single family residential lots on 149 acres to be developed in two (2) phases.

The Oak Bend Subdivision is zoned Neighborhood Residential (NR) which requires a lot size of minimum one acre.

The purpose of Oak Bend Subdivision Phase I Preliminary Plat is to create 55 residential lots, three reserves, and six private streets for Phase I. The lots are approximately one acre in size.

SITE HISTORY:

The previous approvals for the Oak Bend subdivision are listed below:

- October 19, 2006 - Ordinance 153.0 approved the City of San Antonio’s Ordinance 2006-6-29-9772 releasing approximately 3258 acres of property directly adjacent to the North, East, and Southwest of Fair Oaks Ranch city limit line from the City of San Antonio’s Extraterritorial Jurisdiction.
- October 19, 2006 - Ordinance 154.0 approved voluntarily annexing the Grona Property into the City of Fair Oaks Ranch.
- September 2, 2008 - Water Supply Agreement, for 15 years, was executed between Oak Bend Forest, LC and the City of Fair Oaks Ranch for the reservation of water service capacity for 130 single-family Living Unit Equivalentents (“LUE’S”) on 149 acres.
- August 21, 2009 - The City Council granted a variance to reduce the minimum lot size from 45,000 square feet to 43,560 square feet (one acre).
- February 17, 2011 - The City Council approved a subdivision plat of Oak Bend Estates consisting of 130 one-plus-acre lots. The lots widths generally ranged from 145 feet to 150 feet.
- February 16, 2017 – Ordinance 2017-02 approved amending Chapter 1; Article 1.02 of the City’s Code of Ordinances by adopting vested rights pursuant to LGC 245 (Vested Rights). It provided an opportunity for landowners or developers to

“grandfather” or “vest” government regulations that apply to development at the time of the filing of a permit application.

- May 2018 – The Planning & Zoning Commission (“P&Z”) approved and advanced a preliminary report creating draft zoning district boundaries, inclusive of a draft zoning map. The City Council received the P&Z’s preliminary report and conducted a joint public hearing with no action.
- June 2018 – The P&Z approved and advanced a final report to the City Council creating zoning district boundaries, inclusive of a zoning map. Ordinance 2018-05 adopting zoning district boundaries was approved by City Council. The zoning map designated the subject property as Rural Residential (5+ acre lots) creating a conflict with the Agreement.
- October 17, 2022 – The City confirmed a vested right does exist for the Oak Bend Estates project as of September 2, 2008 (filing of plat).
- Throughout 2022 and 2023 – At pre-development meetings with staff, the applicant indicated the number of lots were reduced to preserve the geological features present on site and to provide for an emergency exit.
- March 21, 2024 – Resolution 2024-13 extended the 2008 Water Supply agreement for 110 single-family Living Unit Equivalentents (“LUE’S”).
- June 20, 2024 – The City Council approved a Future Land Use Amendment application (requesting NR land use designation) and a Rezoning application (requesting NR zoning designation) in accordance with the 2011 filed plat.
- August 15, 2024 - The applicant submitted a Preliminary Plat application for the 55 lot Oak Bend Subdivision Phase I and a variance request to reduce the minimum street frontage of 150 feet.

REASON FOR THE REQUEST:

The City of Fair Oaks Ranch’s current process requires the Planning and Zoning Commission to consider the Phase I Preliminary Plat and make a recommendation to the City Council. The City Council has the final authority to act on the plat.

PUBLIC NOTICES/COMMENTS:

N/A

CRITERIA FOR REVIEW:

Compliance with relative sections of the UDC.

STAFF RECOMMENDATION:

Subject to variance approval, staff recommends approval of the Phase 1 Preliminary Plat with the following conditions:

1. Confirm how the proposed development will comply with the requirements of Article II Section 3, Submission of Final Plat of Old Subdivision Regulations.

2. Show that the street Bald Cypress Court will be connected to the adjoining street on the east in Phase II in the future and add a note to the plat regarding this.
3. Remove building setback legend from the “existing keynotes” (previously titled as “key notes”) on all pages. All setback requirements need to meet the zoning requirements of Neighborhood Residential (NR) District.
4. Provide metes and bounds description to verify all coordinate points on plat. The coordinates and distances indicated in the metes and description in the warranty deed do not match the coordinates and distances called out on the plat.
5. Add a plat note stating approval of this plat vacates the approved and recorded Oak Bend Estates Plat.

Exhibits

- A. Exhibit A Oak Bend Subdivision Location Map
- B. Exhibit B Oak Bend Subdivision Aerial Map
- C. Exhibit C Oak Bend Subdivision Master Conceptual Plan
- D. Exhibit D Universal Application and Specific Application (Preliminary Plat) including Supporting Documents

Exhibit A Oak Bend Subdivision Location Map

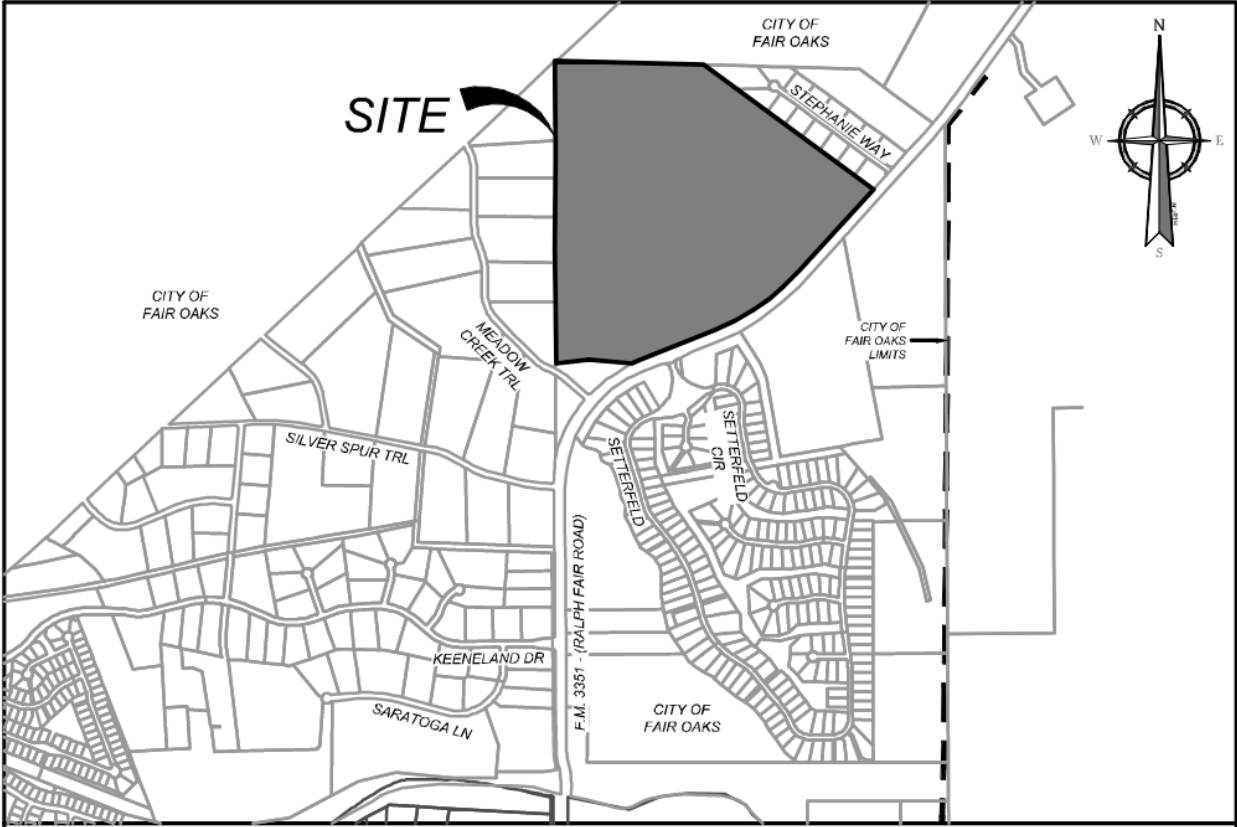


Exhibit B

Exhibit Item #9. Aerial Location Map

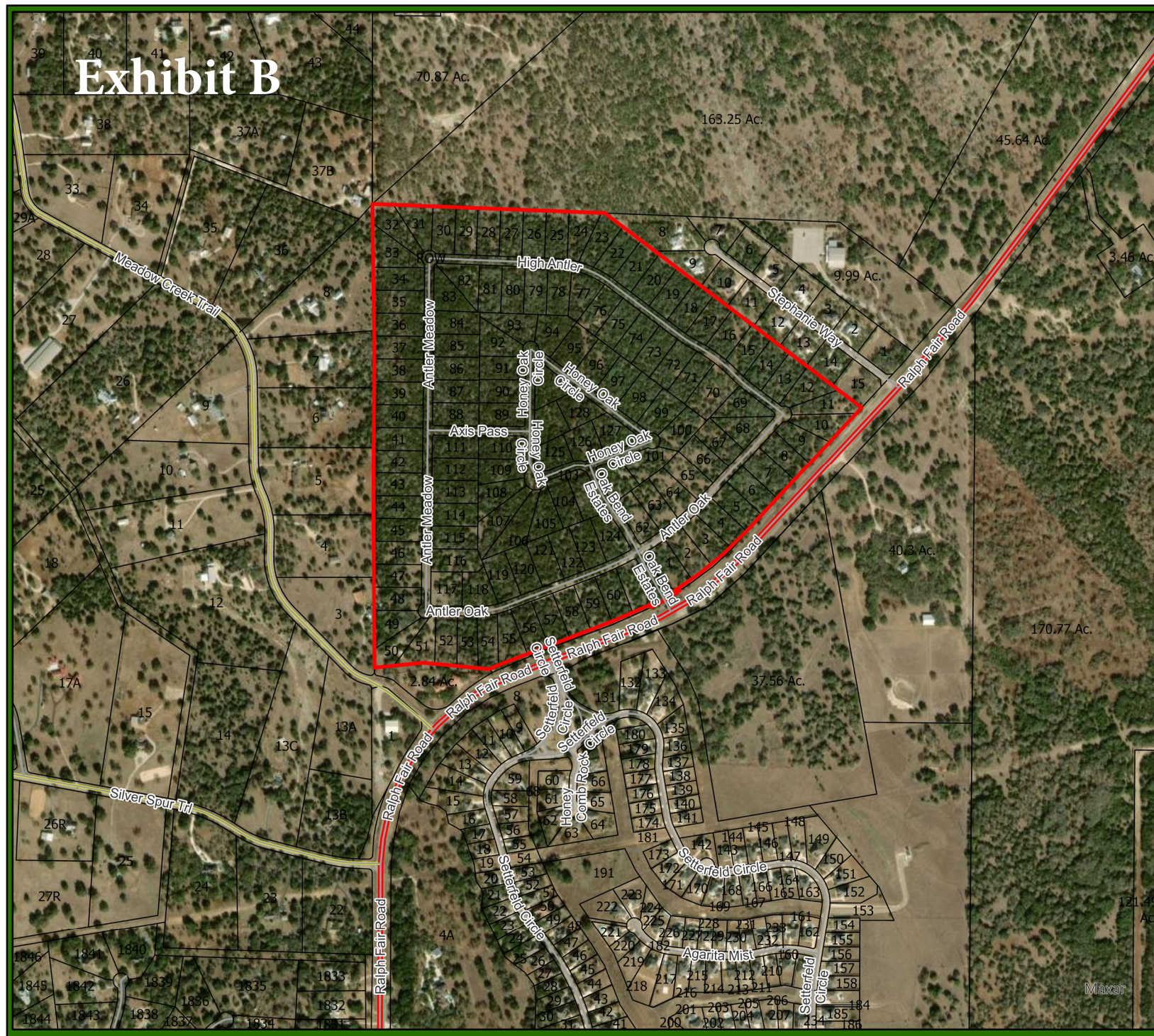
Oak Bend Estates
Variance Application Number:
PV# 2024-01

Legend

- Subject Property
- Parcels
- Fair_Oaks_Roads



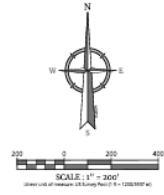
1,000
US Feet



Disclaimer – The City of Fair Oaks Ranch (COFOR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFOR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances shall the products be used for final design purposes. COFOR provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose. COFOR assumes no responsibility for anyone's use of the information.

Exhibit C Oak Bend Estates Master Plan

- LEGEND:**
- OPEN SPACE / DRAINAGE
 - PROPOSED RIGHT-OF-WAY
 - CONTOURS
 - PHASING LIMITS
 - ALP/R: • AL PUBLIC RECORDS OF CODAL COUNTY, TEXAS
 - RIGHT-OF-WAY
 - CENTERLINE





City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015
PH: (210) 698-0900.FAX: (210) 698-3565. bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

UNIVERSAL APPLICATION (FORM UA)

All applications must be submitted with:

- (1) A complete **Universal Application** form (2 pages), and
 - (2) A complete **Specific Application Form** with all materials listed in the checklist for the specific application.
- The City staff is available to assist you in person at City Hall or over the phone at (210) 698-0900.

DEVELOPMENT INFORMATION

Project Name/Address/Location: Oak Bend Subdivision / Intersection of Ralph Fair Rd and Honeycomb Rock Acreage: 149
 Brief Description of Project: Single Family Residential
 Is property platted? No Yes Subdivision name: Oak Bend Subdivision No. of Lots: 55
 Recordation #: Doc # 201106015175 Parcel(s) Tax ID#: _____
 Existing Use: Residential Proposed Use: Single-Family Homes
 Current Zoning: Neighborhood Residential Proposed Zoning: Neighborhood Residential
 Occupancy Type: Residential Sq. Ft: _____ Bed #: _____ Bath #: _____ Car Garage #: _____
 Water System Well Public Flood Zone: Yes No Sewer System: Septic Public

PROPERTY OWNER INFORMATION

Owner: Oak Bend Forest, L.C. Contact Name: James M. Grona
 Address: 120 Oak Creek Court, Suite 100 City/State/ZIP: San Antonio, Texas 78232
 Phone: 210-960-2750 Email: omar.espinosa@collierseng.com

APPLICANT INFORMATION

Applicant/Developer: Sitterle Homes LTD Contact Name: Frank Sitterle
 Address: 2015 Evans Road, Suite 100 City/State/ZIP: San Antonio, Texas 78258
 Phone: 210-494-9192 Email: Frank@sitterlehomes.com

KEY CONTACT INFORMATION

Name of the Individual: Colliers Engineering & Design Contact Name: Omar Espinosa, P.E.
 Address: 3421 Paesanos Parkway Suite 200 City/State/ZIP: San Antonio, Texas 78231
 Phone: 210-979-8444 E-mail: omar.espinosa@collierseng.com

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature: *James M Grona* Date: 07/24/2024
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****

DATE REC'D: 08/16/2024 BY: Lee Muñiz
 FEES PAID: 04/15/2024 APPROVED BY: _____
 DATE APPROVED: _____
 APPLICATION/PERMIT NO: _____ EXP DATE: _____

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

SPECIFIC APPLICATION FORM (S1-S39). Please check the appropriate type below:

Land Use Policy Related

- (Section 3.9 of the UDC)
- Annexation* - Form S1
 - Comprehensive Plan Amendment (Text)
 - Unified Development Code (UDC) Text Amendment
 - Rezoning/ FLUM amendment* - Form S2
 - Special Use Permit* - Form S3
 - Planned Unit Development (PUD)* - Form S4
 - Development Agreement
 - Conservation Development Alternative* (CDA) (Section 4.8) - Form S5

Subdivision and Property Development Related

- (Section 3.8 of the UDC)
- Amending Plat* - Form S6
 - Minor Plat* - Form S7
 - Development Plat* - Form S8
 - Concept Plan** - Form S9
 - Preliminary Plat* - Form S10
 - Final Plat* - Form S11
 - Replat* - Form S12
 - Construction Plans* - Form S13
 - Vacating Plat
 - Plat Extension

Site Development Related

- (Section 3.9 of the UDC)
- Vested Rights Verification Letter
 - Zoning Verification Letter
 - Written Interpretation of the UDC
 - Temporary Use Permit* - Form S14
 - Special Exception* - Form S15
 - Site Development Permit* (Site Plan Review) - Form S16
 - Floodplain Development Permit* - Form S17
 - Stormwater Permit* - Form S18
 - Certificate of Design Compliance* - Form S19
 - Appeal of an Administrative Decision
 - Zoning
 - Others
 - Variance
 - Policy
 - Judicial* - Form S20
 - Sign Special Exception/Appeal to an Administrative Decision
 - Administrative Exception
 - Permit for Repair of Non-Conforming Use/Building
 - Letter of Regulatory Compliance
 - On-Site Sewage Facility Permit (OSSF)
 - Certificate of Occupancy (CO)* - Form S21
 - Relief from Signage Regulations
 - Group Living Operation License* - Form S22
 - Grading/Clearance Permit - Form S23

Building Permits Related

- Commercial**
- New/Remodel/Addition* - Form S24
 - Fence* - Form S25
 - Miscellaneous* - Form S26
- Residential**
- New Home* - Form S27
 - Remodel/Addition* - Form S28
 - Detached Buildings* - Form S29
- Others**
- Solar* - Form S30
 - Swimming Pool* - Form S31
 - Demolition, Drive or Move
 - New Lawn/Water* - Form S32
 - Backflow Device/Irrigation Systems - Form S33
 - Sign* (Permanent) - Form S34 A
 - Sign* (Temporary) - Form S34 B
 - Appeal of Denial of Sign Permit
 - Master/ Common Signage Plan* - Form S35
 - Water Heater or Water Softener* - Form S36
 - Right-of-Way Construction* - Form S37
 - Flatwork* - Form S38
- Inspections**
- Mechanical
 - Electrical
 - Plumbing
 - Building
 - Others _____
- Water- Wastewater Service**
- Connect/ Disconnect Form* - Form S39

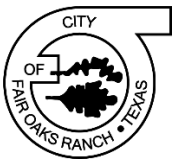
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

** The Concept Plan is required for PUD and CDA, and for Rezoning if included in a previously approved Concept Plan.

Application Checklist for all Applications

- Universal Application Form (Form UA).
- Items listed in the checklist for the Specific Application Form (Form S#) ¹. (Please make sure the boxes are checked)
- Application Processing Fees and other application fees.
- Letter of intent explaining the request in detail and reason for the request.
- Signed Letter of Authorization required if the application is signed by someone other than the property owner.
- Site plan and shapefile drawings (if applicable) for the property
- Location map clearly indicating the site in relation to adjacent streets and other landmarks
- One (1) copy of proof of ownership (recorded property deed or current year tax statements)
- One (1) USB drive containing the general required documents in Adobe PDF format (if required)

¹For items that are duplicated in the specific type of application, only one copy is required.



7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

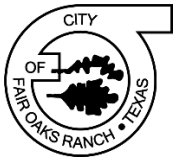
S10

SPECIFIC APPLICATION FORM - PRELIMINARY PLAT

Section 3.8 (4) of the Unified Development Code

The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- A completed Universal Development Application and checklist signed by the owner/s of the property.
- Payment of all other applicable fees (see Schedule of Fees).
- An accurate metes and bounds description of the subject property (or other suitable legal description).
- Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- Pre-Application Conference prior to application submittal.
- Approved copy of a Concept Plan or other approved plats, if applicable.
- Concept plan approval (if required).
- A title report.
- Three (3) copies (full size) of complete sets of construction plans (plan views) to be submitted after Preliminary Plat approval and prior to submittal of a Final Plat application.
- One (1) copy (11x17) of proposed plat.
- One (1) copy (11x17) of all existing recorded plats pertaining to the preliminary plat.
- Basic engineering information, if deemed necessary by the City.
- Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Time Warner, Grey Forest, GBRA, Spectrum, etc.) or proof that these have been requested.
- Letter from USPS and other service providers to ensure the name of the proposed subdivision and streets, or any of the physical features, (such as streets, parks, etc.) must not be so similar to the names of any similar features in the county or in any incorporated town or city therein. Streets, which are a continuation of any existing street, shall take the name of the existing street.
- Drainage/Stormwater plan, if any grade changes.



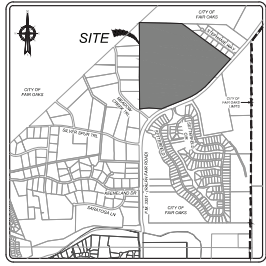
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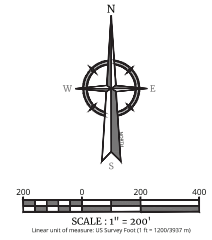
- Tree Plan designating all trees proposed for removal or preservation and describing the measures proposed to protect remaining trees during development as per Unified Development Code Section 8.8. Tree Plan needs to approved prior to Preliminary Plat approval.
- Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email.
- Acknowledgement that the applicant or representative will attend all Planning and Zoning Commission, City Council and applicable meetings where this request is discussed.

Additional Requirements. The City Manager (or designee) may, from time to time, identify additional requirements for a complete application that are not contained within but are consistent with the application contents and standards set forth in the UDC and state statutes.

Exhibit D



- LEGEND:**
- OPEN SPACE / DRAINAGE
 - PROPOSED RIGHT-OF-WAY
 - CONTOURS
 - PHASING LIMITS
 - M.P.R. - M. PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - R.O.W. - RIGHT-OF-WAY
 - CENTERLINE



Lot #	Length	Description
L.1	329.67	360' 00" (31.1)
L.1	184.71	208' 12" (17.4)
L.2	201.90	224' 42" (18.7)
L.3	194.23	216' 00" (18.0)
L.4	194.42	216' 10" (17.9)
L.5	194.87	216' 30" (17.9)
L.6	225.70	252' 24" (21.0)

LAND USE		
PHASE	RESIDENTIAL ACRES	RESIDENTIAL LOTS
1	75.90	55
2	73.60	51
TOTAL	149.50	106

RESIDENTIAL LOTS = 106

Callien
Engineering & Design

www.callienengineering.com

Formerly Known as **KFW**

PROTECT YOURSELF
ALL PROJECTS ARE TO BE REVIEWED BY QUALIFIED DESIGNERS. ALL CITY DESIGN PERMITS FOR THE PROJECTS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

FOR STATE SPECIFIC PROJECT NUMBERS VISIT: WWW.CALLIEN.COM

OAK BEND SUBDIVISION

FAIR OAKS RANCH COMAL COUNTY TEXAS

SAO ANTONIO (R.O.W.)
 3427 Parkway
 San Antonio, TX 78231
 Phone: 210.979.8444
 FAX: 210.979.8444
 www.callien.com

DATE	DATE	REVISION	DESCRIPTION
AS SHOWN	APRIL 2014	-	-

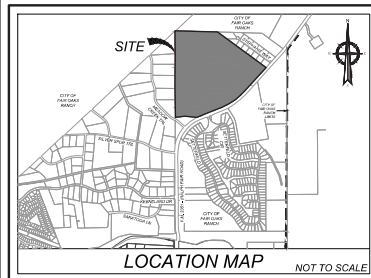
PROJECT NUMBER: 13600003
 PROJECT NAME: 1407100003

DRAWING TITLE: MASTER CONCEPTUAL PLAN

SHEET NUMBER: 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Exhibit D



CPS NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS... 2. ANY CPS EMERGENCY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY...

UTILITY EASEMENT: UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION... 1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE...

DRAINAGE EASEMENT: DRAINAGE, WATER DIVERSION, AND SANITARY CONDUIT, INCLUDING WITHOUT LIMITATION WALLS, BENCH, EMBANKMENTS, SPILLWAYS, APPURTENANCES AND OTHER ENGINEERED DEVICES... 1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE...

PRELIMINARY PLAT ESTABLISHING OAK BEND SUBDIVISION PHASE I BEING 149.0 ACRES OF LAND OUT OF SURVEY NUMBER 172, MARIA DE LA LUZ GUERRA, 1 LEAGUE, COMAL COUNTY ABSTRACT NUMBER 173 IN COMAL COUNTY, TEXAS...

SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED 'COLLIERS PROP CORNER' SET AT ALL CORNERS UNLESS NOTED OTHERWISE... 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE...

GENERAL NOTES: 1. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS AS RECORDED FOR THIS UNIT IN THE PUBLIC RECORDS OF COMAL COUNTY, TEXAS... 2. THIS PLAT CONSISTS OF 58 RESIDENTIAL LOTS, 2 RESERVES AND 1 PRIVATE STREET.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO THAT THE INTENTION IS TO IMPROVE CONDITIONS OF THE SANITARY AND WATERWAY DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY ADJACENT PROPERTY AND THE COMMUNITY... 1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE...

Colliers Engineering & Design, Inc. SAN ANTONIO 3421 Pearsantoni Parkway San Antonio, TX 78231 Phone: 210.979.8444 COLLIER ENGINEERING & DESIGN, INC. 1785 PEARSON LANE TSPS 17808-1950

LEGEND: SET 1/2" IRON ROD WITH BLUE CAP STAMPED 'COLLIERS PROP CORNER'... R.O.W. = RIGHT-OF-WAY... D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS... O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS...

FLOODPLAIN VERIFICATION NOTE: NO PORTION OF THE YEAR 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 490910109P, DATE OF SEPTEMBER 2, 2006... 1. RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100802743)...

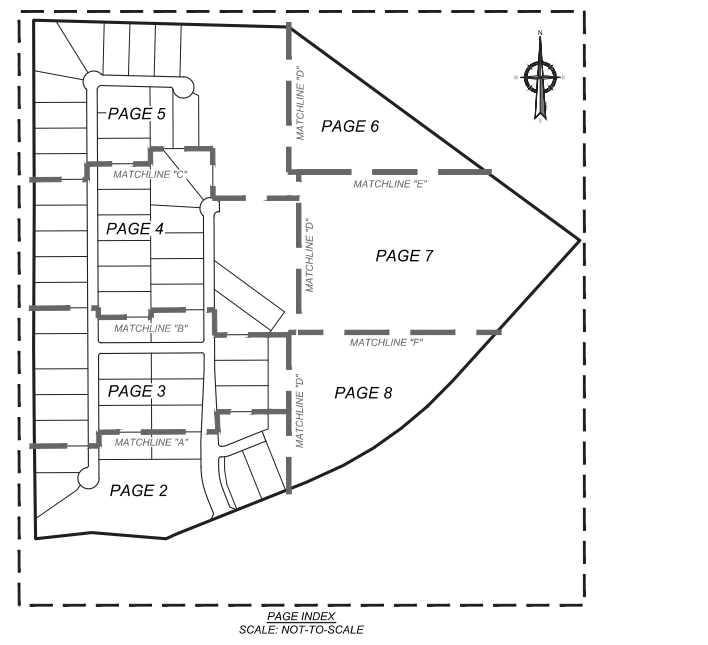
ACCESS TO EASEMENTS: DRAINAGE EASEMENTS ARE NOT PERMITTED TO BE ENCLOSED BY A FENCE OR GATE, EXCEPT TO CONTAIN A BASIN OR POND... CLEAR VISION NOTE: CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS... MAINTENANCE NOTE: THE MAINTENANCE OF THE DRAINAGE EASEMENT LOCATED WITHIN LOTS 301, 302 & 303...

- KEYNOTES: 1. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT 2. 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT 3. 10' WATER EASEMENT 4. 5' DRAINAGE EASEMENT... 12. VARIABLE WIDTH DRAINAGE EASEMENT 13. DRAINAGE EASEMENT 14. 5' DRAINAGE EASEMENT 15. 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT 16. 5' VEHICULAR NON-ACCESS EASEMENT 17. 30' R.O.W. RESERVATION EASEMENT

STATE OF TEXAS COUNTY OF BEKAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH... LICENSING PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEKAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, L.L.C. 2421 PEARSANTONI PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

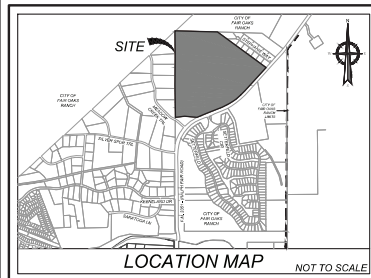
Table with columns: Curve #, Length, Radius, Delta, Chord, Chord Bearing. Includes sub-tables for Line Table and Line Table with columns: Line #, Length, Direction.

EXISTING KEYNOTES: 1. RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100802743) 2. 10' NON-BUILDING ACCESS EASEMENT (DOCUMENT NUMBER 20100802743) 3. 25' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AERA EASEMENT (DOCUMENT NUMBER 20100802743) 4. BUILDING SETBACK LINE (DOCUMENT NUMBER 20100802743)



STATE OF TEXAS COUNTY OF COMAL THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED... DATED THIS _____ DAY OF _____, A.D. 20____ BY: _____ MAYOR BY: _____ SECRETARY

RESIDENTIAL LOTS = 55 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS... CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "UNDERGROUND EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

- LEGEND:**
- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - C.E. = CENTERLINE
 - L.F. = LINEAR FEET
 - (10)--- = EXISTING CONTOURS
 - (20)--- = PROPOSED CONTOURS
 - (30)--- = BOUNDARY
 - (40)--- = LOT LINE
 - - - - - = EASEMENT

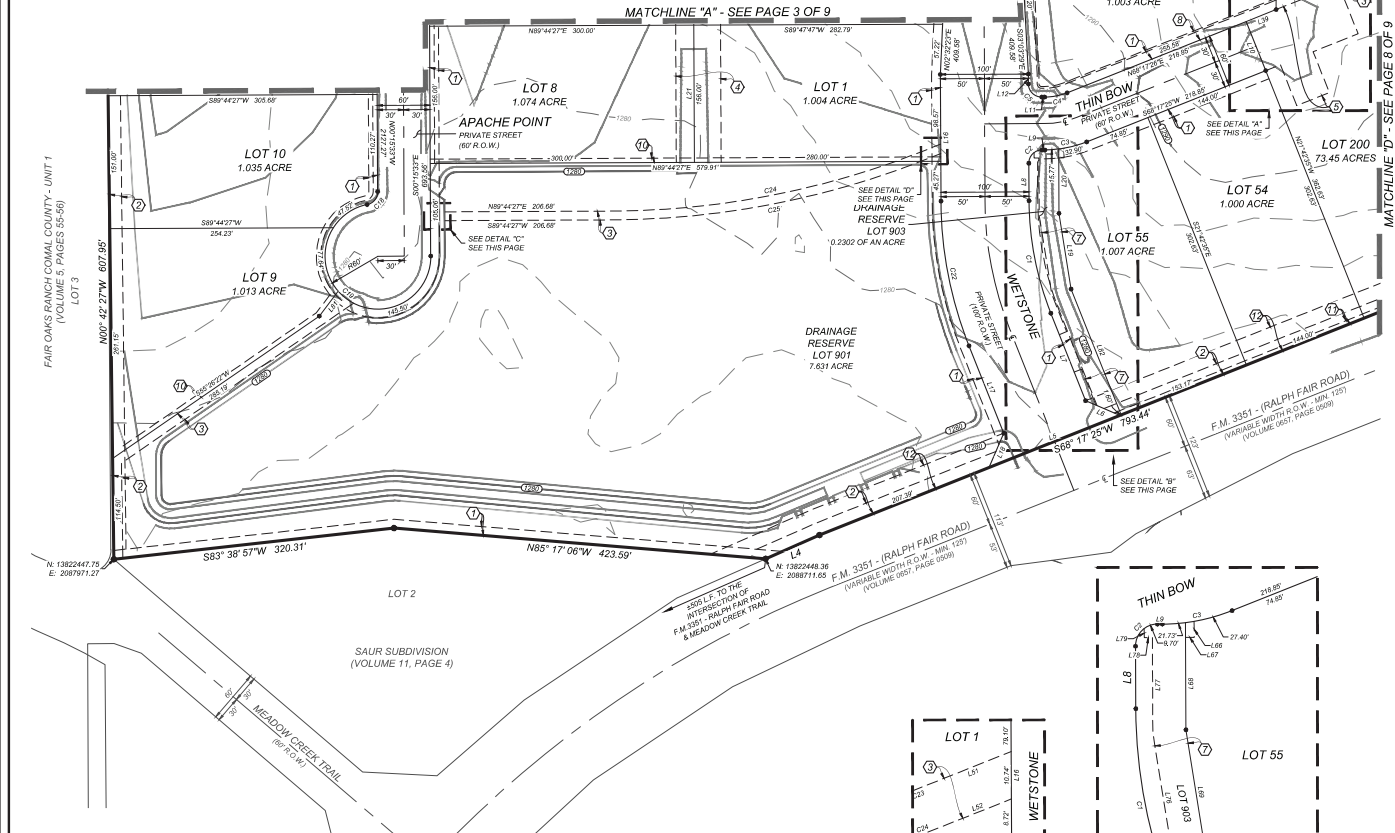
- EXISTING KEYNOTES:**
- 12 RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
 - 1 NON-VEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
 - 25 ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AREA EASEMENT (DOCUMENT NUMBER 20100602743)
 - 40 BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)

PRELIMINARY PLAT ESTABLISHING
OAK BEND SUBDIVISION PHASE I
BEING 140.0 ACRES OF LAND OUT OF SURVEY NUMBER 172, MARIA DE LA LUZ GUERRA, 1 LEAGUE, COMAL COUNTY ABSTRACT NUMBER 173 IN COMAL COUNTY, TEXAS. SAID 140.00 ACRE TRACT OF LAND BEING THE SAME DESCRIBED IN A DEED DATED MAY 8, 2009 TO OAK BEND FOREST, L.C., RECORDED IN DOCUMENT NUMBER 200906019093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

SCALE: 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers
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3421 Paesanos Parkway
San Antonio, TX 78231
PHONE: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
1876 FARMER RD SUITE 100
SAN ANTONIO, TX 78231

www.colliersengineering.com
DATE OF PREPARATION: August 28, 2024



- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 10' WATER EASEMENT
 - 5' DRAINAGE EASEMENT
 - VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.2016 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.0083 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5' VEHICULAR NON-ACCESS EASEMENT
 - 30' R.O.W. RESERVATION EASEMENT
- STATE OF TEXAS
COUNTY OF COMAL
- THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE, OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
- OWNERS/AGENT:
JAMES H. GROOM
OAK BEND FOREST, L.C.
100 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232
- STATE OF TEXAS
COUNTY OF COMAL
- BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES H. GROOM 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
- GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 20____.
- NOTARY PUBLIC COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

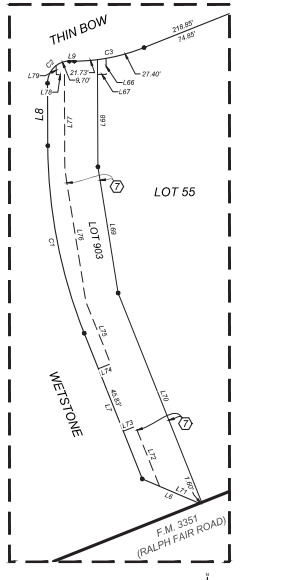
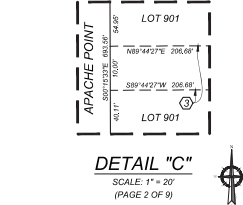
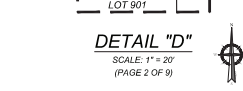
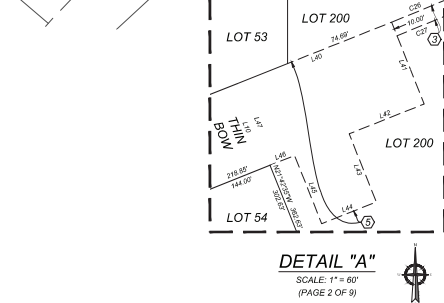
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
RFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED SHOULD BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
1111 FREDERICKS BLVD, SUITE 1000
SAN ANTONIO, TEXAS 78204
PHONE: 210-775-7444 FAX: 210-775-7444 EMAIL: AMPL@TBSLV.COM

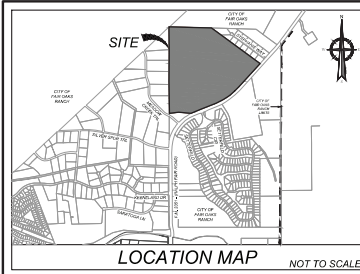


RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

08-28-2024 4:27pm User:TD_janos File: L75960730designCampL1P17590730.dwg

Exhibit D



- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO REMOVE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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- LEGEND:**
- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
 - R.O.W. = RIGHT-OF-WAY
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 - = EXISTING CONTOURS
 - - - = PROPOSED CONTOURS
 - = BOUNDARY
 - - - = LOT LINE
 - - - = EASEMENT

- EXISTING KEYNOTES:**
- 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
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 - 25' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AREA EASEMENT (DOCUMENT NUMBER 20100602743)
 - 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)

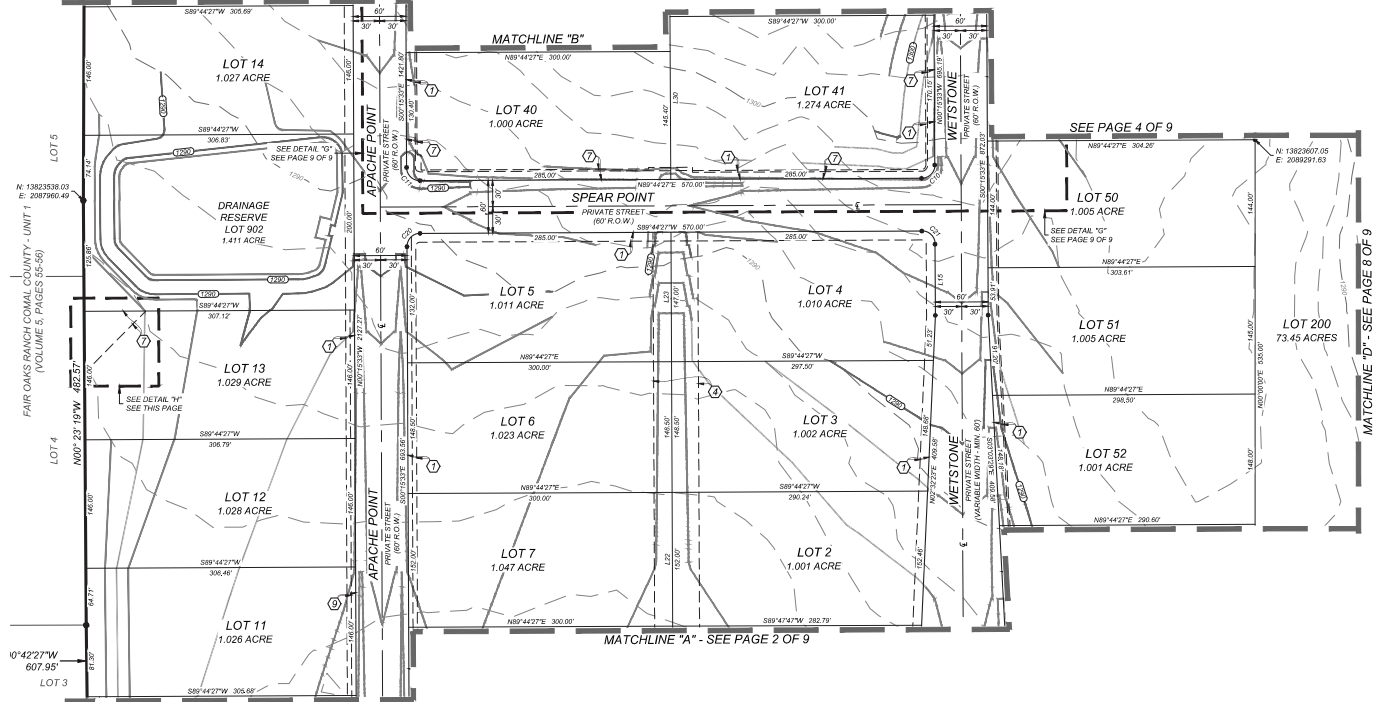
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SCALE: 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers
Engineering & Design

SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
PHONE: 210-979-8444
COLLIERS ENGINEERING & DESIGN, INC.
TSPE FIRM#: 11-16039 TSPLS FIRM#: 10194550

www.colliersengineering.com
DATE OF PREPARATION: August 28, 2024



- KEYNOTES:**
- 1' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
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 - VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (1/2016 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0883 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH DRAINAGE EASEMENT
 - 12' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
 - ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - VEHICULAR NON-ACCESS EASEMENT
 - 30' R.O.W. RESERVATION EASEMENT

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN EXCLUSIVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:
JAMES H. GREGG
OAK BEND FOREST, L.C.
100 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES H. GREGG, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 20____.

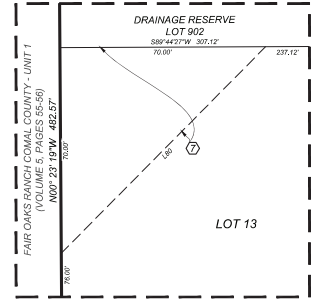
NOTARY PUBLIC COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
R2W SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

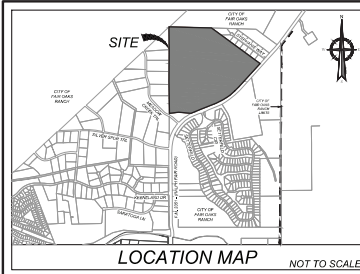
ANY COMMENTS REGARDING THE SERVICES YOU HAVE RECEIVED
CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
1101 FORTRESS DRIVE, SUITE 1000
SAN ANTONIO, TEXAS 78204
PHONE: 210-755-4444 FAX: 210-755-4444

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

Exhibit D

Item #9.



- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND OPERATING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES AND RIGHTS-OF-WAY AREAS TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANITOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

- LEGEND:**
- R.O.W. = RIGHT-OF-WAY
 - D.P.A. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - C.L. = CENTERLINE
 - L.F. = LINEAR FEET
 - = EXISTING CONTOURS
 - - - = PROPOSED CONTOURS
 - = BOUNDARY
 - - - = LOT LINE
 - - - = EASEMENT

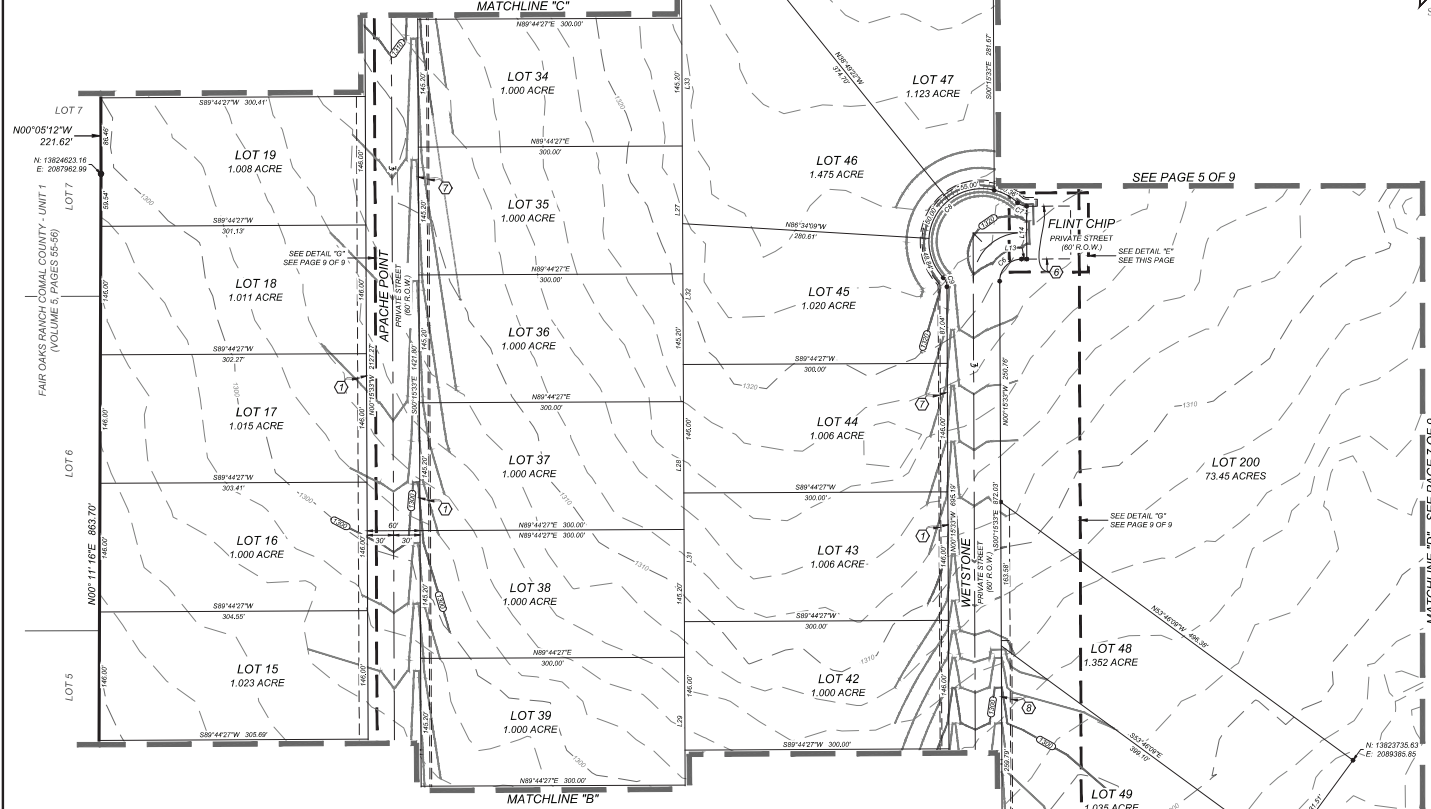
- EXISTING KEYNOTES:**
- 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
 - 1" NON-VEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
 - 20' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AREA EASEMENT (DOCUMENT NUMBER 20100602743)
 - 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)



Colliers
Engineering & Design
SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
PHONE: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TSP# F014-11-16029 TSP#LS F014-11-16030

www.colliersengineering.com

DATE OF PREPARATION: August 28, 2024



- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 10' WATER EASEMENT
 - 5' DRAINAGE EASEMENT
 - VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.2016 OF AN ACRE PERMEABLE))
 - VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0889 OF AN ACRE PERMEABLE))
 - 12' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5' VEHICULAR NON-ACCESS EASEMENT
 - 30' R.O.W. RESERVATION EASEMENT

STATE OF TEXAS
COUNTY OF COMAL
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:
JAMES H. GORDON
OAK BEND FOREST, L.C.
100 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPLIED AND 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 20__

NOTARY PUBLIC COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____ MAYOR

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

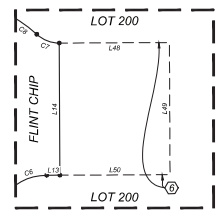
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMMENTS REGARDING THE SERVICES YOU HAVE RECEIVED FROM THIS SURVEYOR SHOULD BE DIRECTED TO THE SURVEYOR'S OFFICE. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY OR FOR ANY DAMAGE TO ANY PERSONS OR PROPERTY CAUSED BY THIS SURVEYOR'S NEGLIGENCE OR MALPRACTICE.



SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES

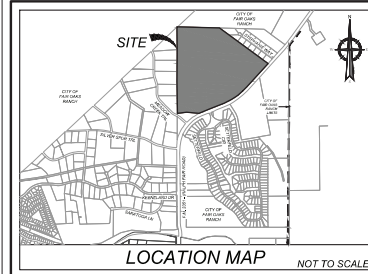
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

RESIDENTIAL LOTS = 55

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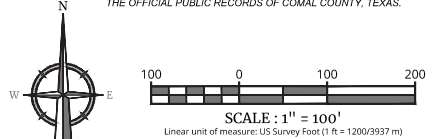
Exhibit D



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- LEGEND:**
- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.A. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
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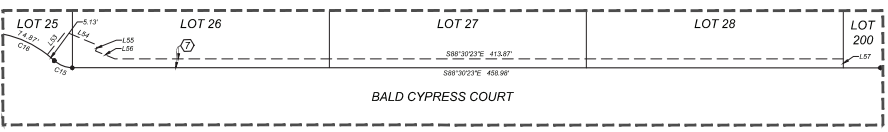
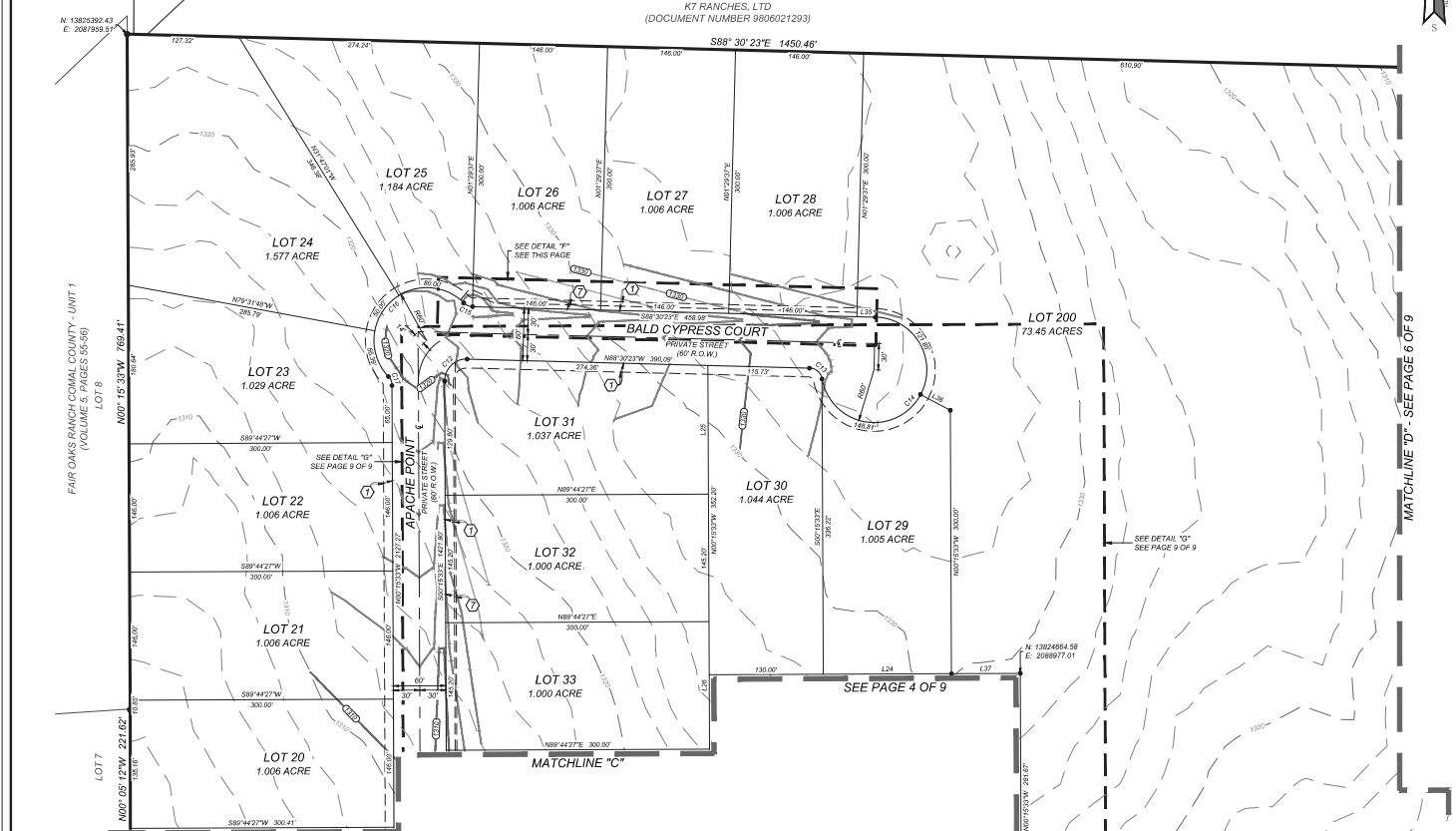
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COLLIERS ENGINEERING & DESIGN, INC.
TSP# F014-14039 TSP#S F014-14550

www.colliersengineering.com
DATE OF PREPARATION: August 28, 2024



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STATE OF TEXAS
COUNTY OF COMAL

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OWNER/AGENT:
JAMES H. GREGG
OAK BEND FOREST, L.C.
100 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPLIED AND 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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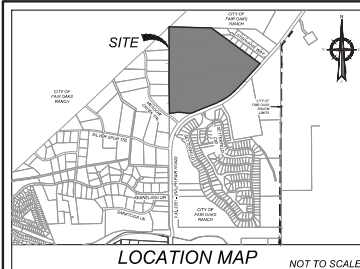
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BY: _____ SECRETARY

Exhibit D

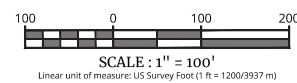
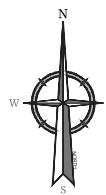
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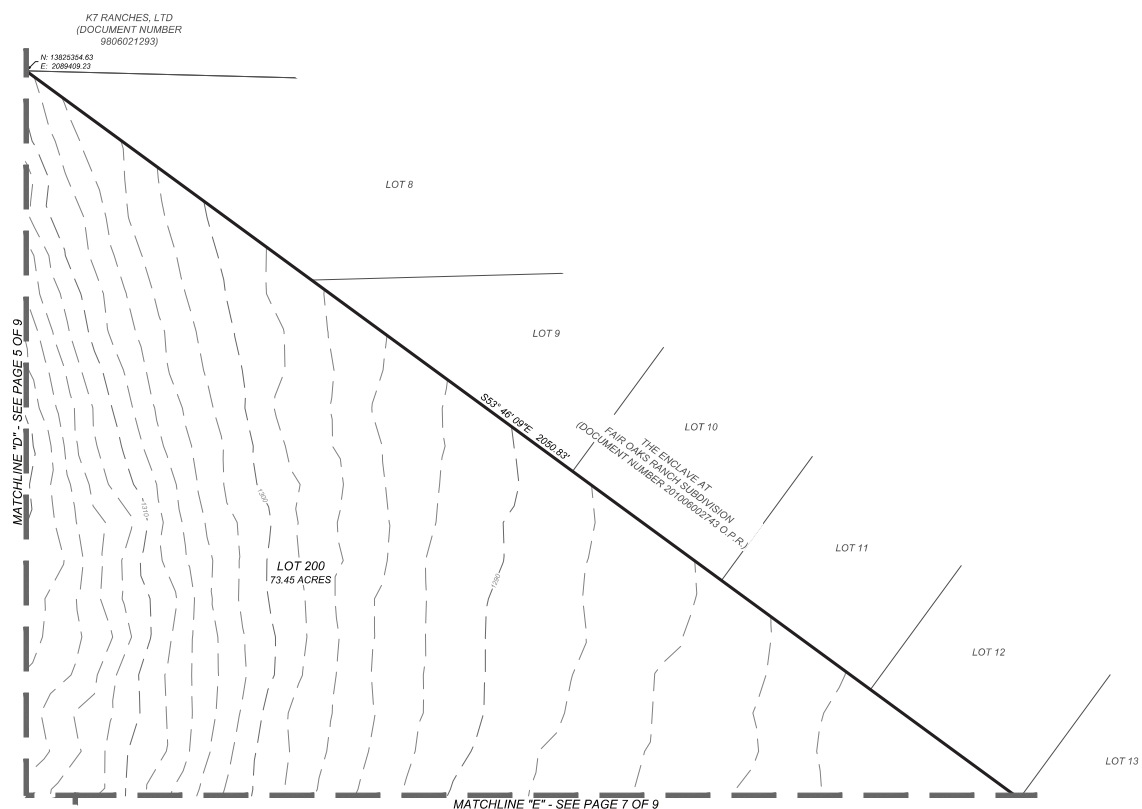
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- EXISTING KEYNOTES:**
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 3421 Paesanos Parkway
 San Antonio, TX 78231
 Phone: 210.979.8444
 COLLIER ENGINEERING & DESIGN, INC.
 (TSP# F0014-1-0029) TSP#S F0014-1-0029

www.colliersengineering.com
 DATE OF PREPARATION: August 28, 2024



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STATE OF TEXAS
 COUNTY OF COMAL

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OWNER/AGENT:
 JAMES M. GORDON
 OAK BEND FOREST, L.C.
 120 OAK CREEK COURT, SUITE 100
 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GORDON, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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BY: _____ SECRETARY

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

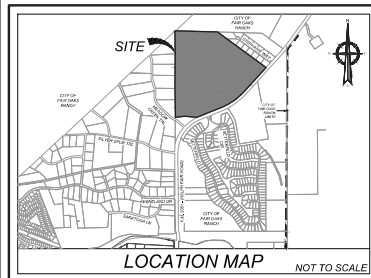
TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 KRW SURVEYING, LLC
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
 CAN BE DIRECTED TO:
 SAN FEAK BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 1001 N. LOOP WEST, SUITE 1000, FORT WORTH, TEXAS 76102
 PHONE: 817-785-4444 FAX: 817-785-4444

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

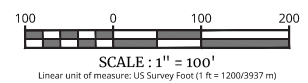
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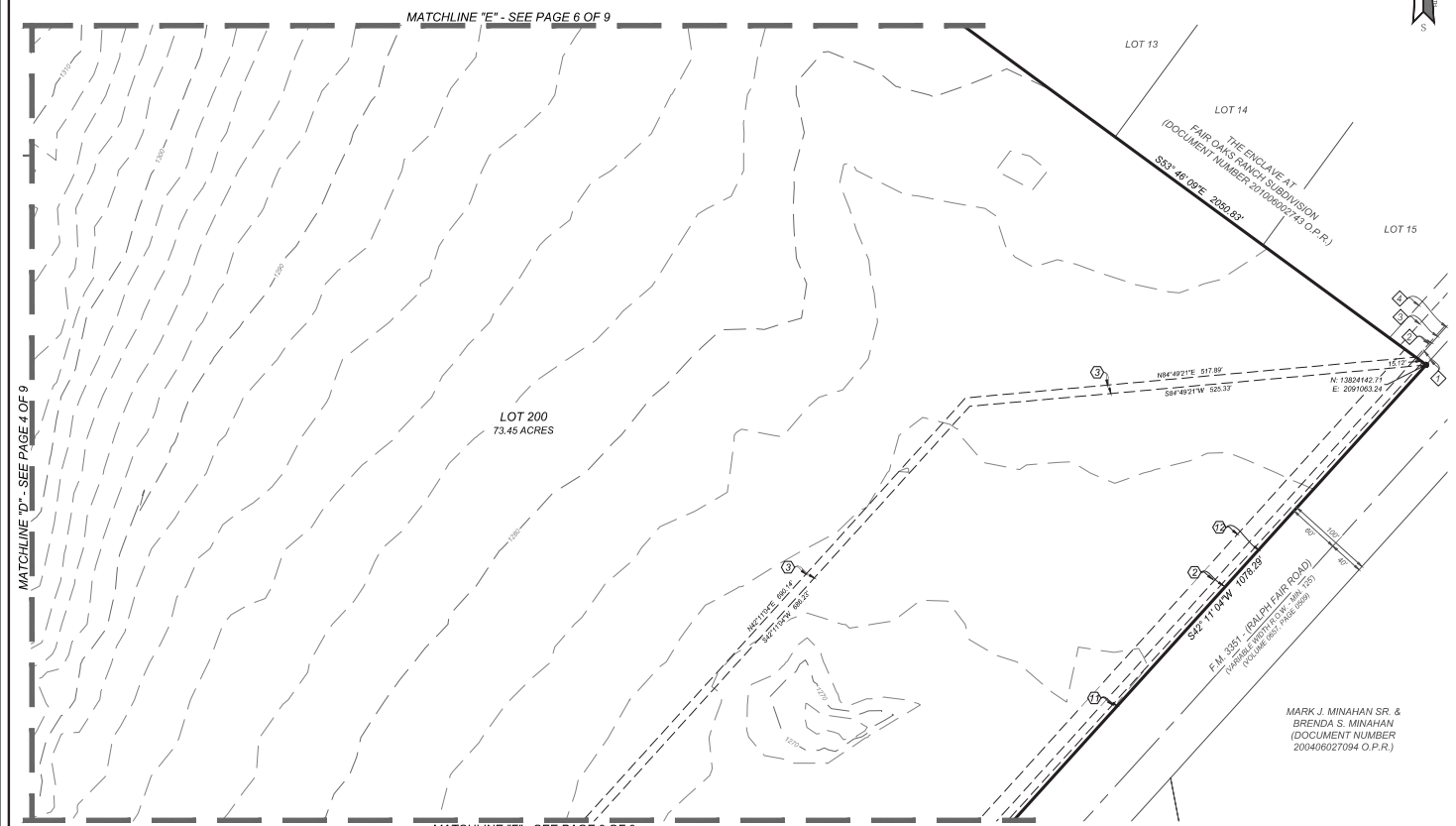
- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PPOF CORNER"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - ⊕ = CENTERLINE
 - L.F. = LINEAR FEET
 - = EXISTING CONTOURS
 - - - = PROPOSED CONTOURS
 - = BOUNDARY
 - - - = LOT LINE
 - - - = EASEMENT

- EXISTING KEYNOTES:**
- 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
 - 1' NONVEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
 - 25' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AREA EASEMENT (DOCUMENT NUMBER 20100602743)
 - 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)



www.colliersengineering.com
 DATE OF PREPARATION: August 28, 2024



- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 10' WATER EASEMENT
 - 5' DRAINAGE EASEMENT
 - VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.2016 OF AN ACRE PERMEABLE))
 - VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0089 OF AN ACRE PERMEABLE))
 - VARIABLE WIDTH DRAINAGE EASEMENT
 - 12' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5' VEHICULAR NON-ACCESS EASEMENT
 - 30' R.O.W. RESERVATION EASEMENT

STATE OF TEXAS
 COUNTY OF COMAL
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:
 JAMES M. GREGG
 OAK BEND FOREST, L.C.
 120 OAK CREEK COURT, SUITE 100
 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
 COUNTY OF COMAL
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GREGG, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 THIS _____ DAY OF _____, A.D. 20____
 NOTARY PUBLIC COMAL COUNTY, TEXAS

MARK J. MINAHAN SR. &
 BRENDA S. MINAHAN
 (DOCUMENT NUMBER
 200406027094 O.P.R.)

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____
 BY: _____ MAYOR
 BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 RTW SURVEYING, LLC
 3421 PRAESANDES PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED FROM THIS SURVEYOR SHOULD BE FILED WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, 1101 FORT BRASS, SUITE 1000, FORT BRASS, TEXAS 76701. FOR MORE INFORMATION VISIT WWW.TXBSLS.COM

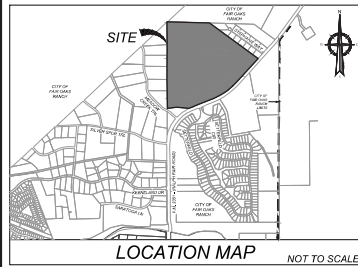
RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

08-28-2024 4:24pm User:TDJ JRMOS
 File: L759607030DesignCampPLAT1/759607030.dwg

Exhibit D

Item #9.



- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TYRANNON EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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 - O.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - CL = CENTERLINE
 - L.F. = LINEAR FEET
 - = EXISTING CONTOURS
 - - - = PROPOSED CONTOURS
 - = BOUNDARY
 - - - = LOT LINE
 - - - = EASEMENT

- EXISTING KEYNOTES:**
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 - 1' NON-VEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
 - 25' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AREA EASEMENT (DOCUMENT NUMBER 20100602743)
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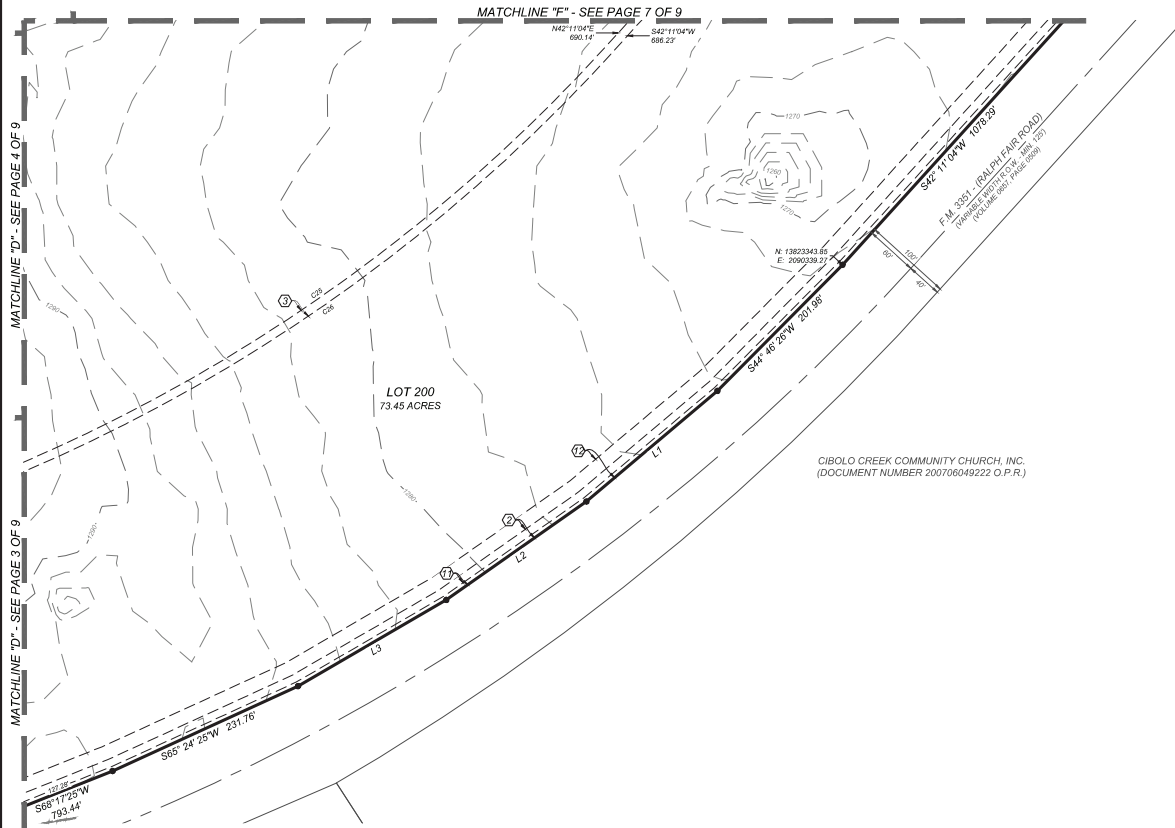


SCALE: 1" = 100'
 Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers Engineering & Design
 SAN ANTONIO
 3421 Paesanos Parkway
 San Antonio, TX 78231
 Phone: 210.979.8444
 COLLIER ENGINEERING & DESIGN, INC.
 TSP# F0146-11-0029 TSP#S F0146-10194550

MARK J. MINAHAN SR. &
 BRENDA S. MINAHAN
 (DOCUMENT NUMBER
 200406027094)

www.colliersengineering.com
 DATE OF PREPARATION: August 28, 2024



CIBOLO CREEK COMMUNITY CHURCH, INC.
 (DOCUMENT NUMBER 200706049222 O.P.R.)

- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 10' WATER EASEMENT
 - 5' DRAINAGE EASEMENT
 - VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.2016 OF AN ACRE PERMEABLE)
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 - 5' DRAINAGE EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5' VEHICULAR NON-ACCESS EASEMENT
 - 30' R.O.W. RESERVATION EASEMENT

STATE OF TEXAS
 COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:
 JAMES M. GRIFFIN
 OAK BEND FOREST, L.C.
 100 OAK CREEK COURT, SUITE 100
 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GRIFFIN, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

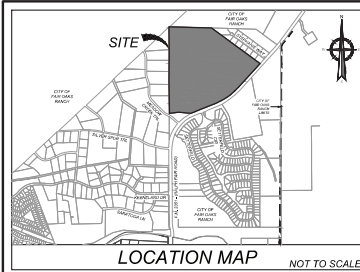
TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 RW SURVEYING, L.L.C.
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
 FROM COLLIERS ENGINEERING & DESIGN, INC. SHOULD BE
 SUBMITTED TO THE TEXAS BOARD OF PROFESSIONAL LAND
 SURVEYING (TPS) AT THE FOLLOWING ADDRESS:
 1111 FRENCH STREET, SUITE 1000, SAN ANTONIO, TEXAS 78204
 PHONE: 210-475-7447 FAX: 210-475-7448 EMAIL: TPS@TPSBOARD.COM

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

08-28-2024 4:24pm User:TD_jmas
 File: L17560703DesignCampL1P17560703.dwg



CPS NOTES:

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LEGEND:

- SET 1/4" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- R.O.W = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
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EXISTING KEYNOTES:

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STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

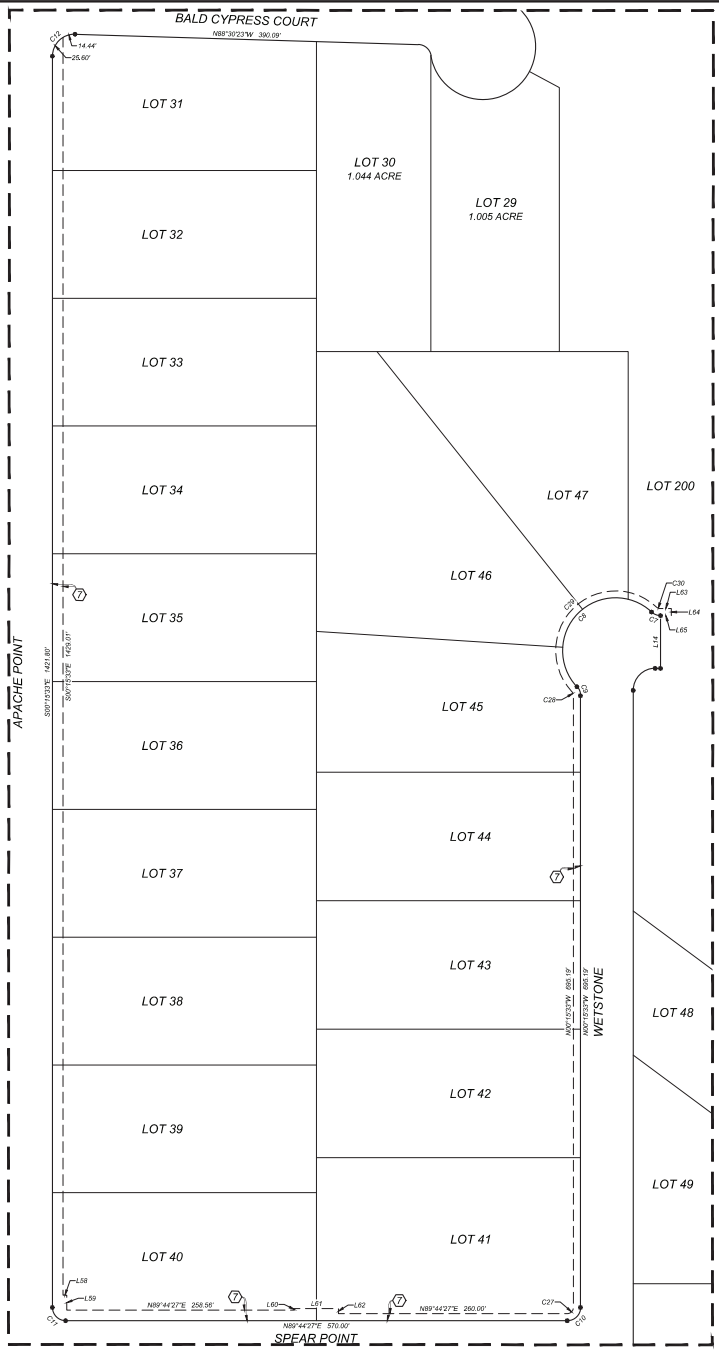
STATE OF TEXAS
COUNTY OF BEXAR

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TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
RFL SURVEYING, LLC
3421 PASSEANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED FROM THIS SURVEYOR SHOULD BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND NOT TO THIS SURVEYOR. BOARD OF PROFESSIONAL LAND SURVEYING, 1101 FORT WORTH AVENUE, FLOOR 1100, FORT WORTH, TEXAS 76102. PHONE: 817-785-1234 FAX: 817-785-1235. EMAIL: AMPL@TBSLVSURV.COM

RESIDENTIAL LOTS = 55



DETAIL "G"
SCALE: 1" = 100'
(PAGE 3, 4 & 5 OF 9)

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PRELIMINARY PLAT ESTABLISHING
OAK BEND SUBDIVISION PHASE I
BEING 149.0 ACRES OF LAND OUT OF SURVEY NUMBER 172, MARIA DE LA LUZ GUERRA, 1 LEAGUE, COMAL COUNTY ABSTRACT NUMBER 173 IN COMAL COUNTY, TEXAS. SAID 149.02 ACRE TRACT OF LAND BEING THE SAME DESCRIBED IN A DEED DATED MAY 8, 2009 TO OAK BEND FOREST, L.C., RECORDED IN DOCUMENT NUMBER 200806019093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

Colliers Engineering & Design
SAN ANTONIO
3421 PASSEANOS PARKWAY
SAN ANTONIO, TX 78231
PHONE: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TSPS FORM: 10-14097 TSPS FORM: 10194500
www.colliersengineering.com

DATE OF PREPARATION: August 28, 2024

- KEYNOTES:
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
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STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE, OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:
JAMES M. GORDON
OAK BEND FOREST, L.C.
120 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GORDON, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

OAK BEND ESTATES (CITY OF FAIR OAKS RANCH)

BEING 149.02 acres of land out of Survey Number 172, Maria de Luz Guerra, 1 League, Comal County Abstract Number 173 in Comal County, Texas, Said 149.02 acre tract of land being the same land described in a deed dated May 8, 2008 to Oak Bend Forest, L.C., recorded in Doc# 20080619093 of the Official Public Records of Comal County, Texas.

STATE OF TEXAS) COUNTY OF BEZAR)

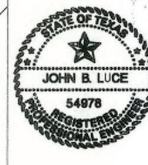
THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OAK BEND FOREST, L.C. DBA - OAK BEND ESTATES, L.C. OWNER/DEVELOPER P.O. BOX 780046 San Antonio, Texas 78278 (210) 388-6004 Hayden Grona

STATE OF TEXAS) COUNTY OF BEZAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAYDEN GRONA, 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 20th DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/20/2013 JOHN B. LUCE



I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS INSTRUMENT AND THAT THE LOTS, STREETS, ALLEYS, LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/20/2013 JOHN B. LUCE

THIS PLAT OF OAK BEND ESTATES (CITY OF FAIR OAKS RANCH) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 17th DAY of February, A.D., 2011. By: Cheryl Handman Mayor By: A. Vanzant City Secretary

STATE OF TEXAS) COUNTY OF BEZAR) I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREIN CONDUCTED UNDER MY SUPERVISION.

NOTARIAL PUBLIC STATE OF TEXAS My Commission Expires 05/20/2013 MICHAEL J. HARRIS

NOTE: THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY AGREE TO DEED TWO (2) ADDITIONAL RESIDENTIAL LOTS OF THEIR CHOICE, SHOWN ON THIS PLAT, TO THE OAK BEND ESTATES HOMEOWNERS ASSOCIATION FOR USE THEREIN AS A COMMON AREA. THIS DEDICATION WILL BE CONSUMMATED AS SOON AS SAID ASSOCIATION IS FORMED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/20/2013 MICHAEL J. HARRIS

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NOTARIAL PUBLIC STATE OF TEXAS My Commission Expires 05/20/2013 MICHAEL J. HARRIS

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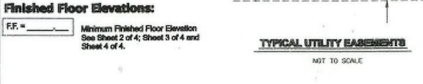
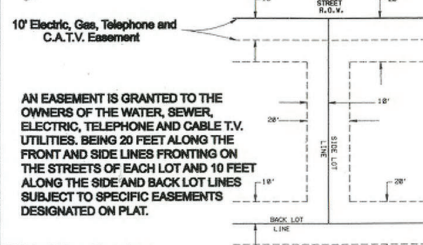
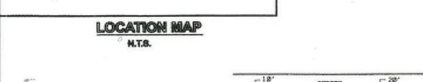
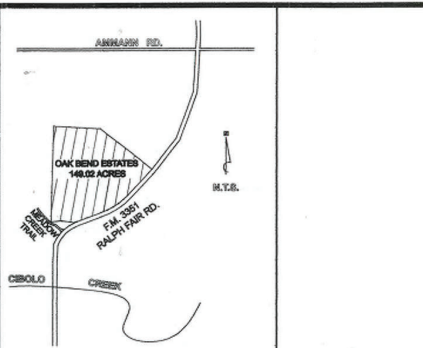
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/20/2013 MICHAEL J. HARRIS

STATE OF TEXAS) COUNTY OF BEZAR) I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREIN CONDUCTED UNDER MY SUPERVISION.

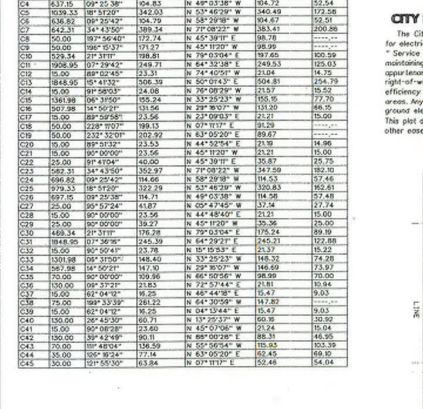
NOTARIAL PUBLIC STATE OF TEXAS My Commission Expires 05/20/2013 MICHAEL J. HARRIS

STATE OF TEXAS) COUNTY OF BEZAR) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAYDEN GRONA, 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.

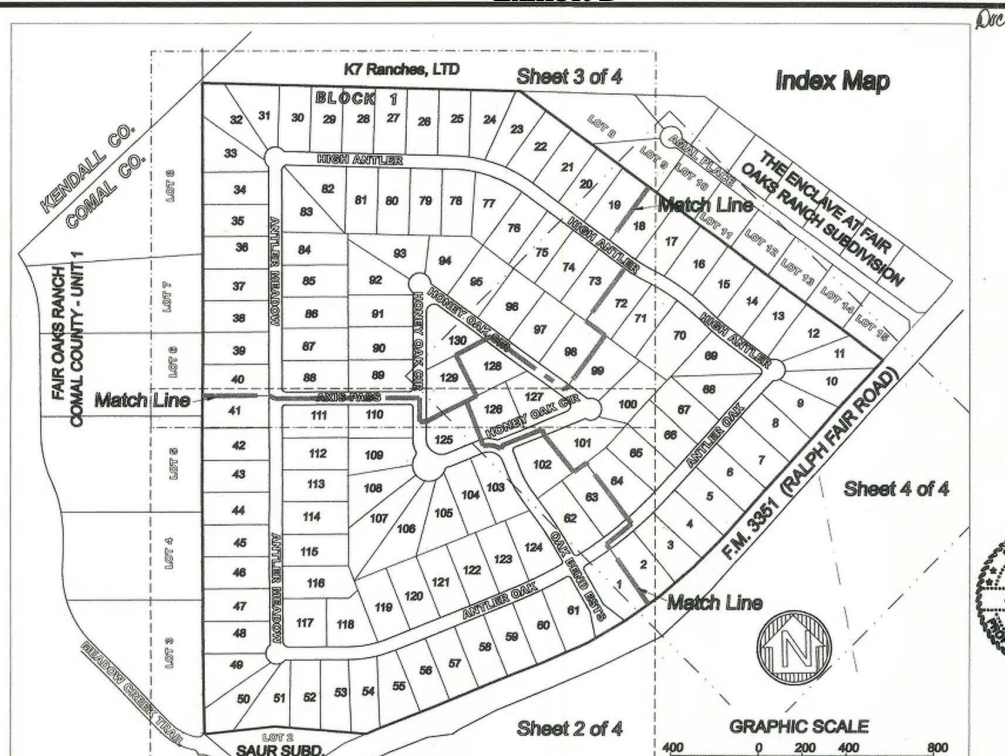
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/20/2013 MICHAEL J. HARRIS



CURVE TABLE with columns for CHAIN BEARING, CURVE ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH, and OFFSET.



STREET DESIGN, DRAINAGE DESIGN AND LOT DESIGN PREPARED BY JOHN LUCE CIVIL ENGINEERING CONSULTANT. Includes contact information for ACS INCORPORATED in San Antonio, Texas.



CITY PUBLIC SERVICE BOARD UTILITY EASEMENTS: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on the plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement" and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling and erecting poles, conduits, conduits or transformers, each with its necessary appurtenances together with the right of ingress and egress over another's portion thereof, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lots or parts thereof, or other obstructions which encroach or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas. Any C.P.S.B. monetary loss resulting from modifications required of C.P.S.B. equipment, located within said easement, due to grade changes or ground elevation alterations made in accordance with the plan or person deemed responsible for said grade changes or ground elevation alterations. This plat does not amend, alter, release or otherwise affect any existing Electric, Gas, Water, Sewer, Drainage, Telephone, Cable Easements or any other easements for utilities unless the changes to such easements are described below.

Texas Department of Transportation Notes: (1) For residential development directly adjacent to State right-of-way, the developer shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation. (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way. (3) Maximum access points to State highway from this property will be regulated as directed by "Regulations for Access to State Highway". (4) Sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right-of-way. (5) Any traffic control measures (left-turn lane, right-turn lane, signal, etc.) for any access fronting a state maintained roadway shall be the responsibility of the developer/owner.

UTILITY EASEMENTS: A. UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES"). B. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONTROLLING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

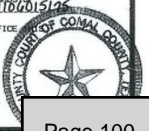
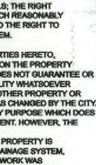
GENERAL NOTES: 1. "EASEMENTS" ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL ONLY BE UTILIZED FOR THE FOLLOWING PURPOSES: DRAINAGE, WATER OVERFLOW, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM"). 2. THE CITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO INSURE THAT THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

3. "CARES ACROSS EASEMENTS" DOUBLE BUILT GATES SHALL BE 18 FT. AND INSTALLED WHEREVER FEES CROSS UTILITY AND DRAINAGE EASEMENTS. 4. "OBSTRUCTION OF DRAINAGE" ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FEES CROSS DRAINAGE EASEMENTS.

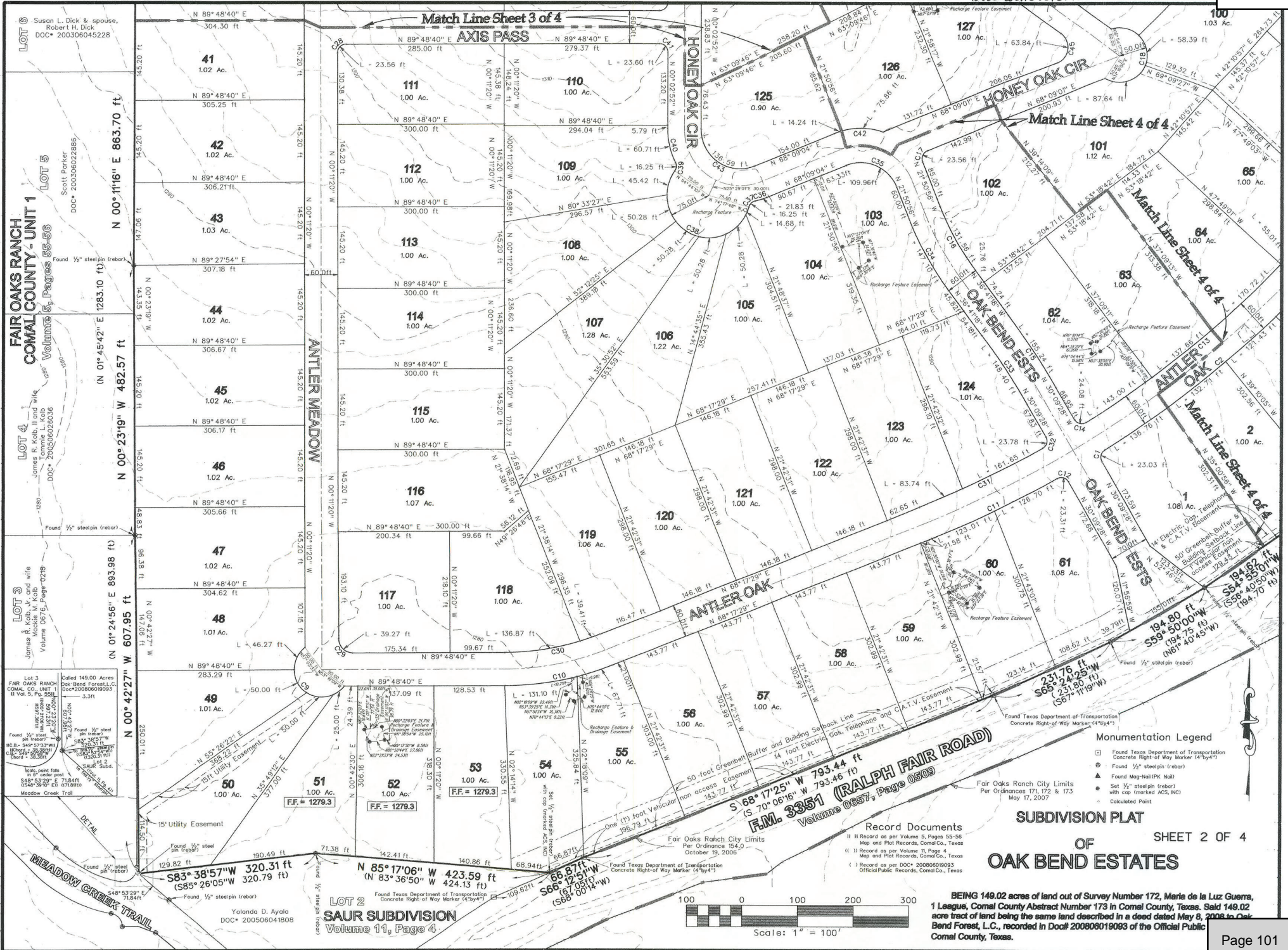
5. "STATE PLANE COORDINATES" COORDINATE VALUES IF SHOWN HEREON ARE SURFACE IN U.S. FEET TO OBTAIN THE 1983 NORTH AMERICAN DATUM TEXAS SOUTH CENTRAL STATE PLANE COORDINATE (SCALE FACTOR = 0.9999920000). 6. "EXISTING WATER WELLS" ALL EXISTING WATER WELLS (NO. 1 - 4) TO BE PLOTTED BY T.C.E.C. CERTIFIED DRILLER.

7. "MOUND AND/OR SET ARE DEPICTED ON SHEET 2 OF 4; SHEET 3 OF 4 & SHEET 4 OF 4. 8. "STATE PLANE COORDINATES" COORDINATE VALUES IF SHOWN HEREON ARE SURFACE IN U.S. FEET TO OBTAIN THE 1983 NORTH AMERICAN DATUM TEXAS SOUTH CENTRAL STATE PLANE COORDINATE (SCALE FACTOR = 0.9999920000). 9. "EXISTING WATER WELLS" ALL EXISTING WATER WELLS (NO. 1 - 4) TO BE PLOTTED BY T.C.E.C. CERTIFIED DRILLER.

TAX CERTIFICATE TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN TEXAS. OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. IMPACT FEES ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAKS RANCH WATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT SET FORTH IN CITY CODE OF ORDINANCE; CHAPTER 10, ARTICLE 10.02.



DOCH 201104015175



- Monumentation Legend**
- Found Texas Department of Transportation Concrete Right-of-Way Marker (4"Øx4")
 - Found 1/2" steel pin (rebar)
 - Found Mag-Nail (PK Nail)
 - ▲ Set 1/2" steel pin (rebar) with cap (marked ACS, INCI)
 - Calculated Point

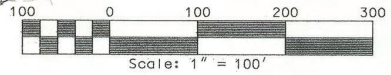
Record Documents

- (1) Record as per Volume 5, Pages 55-56 Map and Plat Records, Comal Co., Texas
- (2) Record as per Volume 11, Page 4 Map and Plat Records, Comal Co., Texas
- (3) Record as per DOC# 200806019093 Official Records, Comal Co., Texas

SUBDIVISION PLAT SHEET 2 OF 4

OF OAK BEND ESTATES

BEING 149.02 acres of land out of Survey Number 172, Marie de la Luz Guerra, 1 League, Comal County Abstract Number 173 in Comal County, Texas. Said 149.02 acre tract of land being the same land described in a deed dated May 8, 2008 to Oak Bend Forest, L.C., recorded in Doc# 200808019083 of the Official Public Comal County, Texas.



LOT 6
Susan L. Dick & spouse,
Robert H. Dick
DOC# 200306045228

**FAIR OAKS RANCH
COMAL COUNTY - UNIT 1
LOT 5**
Volume 5, Pages 55-56

LOT 3
James A. Kobb, wife
Mackie V. Kobb
Volume 0676, Page 0218

LOT 3
FAIR OAKS RANCH
COMAL CO. UNIT 1
N 00° 42' 27" W 607.95 ft
N 01° 24' 56" E 893.98 ft
Doc# 200806019093
N 00° 42' 27" W 607.95 ft
N 01° 24' 56" E 893.98 ft
Doc# 200806019093

LOT 2
SAUR SUBDIVISION
Volume 11, Page 4

Yolanda D. Ayala
DOC# 20050601808

Fair Oaks Ranch City Limits
Per Ordinance 154-0
October 19, 2006

Fair Oaks Ranch City Limits
Per Ordinances 171, 172 & 173
May 17, 2007

Found Texas Department of Transportation
Concrete Right-of-Way Marker (4"Øx4")

Found Texas Department of Transportation
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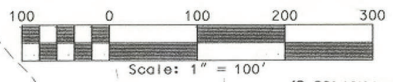
OAK BEND ESTATES

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- Monumentation Legend
Found Texas Department of Transportation Concrete Right-of-Way Marker (4" by 4")
Found 1/2" steel pin (bar)
Found Mag nail (PK) with cap (marked ACS, INC)
Calculated Point

K7 Ranches, LTD
DOC# 9806021293

Fair Oaks Ranch City Limits
Per Ordinance 154-0
October 19, 2006



(S 86° 42' 28" E 1451.97 ft)
S 88° 30' 23" E 1450.46 ft

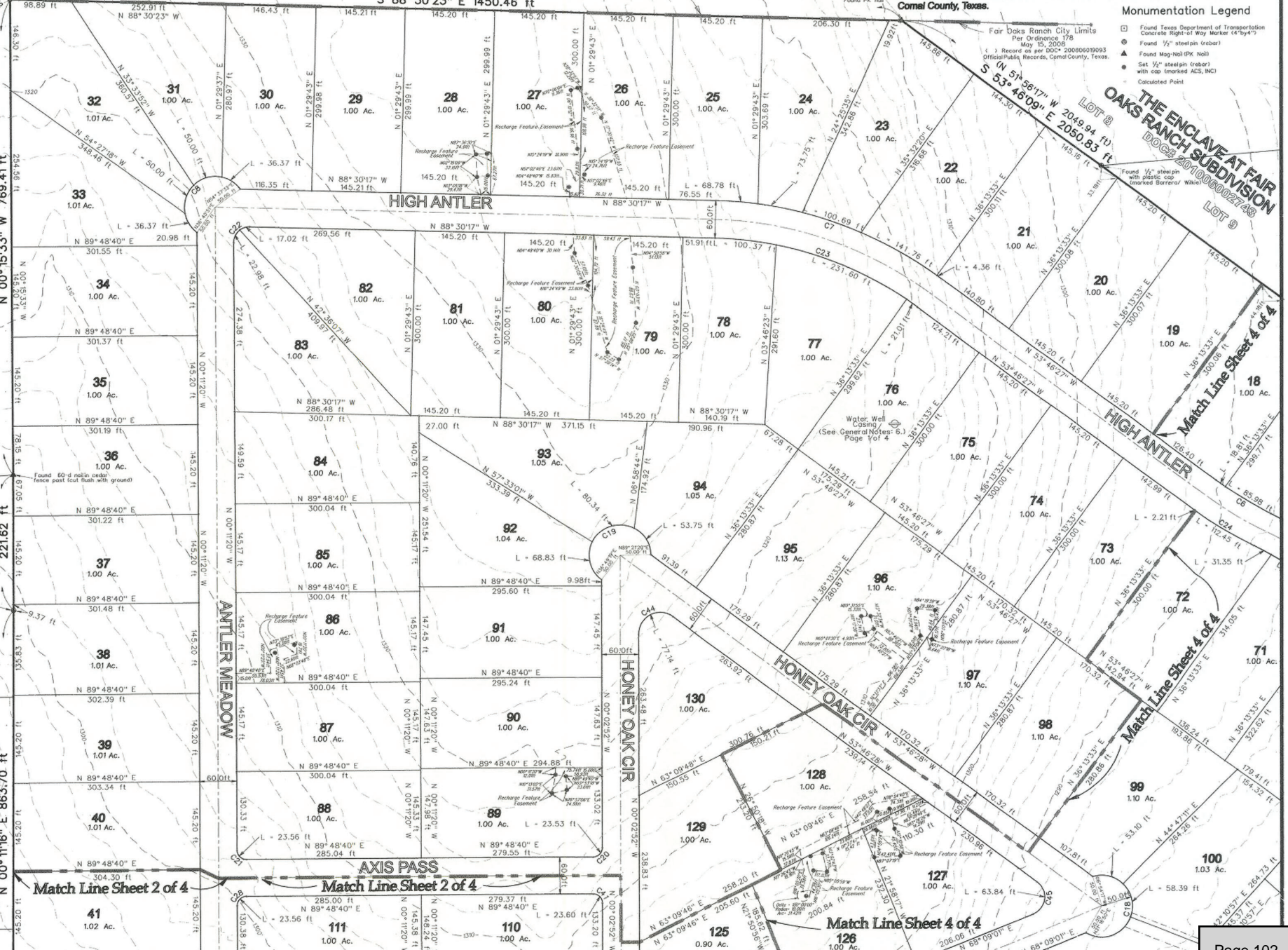
KENDALL COUNTY
COMAL COUNTY

FAIR OAKS RANCH
COMAL COUNTY - UNIT 1
Volume 5, Pages 55-56

LOT 7
The Hortence Family Trust,
Steven and Corina Hortence, Trustees
DOC# 200706042822

LOT 6
Susan L. Dick and spouse,
Robert H. Dick
DOC# 200306045228

LOT 8
Gibert Martinez, Jr. and wife
Lysandra Martinez
DOC# 9906013329



THE ENCLAVE AT FAIR OAKS RANCH SUBDIVISION
LOT 8
LOT 9
Match Line Sheet 4 of 4

Match Line Sheet 2 of 4

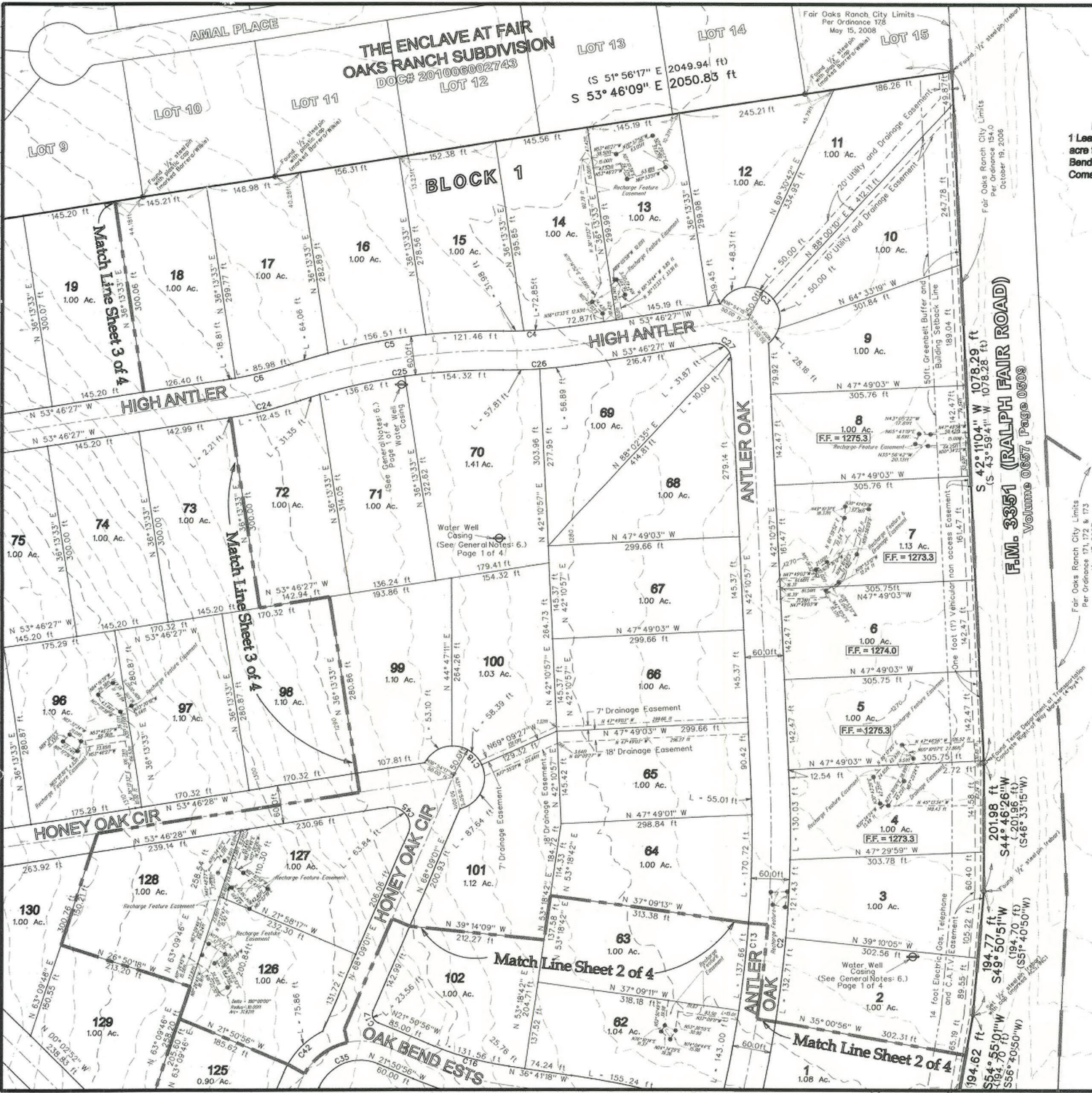
Match Line Sheet 2 of 4

Match Line Sheet 4 of 4

SUBDIVISION PLAT OF OAK BEND ESTATES

SHEET 4 OF 4

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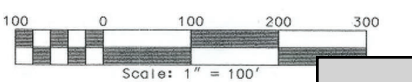


Curve Table

Table with columns: NUMBER, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD DIRECTION, CHORD LENGTH, TANGENT. Lists curve data for lots 1-130.

Monumentation Legend

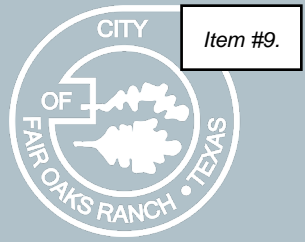
- Legend items: Found Texas Department of Transportation Concrete Right-of-Way Marker (4"x4"), Found 1/2" steel pin (brown), Found May-Nail (PK) Nail, Set 1/2" steel pin (brown) with cap (marked ACS, INCI), Calculated Point.



Planning and Zoning Commission

Oak Bend Subdivision Phase I

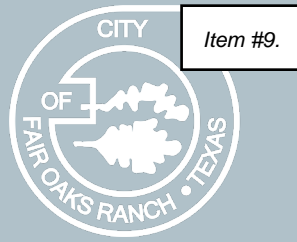
Preliminary Plat



September 12, 2024

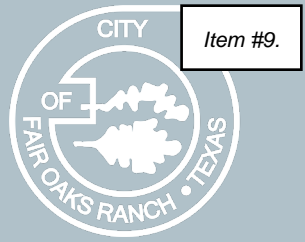
Lee Muniz, P.E., CFM
Manager of Engineering Services

Introduction



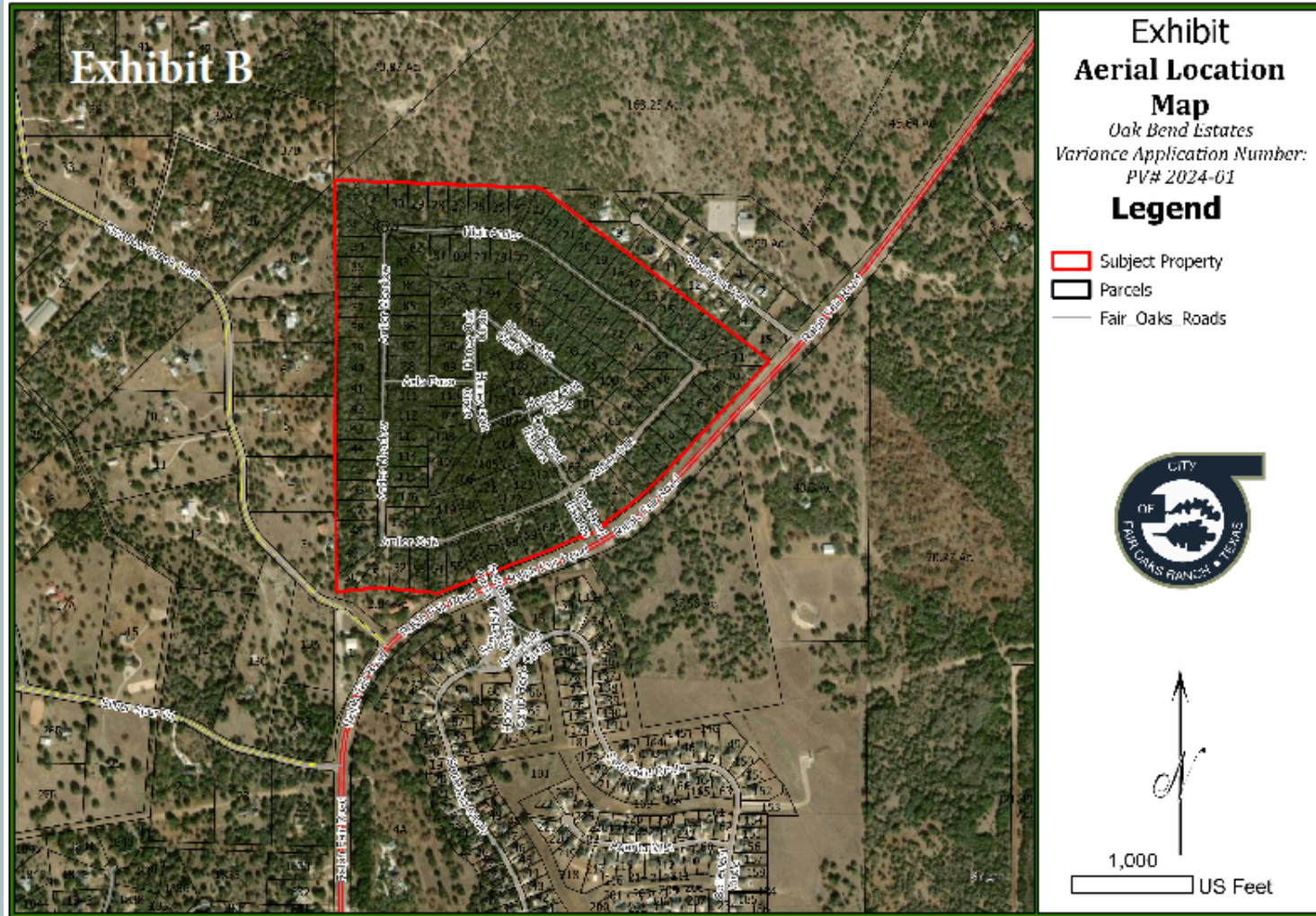
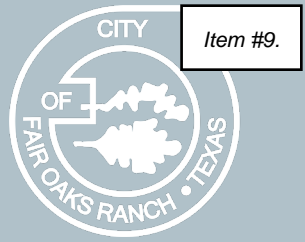
- Consideration and possible action recommending a Preliminary Plat of Phase 1 of the Oak Bend Subdivision proposing 55 single-family residential lots.
- Generally located north of the intersection of Ralph Fair Road and Honeycomb Rock, City of Fair Oaks Ranch, Texas.
- Proposed Preliminary Plat complies with subdivision regulations - Chapter 10 that were in effect at the time of the approval of the original water supply agreement.

Preliminary Plat Summary



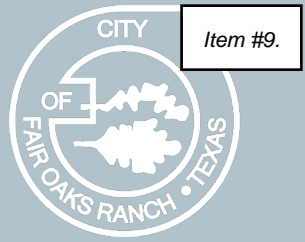
- Oak Bend Subdivision Phase I Preliminary Plat establishes 55 single-family residential lots, 3 reserves, and six private streets.
- Street access to the subdivision will be provided from Ralph Fair Road.
- The lots are approximately one acre in size.
- There is a pending variance (PV-2024-01) for thirty-eight (38) lots that do not meet the minimum lot frontage of 150 feet.

Aerial Map



Disclaimer – The City of Fair Oaks Ranch (COFAR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFAR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances should GIS products be used for final design purposes. COFAR provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Preliminary Plat



PRELIMINARY PLAT ESTABLISHING OAK BEND SUBDIVISION PHASE I

BEING 149.0 ACRES OF LAND OUT OF SURVEY NUMBER 172, MARIA DE LA LUZ GUERRA, 1 LEAGUE, COMAL COUNTY ABSTRACT NUMBER 173 IN COMAL COUNTY, TEXAS. SAID 149.02 ACRE TRACT OF LAND BEING THE SAME DESCRIBED IN A DEED DATED MAY 8, 2008 TO OAK BEND FOREST, L.C., RECORDED IN DOCUMENT NUMBER 200806019093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



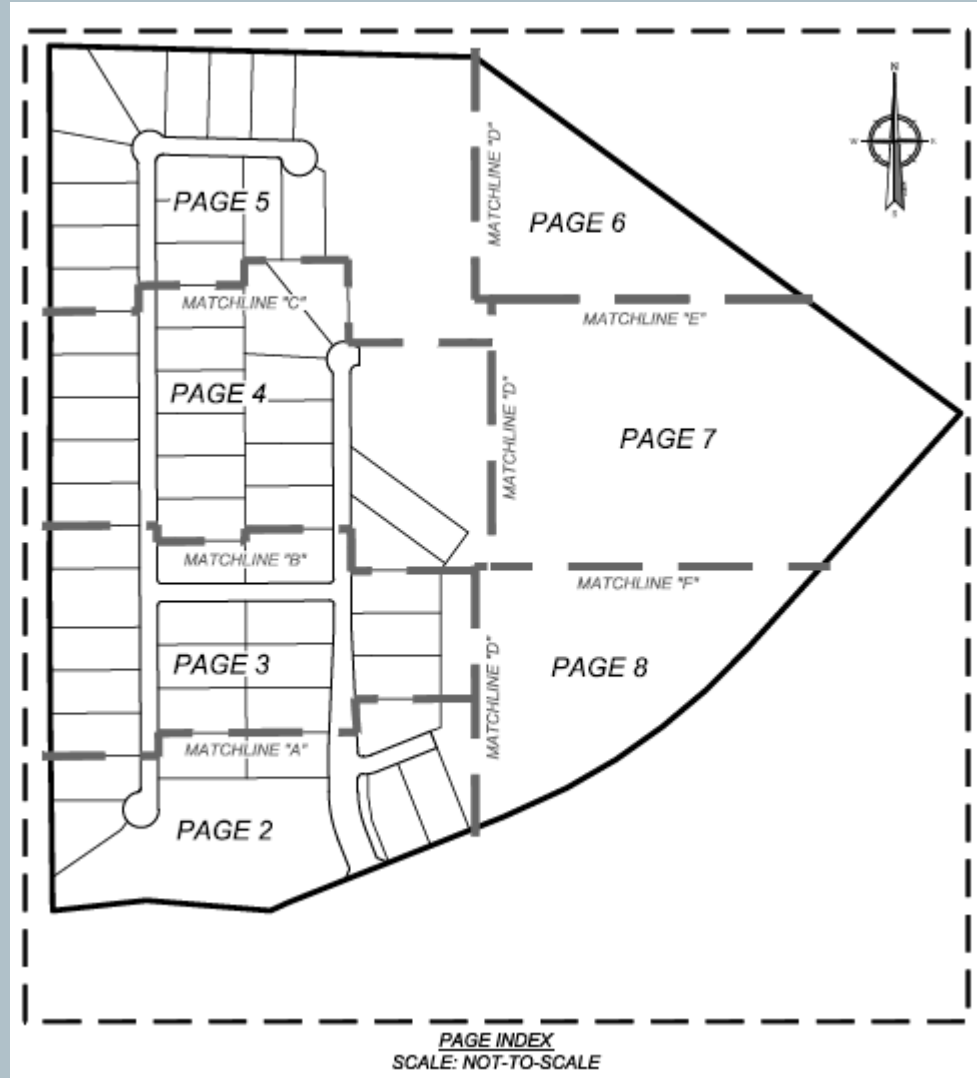
Engineering
& Design

SAN ANTONIO

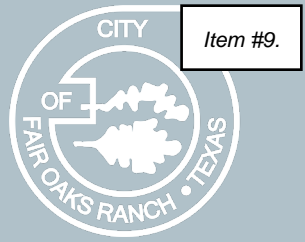
3421 Paesanos
Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: August 28, 2024



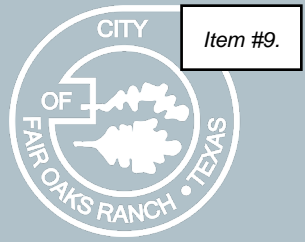
Recommended Motion



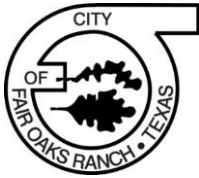
Staff recommends the approval of Oak Bend Subdivision Phase 1 Preliminary Plat with the following conditions:

1. Confirm how the proposed development will comply with Article II Section 3, Submission of Final Plat of Subdivision Regulations.
2. Show that the street Bald Cypress Court will be connected to the adjoining street on the east in Phase II in the future and add a plat note regarding this.
3. Remove building setback legend from the “existing keynotes” (previously titled as “key notes”) on all pages. All setback requirements need to meet the zoning requirements of Neighborhood Residential (NR) District.

Recommended Motion, Cont'd



3. Provide metes and bounds description to verify all coordinate points on plat. The coordinates and distances indicated in the metes and description in the warranty deed do not match the coordinates and distances called out on the plat.
4. Add a plat note "approval of this plat vacates the approved and recorded Oak Bend Estates Plat."
5. City Council approval of the variance (PV-2024-01) for thirty-eight (38) lots that do not meet the minimum 150-foot street lot frontages.



**PLANNING & ZONING COMMISSION CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS**

AGENDA TOPIC: Consideration and possible action recommending approval of a variance request: Application No. PV# 2024-02 from the applicant and owner, Green Land Ventures, LTD. to reduce the required minimum street frontage from 150 feet to 108 feet for three (3) lots in the proposed Stone Creek Ranch Unit 2B.

DATE: September 12, 2024

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Lee Muñiz, P.E., CFM, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

In 2008, a Water Supply Agreement between the City of Fair Oaks Ranch and Green Land Ventures was executed for 238 Living Unit Equivalents. The agreement was amended in 2024 to increase the number of single-family residential lots from 238 to 247. Unit 2B is the remaining unit of the subdivision to be platted. All previous Stone Creek Ranch units have been platted and recorded.

On August 16, 2024, staff received applications for a variance request and preliminary plat consisting of 13+ acres for Stone Creek Ranch subdivision generally located northwest of the intersection of Rolling Acres Trail and Ammann Road. The subdivision is zoned existing residential two.

The proposed 12 lots on the 13+ acres will be served by private on-site sewage disposal systems (septic) and public water systems which requires a minimum of 150 feet of street frontage. The applicant is seeking a variance to reduce the required minimum street frontage to 108' for three (3) lots. The variance will allow the plat to be approved as proposed.

All documents related to this variance request are in the public hearing section of this meeting agenda. The Commission may:

1. Recommend approval or denial of the variance request to the City Council.
2. Table the variance request if they determine additional information from the applicant is warranted.

The City Council is the final authority on all variances. Following Commission action, the Council will conduct its public hearing at the regular Council meeting on October 3, 2024.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Staff recommends the Commission consider the following regarding this request

1. The minimum street frontages of 108.13 feet, 111.85 feet, and 116.90 feet is for three lots.

- 2. The three (3) lots will have similar lot area to other lots in the subdivision and will meet the minimum lot area requirement of 45,000 square feet.
- 3. The three (3) lots meet the minimum lot size of one acre for on-site sewage facilities (OSSF) as specified in the Kendall County Development Rules. Kendall County is the regulatory authority for permitting, inspecting and monitoring OSSF in this area.
- 4. The existing Water Supply Agreement with Green Land Ventures, amended in 2024, allows for the construction of 247 single family residential lots. This variance allows for full buildout of the development with 247 lots

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to approve a recommendation to City Council in support of the proposed variance to allow street frontages of less than 150 feet for three (3) of the proposed 12 lots in the Stone Creek Unit 2B Plat.



**PLANNING & ZONING COMMISSION CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS**

AGENDA TOPIC: Consideration and possible action recommending approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2B proposing 12 single-family residential lots.

DATE: September 12, 2024

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lee Muñiz, P.E., CFM, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

This Preliminary Plat creates 12 residential lots. The lots are approximately one acre in size. The subdivision is generally located northwest of the intersection of Rolling Acres Trail and Ammann Road (see attached Exhibit A: Location Map). Street access to the subdivision is provided from Ranch Heights.

Unit 1 (including subsequent amending plats), 1A, Unit 2A, and Unit 2C have been recorded. Unit 2B is the last remaining section to be platted based on the Stone Creek Master Development Plan. The subject parcel area is zoned Existing Residential 2 (R2).

There is an existing water service agreement between the City and Green Land Ventures dated 2008. This Agreement was amended in March 2024 to increase the number of single family residential lots from 238 to 247. Approval of the preliminary plat for Unit 2B brings the total number of lots to 247.

The Preliminary Plat review is based on the requirements of the previous Subdivision Regulations, which was in effect at the time of the approval of the service agreement.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The City of Fair Oaks Ranch’s current process requires the Planning and Zoning Commission to consider the Preliminary Plat and make a recommendation to the City Council. The City Council has the final authority to act on the plat.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

Subject to variance approval, staff recommends approval of the Preliminary Plat with a condition.

I move to recommend approval of the Preliminary Plat for Stone Creek Ranch Unit 2B with the condition that the applicant will verify that the increased runoff resulting from the proposed development will not have any adverse impact on other properties or drainage systems.

STAFF REPORT

To: Planning & Zoning Commission
From: Public Works and Engineering Department
Date: September 12, 2024
Re: Preliminary Plat application from Green Land Ventures LTD for Stone Creek Ranch Unit 2B proposing 12 single-family residential lots

SUMMARY:

Stone Creek Ranch subdivision is generally located northwest of the intersection of Rolling Acres Trail and Ammann Road (see attached Exhibit A: Location Map). This subdivision contains five (5) units – Units 1, 1A, 2A, 2B, and 2C. Unit 2B is the only remaining section that is not platted. Units 1, 1A, 2A, and 2C have been recorded. An aerial view of the Stone Creek Ranch development is included as Exhibit B. A Master Plan of the entire Stone Creek Ranch development provided by the applicant is included as Exhibit C.

The subject property is zoned Existing Residential 2 (ER2). Existing Residential zone was assigned to areas that were covered under a development agreement or were subject to deed restrictions. As per the applicant, this tract is not included in any development agreement or approved master plan. The applicant provided a copy of the deed restrictions which does not include the tract being platted but includes the rest of the area in the Stone Creek Ranch Development.

SITE HISTORY:

Stone Creek Unit 2B is the only remaining section that is not platted as part of the existing Stone Creek Ranch Development. There is an existing water supply agreement between the City and Green Land Ventures dated 2008. This agreement was amended in 2024 to increase the number of single family residential lots from 238 to 247.

REASON FOR THE REQUEST:

The City of Fair Oaks Ranch’s current process requires the Planning and Zoning Commission to consider the Preliminary Plat application and make a recommendation to the City Council. The City Council has the final authority to act on the plat.

PUBLIC NOTICES/COMMENTS:

N/A

CRITERIA FOR REVIEW:

The Preliminary Plat complies with all relative sections of the UDC.

STAFF RECOMMENDATION:

Subject to variance approval, staff recommends approval of the Preliminary Plat with the condition that the applicant verifies that the increased runoff resulting from the proposed

development will not have an adverse impact on other properties or drainage systems.

Exhibits

- A. Exhibit A - Location Map
- B. Exhibit B - Subject Property Aerial Map
- C. Exhibit C - Stone Creek Ranch Master Plan (provided by the applicant)
- D. Exhibit D - Universal Application and Specific Application (Preliminary Plat) including Supporting Documents

Exhibit A - Location Map



LOCATION MAP

NOT-TO-SCALE



Exhibit B

Exhibit Aerial Map

Item #11.

Stone Creek Unit 2B
Variance Application Number:
PV# 2024-02

Legend

- Subject Property
- Parcels
- Fair_Oaks_Roads

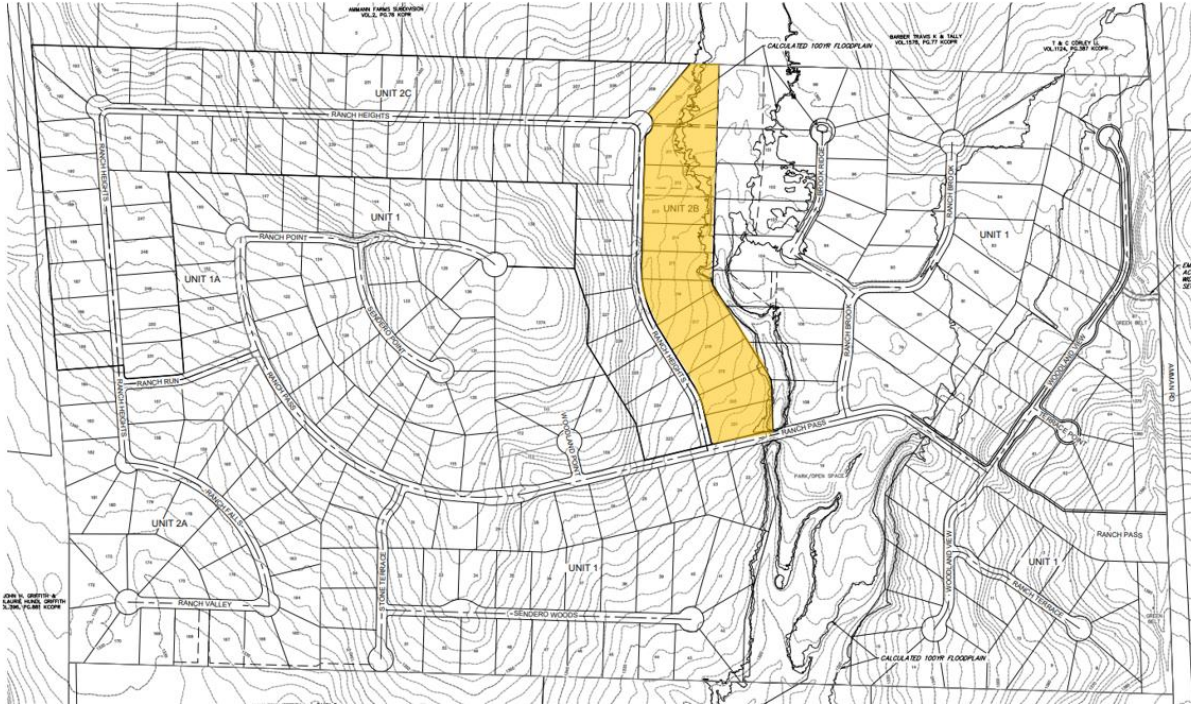


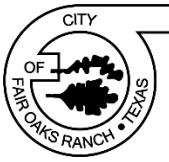
1,000
US Feet



Disclaimer – The City of Fair Oaks Ranch (COFOR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFOR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances shall the City of Fair Oaks Ranch be held liable for any damages, including but not limited to warranties of merchantability or fitness for a particular purpose, arising from the use of the information. The City of Fair Oaks Ranch assumes no responsibility for anyone's use of the information.

Exhibit C - Stone Creek Ranch Master Plan





City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015
PH: (210) 698-0900.FAX: (210) 698-3565. awade@fairoaksranchtx.org www.fairoaksranchtx.org

UNIVERSAL APPLICATION (FORM UA)

All applications must be submitted with:
(1) A complete Universal Application form (2 pages), and
(2) A complete Specific Application Form with all materials listed in the checklist for the specific application.
The City staff is available to assist you in person at City Hall or over the phone at (210) 698-0900.

DEVELOPMENT INFORMATION

Project Name/Address/Location: Stone Creek Ranch Unit 2B/Located approximately Acreage: 13.671
Brief Description of Project: Low density single family residential subdivision
Is property platted? [X]No []Yes Subdivision name: Stone Creek Ranch Unit 2B No. of Lots: 12
Recordation #: N/A Parcel(s) Tax ID#: 14325
Existing Use: undeveloped - range Proposed Use: Single Family Residential
Current Zoning: R2 Proposed Zoning: R2
Occupancy Type: Single Family detached Sq. Ft: Varie Bed #: Varie Bath #: Varie Car Garage #: Varies
Water System []Well [X]Public Flood Zone: [X]Yes []No Sewer System: [X]Septic []Public

PROPERTY OWNER INFORMATION

Owner: Green Land Ventures, LTD Contact Name: jeff@hutzlercivil.com
Address: 138 Old San Antonio Rd, Suite 206 City/State/ZIP: Boerne/TX/78006
Phone: 210-287-1568 Email: jeff@hutzlercivil.com

APPLICANT INFORMATION

Applicant/Developer: same as owner Contact Name:
Address: City/State/ZIP:
Phone: Email:

KEY CONTACT INFORMATION

Name of the Individual: Darren McAfee Contact Name: Quiddity Engineering, LLC
Address: 4350 Lockhill Selma Rd, Suite 100 City/State/ZIP: San Antonio/TX/78249
Phone: 210-546-0053 E-mail: dmcafee@quiddity.com

Signature: [Handwritten Signature] Date: August 2, 2024
Print Name: Jeff Hutzler

(Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****
DATE REC'D: BY:
FEES PAID: APPROVED BY:
DATE APPROVED:
APPLICATION/PERMIT NO: EXP DATE:

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

EXHIBIT D

SPECIFIC APPLICATION FORM (S1-S25). Please check the appropriate type below:

Land Use Policy Related

- (Section 3.9 of the UDC)
[] Annexation* - Form S1
[] Comprehensive Plan Amendment (Text)
[] Unified Development Code (UDC) Text Amendment
[] Rezoning/ FLUM amendment* - Form S2
[] Special Use Permit* - Form S3
[] Planned Unit Development (PUD)* - Form S4
[] Development Agreement
[] Conservation Development Alternative* (CDA) (Section 4.8) - Form S5

Subdivision and Property Development Related

- (Section 3.8 of the UDC)
[] Amending Plat* - Form S6
[] Minor Plat* - Form S7
[] Development Plat* - Form S8
[] Concept Plan** - Form S9
[] Preliminary Plat* - Form S10
[] Final Plat* - Form S11
[] Replat* - Form S12
[] Construction Plans* - Form S13
[] Vacating Plat
[] Plat Extension

Site Development Related

- (Section 3.9 of the UDC)
[] Vested Rights Verification Letter (Refer to UDC Section 4.2 (3))
[] Zoning Verification Letter
[] Written Interpretation of the UDC
[] Temporary Use Permit*- Form S14
[] Special Exception*- Form S15
[] Site Development Permit* (Site Plan Review) - Form S16
[] Floodplain Development Permit*- Form S17
[] Stormwater Permit* - Form S18
[] Certificate of Design Compliance* - Form S19
Appeal of an Administrative Decision
[] Zoning [] Others
Variance
[] Policy [] Judicial* -Form S20
[] Sign Special Exception/Appeal to an Administrative Decision
[] Administrative Exception
[] Permit for Repair of Non-Conforming Use/Building
[] Letter of Regulatory Compliance
[] On-Site Sewage Facility Permit (OSSF)
[] Certificate of Occupancy (CO)* - Form S21
[] Relief from Signage Regulations
[] Group Living Operation License* - Form S22
[] Grading/Clearing Permit - Form S23

Miscellaneous Permits

- [] Appeal of Denial of Sign Permit
[] Master/ Common Signage Plan* - Form S24
[] Right-of-Way Construction* - Form S25

Building Permits Related

For the following permits, please visit:
http://fairoaksranchtx.org/77/Building-Codes

Commercial

New/Remodel/Addition

Residential

New Home

Remodels/Additions

Detached Buildings

Others

Fence

Solar Panels

Swimming Pools

Backflow Device/Irrigation System

Signs

Master/ Common Signage Plan

Water Heater or Water Softener

Miscellaneous

*These types of applications require additional information as listed in the Specific Application Form.

** The Concept Plan is required for PUD and CDA, and for Rezoning if included in a previously approved Concept Plan.

Application Checklist for all Applications

- [] Universal Application Form (Form UA).
[] Items listed in the checklist for the Specific Application Form (Form S#) 1. (Please make sure the boxes are checked)
[] Application Processing Fees and other application fees.
[] Letter of intent explaining the request in detail and reason for the request.
[] Signed Letter of Authorization required if the application is signed by someone other than the property owner.
[] Site plan and shapefile drawings (if applicable) for the property
[] Location map clearly indicating the site in relation to adjacent streets and other landmarks
[] A copy of proof of ownership (recorded property deed or current year tax statements)

1For items that are duplicated in the specific type of application, only one copy is required.

S10 SPECIFIC APPLICATION FORM - PRELIMINARY PLAT

Section 3.8 (4) of the Unified Development Code

All documents shall be sent via email or through ShareSync/FTP file. The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- A completed Universal Application and checklist signed by the owner/s of the property.
- Payment of all other applicable fees (see Schedule of Fees).
- An accurate metes and bounds description of the subject property (or other suitable legal description).
- Location/vicinity map showing the location and boundaries of the subject parcel. Indicate scale or not to scale (NTS) and provide north arrow.
- Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- Pre-Application Conference prior to application submittal.
- Approved copy of a Concept Plan or other approved plats, if applicable.
- Concept plan approval (if required).
- A title report.
- A complete sets of construction plans (plan views) to be submitted after Preliminary Plat approval and prior to submittal of a Final Plat application.
- A copy of proposed plat.
- N/A A copy of all existing recorded plats pertaining to the preliminary plat.
- Basic engineering information, if deemed necessary by the City.
- Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Time Warner, Grey Forest, GBRA, Spectrum, etc.) or proof that these have been requested.
- Letter from USPS and other service providers to ensure the name of the proposed subdivision and streets, or any of the physical features, (such as streets, parks, etc.) must not be so similar to the names of any similar features in the county or in any incorporated town or city therein. Streets, which are a continuation of any existing street, shall take the name of the existing street.
- Drainage/Stormwater plan, if any grade changes.
- Tree Plan designating all trees proposed for removal or preservation and describing the measures proposed to protect remaining trees during development as per Unified Development Code Section 8.8. Tree Plan needs to be approved prior to Preliminary Plat approval.
- Acknowledgement that the applicant or representative will attend all Planning and Zoning Commission meetings, City Council meetings, and any other applicable meetings where this request is discussed.

Additional Requirements. The City Manager (or designee) may, from time to time, identify additional requirements for a complete application that are not contained within but are consistent with the application contents and standards set forth in the UDC and state statutes.

January 13, 2022

Ms. Katherine Schweitzer, P.E.
Manager of Engineering Services
City of Fair Oaks Ranch
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015

Reference: Stone Creek Ranch
Letter of Agent

Dear Ms. Schweitzer:

The undersigned Dana Green, owner of Green Land Ventures, LTD., hereby grants authority to Jeffrey J. Hutzler to act on my behalf to execute and sign all required documents of the subdivision process, including recordation of the plat, for the Stone Creek Ranch development.

Sincerely,



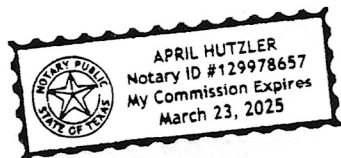
Dana Green, Owner

STATE OF TEXAS

COUNTY OF BEXAR

Before me the undersigned authority, on this day personally appeared Dana Green 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.

Given under my hand and seal of office this 20th day of January,
A.D., 2022.





Notary Public in and for the State of Texas

July 8, 2024

Mr. Lee Muniz, PE, CFM
Manager of Engineering Services
City of Fair Oaks Ranch
7286 Dietz Elkhorn
Fair Oaks Ranch, Texas 78015

RE: Stone Creek Ranch Unit 2B
Preliminary Plat Submittal

Dear Mr. Muniz,

This submittal package is being provided for the review of the Stone Creek Ranch Unit 2B Preliminary Plat in order to subdivide a 13.671 acre tract of land within the city limits of Fair Oaks Ranch. The subdivision will create 12 single family residential lots.

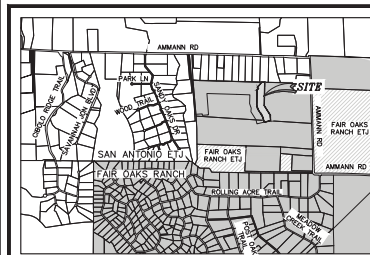
Sincerely,



Darren J. McAfee, PE
Quiddity Engineering
4350 Lockhill Selma Rd. Ste 100
San Antonio TX, 78249

EXHIBIT D

Item #11.



- LOCATION MAP**
NOT-TO-SCALE
LEGEND
- KCDR KENDALL COUNTY DEED RECORDS
 - KCDPR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
 - KCPR KENDALL COUNTY PLAT RECORDS
 - KCDPR KENDALL COUNTY DEED PLAT RECORDS
 - BSL BUILDING SETBACK LINE
 - CVE CLEAR VISION EASEMENT
 - EGTC ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
 - ESMT EASEMENT
 - DE DRAINAGE EASEMENT
 - (LOT) OVERALL DIMENSION
 - CL CENTER LINE
 - AC ACRE
 - CB COUNTY BLOCK
 - VOL VOLUME
 - PG PAGE
 - R.O.W. RIGHT-OF-WAY
 - V.N.A.E. VEHICLE NON-ACCESS EASEMENT
 - FF MINIMUM FINISHED FLOOR ELEVATION
 - EXISTING GROUND CONTOUR
 - EASEMENT
 - PLAT BOUNDARY
 - LOT LINE
 - FEMA FLOODPLAIN ZONE A (FIRM 48259C0420F)
 - 100 YR ULTIMATE WATER SURFACE ELEVATION (WSE)

UTILITY EASEMENT:
UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERE TO (THE UTILITIES).

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLE ENDANGER OR MAY REASONABLE INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLE INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
- THE UTILITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATIONS IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.
- THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

FENCE NOTES:
ACCESS TO EASEMENTS, DRAINAGE EASEMENTS ARE NOT PERMITTED TO BE ENCLOSED BY A FENCE OR GATE, EXCEPT TO CONTAIN A BASIN OR POND IN ACCORDANCE WITH TCEQ. ALL FENCES CROSSING AN EASEMENT WILL HAVE DOUBLE SWING GATES TO ALLOW READY ACCESS TO THE EASEMENT. THE MINIMUM WIDTH OF THE OPENING WILL BE NO LESS THAN 16 FEET.
OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS RANCH CITY COUNCIL.

Darren J. McAfee 8/23/2024
LICENSED PROFESSIONAL ENGINEER
DARREN J. MCAFEE, PE
LICENSE NUMBER 137808

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY QUIDDITY ENGINEERING.

Troy A. Trobaugh 8-23-2024
REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. TROBAUGH, RPLS
LICENSE NUMBER 6241

IMPACT FEE PAYMENT NOTE
ASSESSMENT AND COLLECTION BY THE CITY OF FAIR OAKS RANCH WATER AND WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT SET FORTH IN CITY ORDINANCE CHAPTER 10, ARTICLE 10.02.

GENERAL NOTES

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.00076.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
- PRIVATE STREETS & EASEMENTS: THE PRIVATE STREET (LOT 999) IS AN EGTG, DRAINAGE, WATER, AND UNDERGROUND UTILITY EASEMENT.
- THE MAINTENANCE OF ALL PRIVATE STREETS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF FAIR OAKS RANCH OR KENDALL COUNTY.
- FLOODPLAIN VERIFICATION: A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48259C0420F, EFFECTIVE DATE DECEMBER 17, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. FINISHED FLOOR ELEVATIONS ARE SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- THE AREA WITHIN THIS PLAT IS ZONED EXISTING RESIDENTIAL 2 (R2).
- THE OPEN SPACE REQUIREMENT OF CHAPTER 30 DD SUBDIVISION REGULATIONS SECTION 7 "PRIVATE OPEN SPACE DEDICATION" HAS BEEN MET FOR THE STONE CREEK RANCH SUBDIVISION.
 - TOTAL OPEN SPACE REQUIRED: 2.42 ACRES.
 - TOTAL OPEN SPACE PROVIDED: 25.69 ACRES.

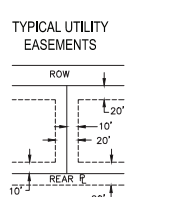
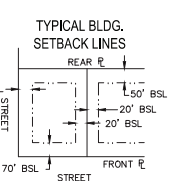
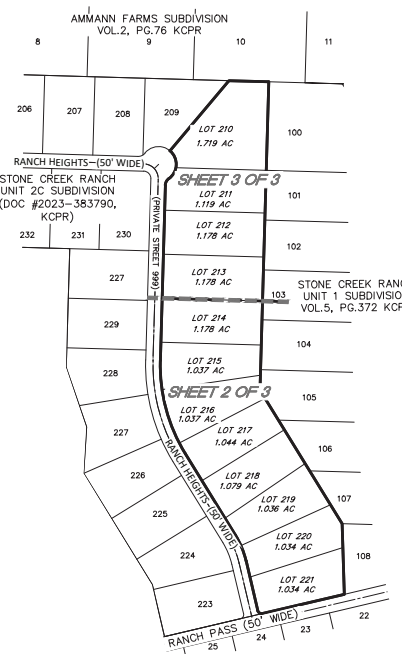
CLEAR VISION EASEMENT NOTE:
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT.

DRAINAGE NOTES:
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES.

(THE "DRAINAGE SYSTEM")
TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO CREATE AND/OR REDUCE A STREAM COURSE, REFILL OR DIG OUT SUCH STREAM COURSE; ESTABLISH OR CHANGE STREAM, CULVERTS, WATER GAPS, AND PROTECTING RAILS, THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM, AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLE INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
- THE UTILITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATIONS IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.
- THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.



LINE	BEARING	DISTANCE
L1	S 42°36'58" W	150.99'
L2	S 06°37'00" E	442.58'
L3	S 29°07'06" E	142.02'
L4	S 58°09'07" E	158.69'
L5	S 86°44'53" E	111.81'
L6	S 47°29'01" E	82.88'
L7	S 09°17'52" E	79.14'
L8	S 35°37'57" N	81.88'
L9	S 76°05'14" W	71.91'
L10	S 44°01'50" W	51.58'
L11	S 04°20'46" E	140.58'

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	14.00'	21.99'	19.80'	N 58°13'52" E	90°00'00"	14.00'
C2	300.00'	96.49'	96.68'	S 22°26'24" E	182°25'44"	48.67'
C3	575.00'	334.17'	328.48'	N 15°00'20" W	337°53'3"	171.95'
C4	30.00'	27.40'	26.46'	N 07°48'31" E	57°19'48"	14.74'
C5	60.00'	108.88'	94.54'	N 01°59'22" E	103°38'02"	76.75'

DATE	REVISION
8/28/24	REV PER COMMENTS DATED 8/23/2024

AN EASEMENT IS GRANTED TO THE OWNERS OF THE WATER EASEMENT, DRAINAGE AND CABLE TV UTILITIES BEING 20 FEET ALONG THE FRONT AND SIDE LINES PRINTED ON STREETS OF EACH LOT AND 10 FEET ALONG THE SIDE AND BACK LOT LINES SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAT.

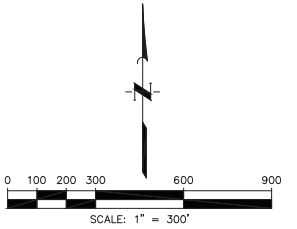
PRELIMINARY PLAT ESTABLISHING STONE CREEK RANCH UNIT 2B

BEING A TOTAL OF 13.671 ACRES OF LAND OUT OF THE WM. D. LUSK SURVEY NO. 211, ABSTRACT NO. 306 KENDALL COUNTY, TEXAS, CONTAINING A PORTION OF THAT CERTAIN CALLED 357.94 ACRE TRACT DESCRIBED IN INSTRUMENT TO GREEN LAND VENTURES, LTD., RECORDED IN VOLUME 1076, PAGE 555 OF THE KENDALL COUNTY OFFICIAL PUBLIC RECORDS.

REASON FOR PRELIMINARY PLAT: TO SUBDIVIDE 13.671 ACRES OF LAND TO CREATE 12 SINGLE FAMILY RESIDENTIAL LOTS.



DATE OF PRINT: August 28, 2024



STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD
DIANA GREEN PRESIDENT
138 OLD SAN ANTONIO RD, SUITE 206
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DIANA GREEN, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC, KENDALL COUNTY, TEXAS

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CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____

A.D. _____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____

A.D. _____ AT _____ M IN THE RECORDS OF _____ OF SAID COUNTY, IN DOCUMENT NO. _____ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND

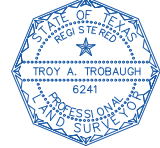
OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, KENDALL COUNTY, TEXAS

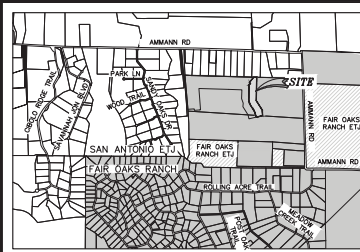
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Civil Job No. 16205-0012-00



Legend table with symbols for KCDR, CCPR, KCDPR, BSL, CVE, EGTC, ESMT, DE, (LOT), CL, AC, CB, VOL, PG, R.O.W., V.N.A.E., FF, EASEMENT, PLAT BOUNDARY, LOT LINE, FEMA FLOODPLAIN ZONE A, and 100 YR ULTIMATE WATER SURFACE ELEVATION (WSE).

UTILITY EASEMENT: UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE UTILITIES).

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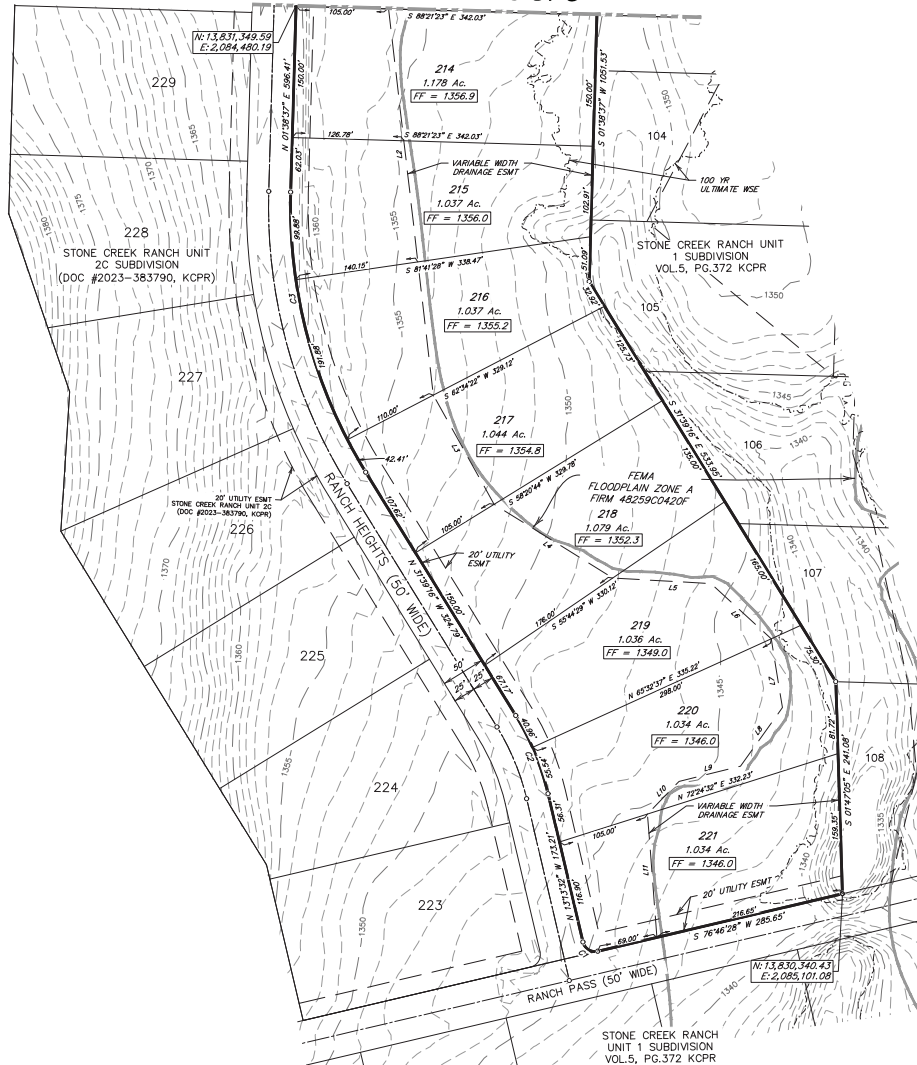
Darren J. McAfee 8/28/2024 LICENSED PROFESSIONAL ENGINEER DARREN J. MCAFEE, PE LICENSE NUMBER 137808

STATE OF TEXAS COUNTY OF KENDALL I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY QUIDDITY ENGINEERING.

Troy A. Trobaugh 8-28-2024 REGISTERED PROFESSIONAL LAND SURVEYOR TROY A. TROBAUGH, RPLS LICENSE NUMBER 6241

IMPACT FEE PAYMENT NOTE ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAKS RANCH WATER AND WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT SET FORTH IN CITY ORDINANCE CHAPTER 10, ARTICLE 10.02.

MATCHLINE "A" SEE SHEET 3 OF 3



PRELIMINARY PLAT ESTABLISHING STONE CREEK RANCH UNIT 2B

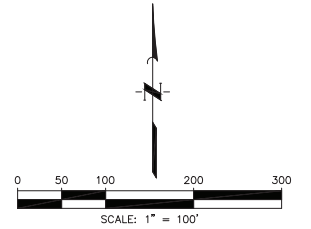
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REASON FOR PRELIMINARY PLAT: TO SUBDIVIDE 13.671 ACRES OF LAND TO CREATE 12 SINGLE FAMILY RESIDENTIAL LOTS.



Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290 4350 Lockhill-Selma Road, Suite 100B San Antonio, Texas 78249-2104-94-5111

DATE OF PRINT: August 28, 2024



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OWNER/DEVELOPER: GREEN LAND VENTURES, LTD DIANA GREEN PRESIDENT 138 OLD SAN ANTONIO RD, SUITE 206 BOERNE, TEXAS 78006

STATE OF TEXAS COUNTY OF KENDALL

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MAYOR

CITY SECRETARY

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Civil Job No. 16205-0012-00

EXHIBIT D

Item #11.



- LOCATION MAP**
NOT-TO-SCALE
LEGEND
- KCDR KENDALL COUNTY DEED RECORDS
 - KCOPR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
 - KCPR KENDALL COUNTY PLAT RECORDS
 - KCDPR KENDALL COUNTY DEED PLAT RECORDS
 - BSL BUILDING SETBACK LINE
 - CVE CLEAR VISION EASEMENT
 - EGTC ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
 - ESMT EASEMENT
 - DE DRAINAGE EASEMENT
 - (LOT) OVERALL DIMENSION
 - CL CENTER LINE
 - AC ACRE
 - CB COUNTY BLOCK
 - VOL VOLUME
 - PG PAGE
 - R.O.W. RIGHT-OF-WAY
 - V.N.A.E. VEHICLE NON-ACCESS EASEMENT
 - FF MINIMUM FINISHED FLOOR ELEVATION
 - EXISTING GROUND CONTOUR
 - EASEMENT
 - PLAT BOUNDARY
 - LOT LINE
 - FEMA FLOODPLAIN ZONE A (FIRM 4825900420F)
 - 100 YR ULTIMATE WATER SURFACE ELEVATION (WSE)

UTILITY EASEMENT:

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Darren J. McAfee 8/28/2024

LICENSED PROFESSIONAL ENGINEER
DARREN J. MCAFEE, PE
LICENSE NUMBER 137808

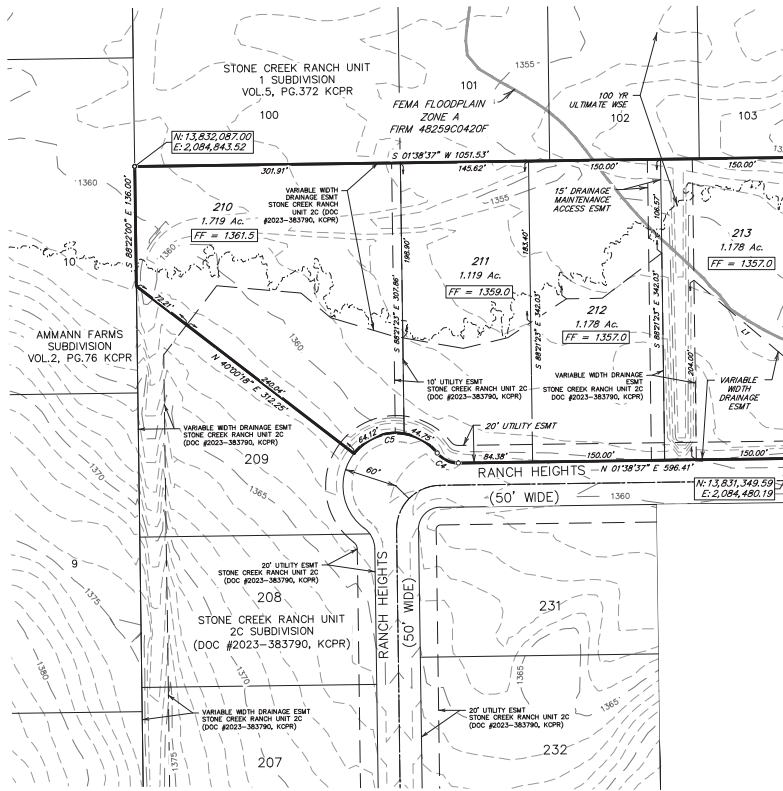
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MATCHLINE "A"
SEE SHEET 2 OF 3

PRELIMINARY PLAT ESTABLISHING
STONE CREEK RANCH UNIT 2B

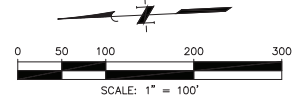
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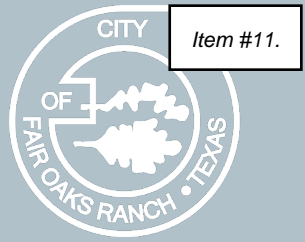


Civil Job No. 16205-0012-00

Planning and Zoning Commission

Stone Creek Unit 2B

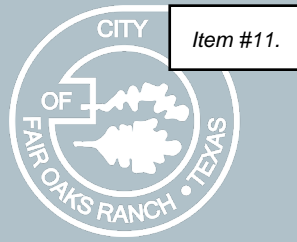
Preliminary Plat



September 12, 2024

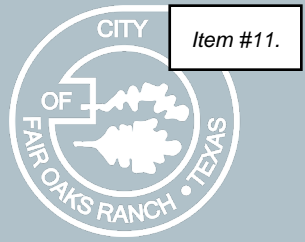
Lee Muniz, P.E., CFM
Manager of Engineering Services

Introduction



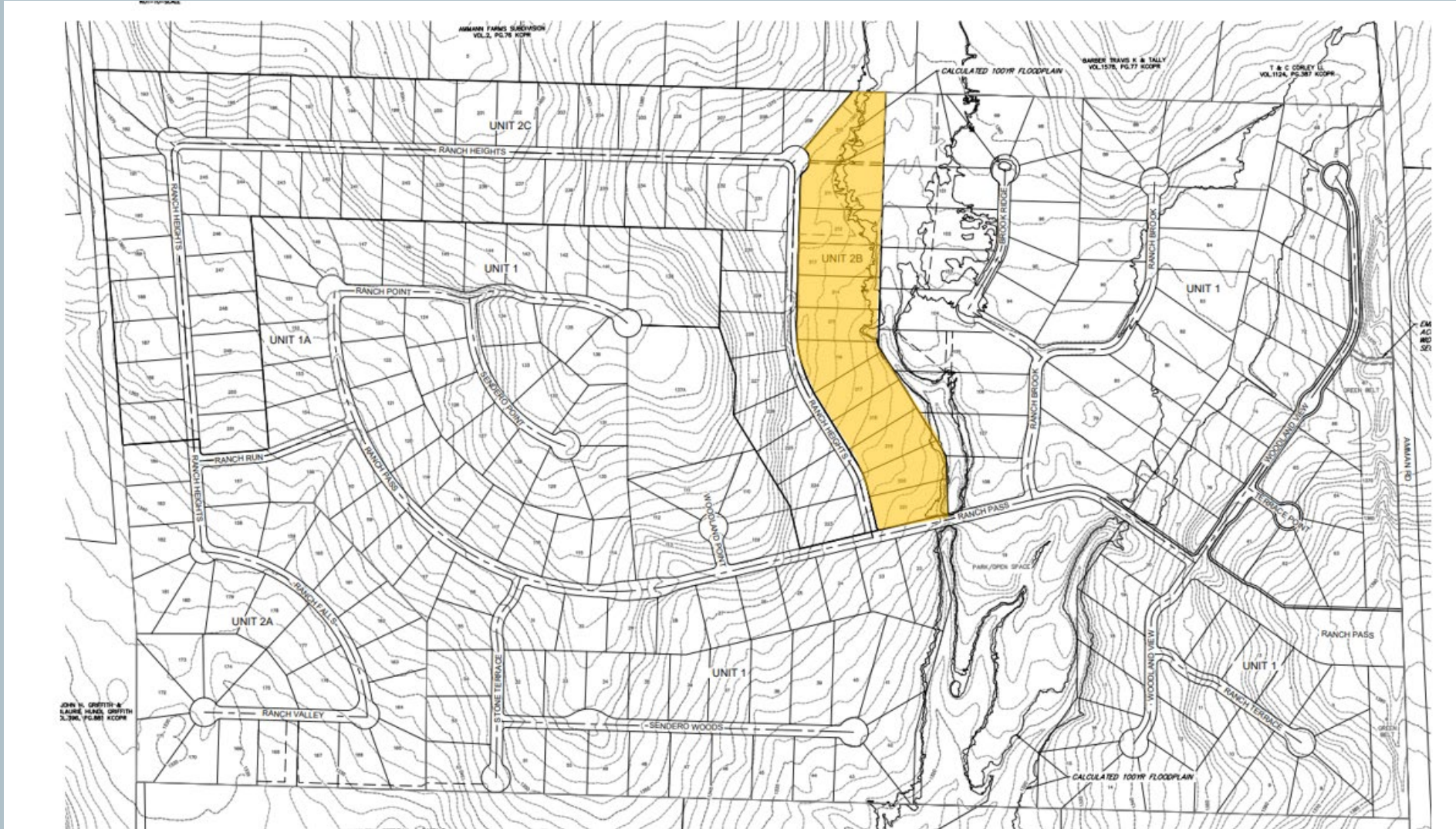
- Consideration and possible action recommending the approval of a Preliminary Plat request from Green Land Ventures Ltd. for Stone Creek Ranch Unit 2B proposing 12 single-family residential lots.
- Generally located northwest of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas.
- Proposed Preliminary Plat complies with old subdivision regulations (Chapter 10) that were in effect at the time of the approval of the original water supply agreement.

Preliminary Plat Summary

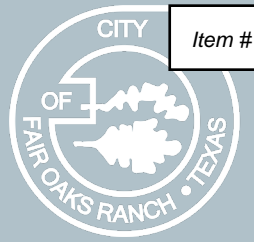


- The Stone Creek Ranch Unit 2B Preliminary Plat establishes 12 single-family residential lots on 13.67 acres of land.
- Street access to the subdivision will be provided from Ranch Heights.
- The lots are approximately one acre in size.
- There is a pending variance (PV-2024-02) for three (3) lots that do not meet the minimum lot frontage of 150 feet.

Master Plan



Aerial Map



Item #11.

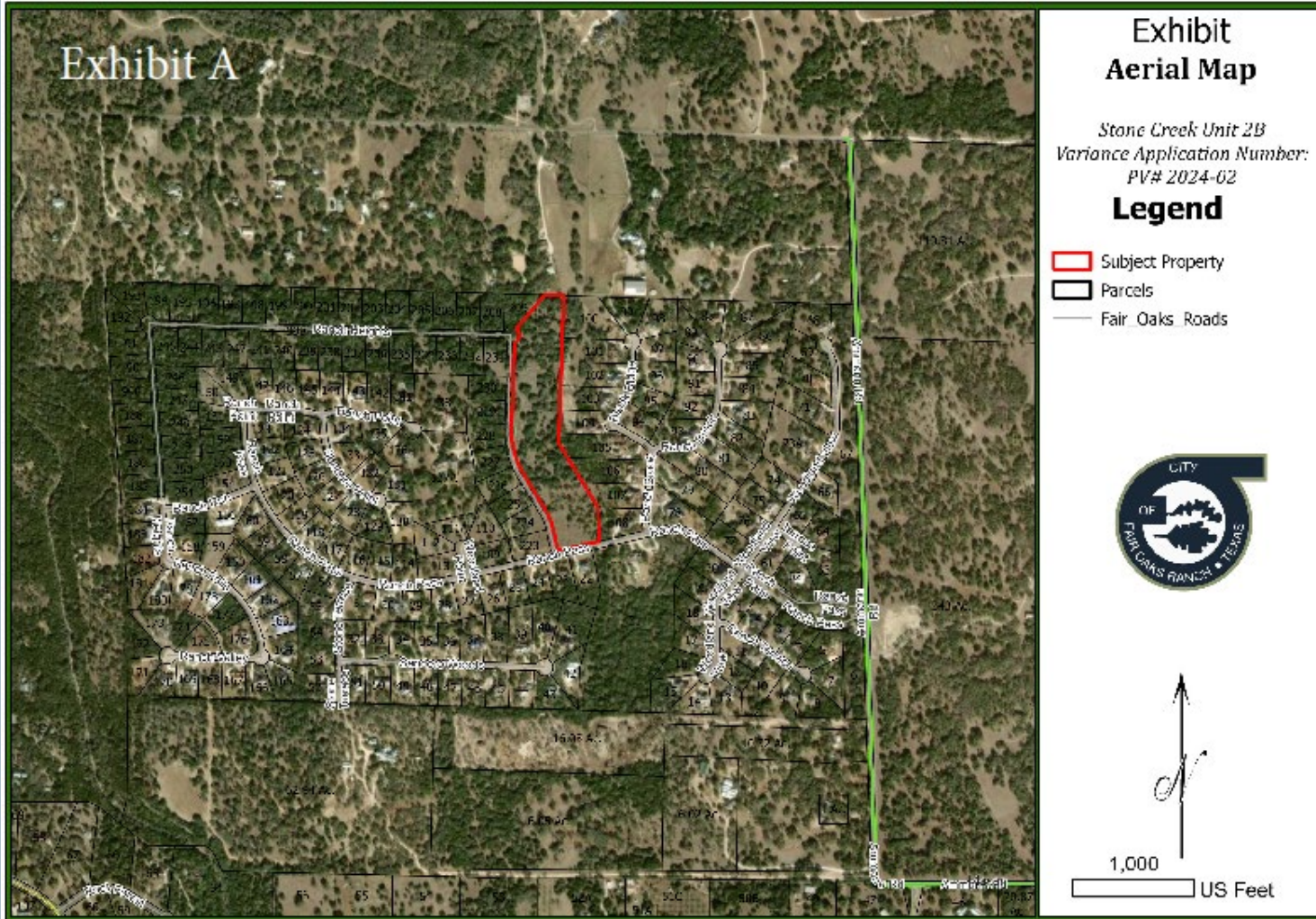


Exhibit Aerial Map

Stone Creek Unit 2B
Variance Application Number:
PV# 2024-02

Legend

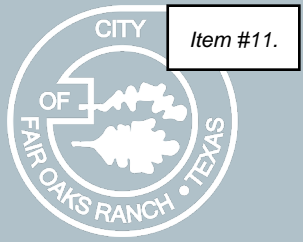
- Subject Property
- Parcels
- Fair Oaks Roads



1,000
US Feet

Disclaimer - The City of Fair Oaks Ranch (COFAR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFAR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances should GIS products be used for final design purposes. COFAR provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Recommended Motion



Staff recommends the approval of Stone Creek Unit 2B with the following conditions:

- Approval of the variance (PV-2024-02) for the three (3) lots that do not meet the minimum 150-foot street lot frontages.
- Applicant to verify that the increased runoff resulting from the proposed development will not have any adverse impact on other properties or drainage systems.