



CITY OF FAIR OAKS RANCH
CITY COUNCIL REGULAR MEETING

Thursday, October 03, 2024 at 6:30 PM

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

Live Stream: <https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live>

AGENDA

OPEN MEETING

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

CITIZENS and GUEST FORUM

To address the Council, please sign the Attendance Roster located on the table at the entrance in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, Council 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 City Council, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Council Member by making such request prior to a motion and vote.

4. Approval of the September 16, 2024 Special City Council meeting minutes.

Christina Picioccio, TRMC, City Secretary

5. Approval of the September 16, 2024 Special City Council meeting minutes.

Christina Picioccio, TRMC, City Secretary

6. Approval of Council Member Rhoden's absence from the August 15, 2024 and October 3, 2024 Regular City Council meetings.

Keith Rhoden, Council Member, Place 2

7. Approval of Council Member Olvera's absence from the September 19, 2024 Regular City Council meeting.

Ruben Olvera, Council Member, Place 3

PUBLIC HEARING

8. The City Council will 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 Mayor opens the public hearing.
- b) Staff presentation on the variance request.
- c) Applicant presentation of the variance request.
- d) The City Council receives public testimony for/against the variance request with the Mayor serving as the presiding officer.
- e) The Mayor closes public comments.
- f) The City Council discusses the request, inclusive of questions of the applicant and staff.
- g) The Mayor adjourns the public hearing with no formal action.

Grant Watanabe, P.E., CFM, Director of Public Works and Engineering Services

9. The City Council will 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 Mayor opens the public hearing.
- b) Staff presentation on the variance request.
- c) Applicant presentation of the variance request.
- d) The City Council receives public testimony for/against the variance request with the Mayor serving as the presiding officer.
- e) The Mayor closes public comments.
- f) The City Council discusses the request, inclusive of questions of the applicant and staff.
- g) The Mayor adjourns the public hearing with no formal action.

Grant Watanabe, P.E., CFM, Director of Public Works and Engineering Services

CONSIDERATION/DISCUSSION ITEMS

10. Consideration and possible action approving 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.

Grant Watanabe, P.E., CFM, Director of Public Works and Engineering Services

11. Consideration and possible action approving the Oak Bend Subdivision Phase I Tree Preservation Plan.

Kelsey Delgado, Environmental Program Manager

12. Consideration and possible action approving 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.

Grant Watanabe, P.E., CFM, Director of Public Works and Engineering Services

- [13.](#) Consideration and possible action approving 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.

Grant Watanabe, P.E., CFM, Director of Public Works and Engineering Services

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

Grant Watanabe, P.E., CFM, Director of Public Works and Engineering Services

WORKSHOP

- [15.](#) Tree Preservation Workshop Follow-Up

Kelsey Delgado, Environmental Program Manager

REPORTS FROM STAFF AND COMMITTEES

- [16.](#) Semiannual Report from the Capital Improvements Advisory Committee (CIAC).

Paul Mebane, CIAC Chairperson

REQUESTS AND ANNOUNCEMENTS

17. Announcements and reports by Mayor and Council Members.
18. Announcements by the City Manager.
19. Requests by Mayor and Council Members that items be placed on a future City Council agenda.

CONVENE INTO EXECUTIVE SESSION

Pursuant to Section 551.101 of the Open Meetings Act, Texas Gov't Code, a quorum of the governing body hereby convenes into closed session:

Sec. 551.071 (Consultation with Attorney) the City Council will meet in private consultation with legal counsel to seek the advice of its attorneys about pending or contemplated litigation, a settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with Chapter 551 of the Government Code; to wit:

20. Case No. 22-090-451; Vincent A. Caldarola, MD vs. City of Fair Oaks Ranch, Texas.
21. Discussion related to possible terms and conditions necessary to resolve disputes that have been the subject of ongoing litigation with the development commonly known as Boerne Ranch Estates, LLC, aka Fair Oaks Meadows.

Sec. 551.072 (Deliberation regarding real property)

22. The City Council will meet in closed session to deliberate the purchase, exchange, lease, or value of real property that may be considered for future location of water and wastewater system improvements.

Sec. 551.074 (Personnel Matters)

23. To perform the annual evaluation of the City Manager.

RECONVENE INTO OPEN SESSION

Discussion and possible action on items discussed in Executive Session.

ADJOURNMENT

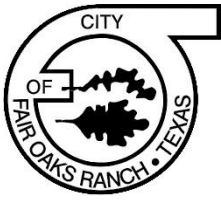
Signature of Agenda Approval: s/Gregory C. Maxton

Gregory C. Maxton, Mayor

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 30, 2024 and remained so posted continuously for at least 72 hours before said meeting was convened. A quorum of various boards, committees, and commissions may attend the City Council 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. The City Council reserves the right to convene into Executive Session at any time regarding an issue on the agenda for which it is legally permissible; pursuant to Texas Government Code Chapter 551. Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).



CITY OF FAIR OAKS RANCH
CITY COUNCIL SPECIAL MEETING

Monday, September 16, 2024 at 3:30 PM

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

Live Stream: <https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live>

MINUTES

OPEN MEETING

1. **Roll Call - Declaration of a Quorum**

Council Present: Mayor Maxton and Council Members: Stroup, Rhoden, Olvera, Koerner, and Parker

Council Absent: Council Member Muenchow

With a quorum present, the meeting was called to order at 3:32 PM.

2. **Pledge of Allegiance** – The Pledge of Allegiance was recited in unison.

CITIZENS and GUEST FORUM

3. **Citizens to be heard** – No citizens signed up to be heard.

CONVENE INTO EXECUTIVE SESSION

City Council convened into closed session at 3:34 PM regarding:

Sec. 551.074 (Personnel Matters)

4. To conduct interviews, individually, of applicants for vacancies on various boards, commissions, and committees for the City of Fair Oaks Ranch.

RECONVENE INTO OPEN SESSION

Mayor Maxton reconvened into Open Session at 5:56 PM. No action was taken.

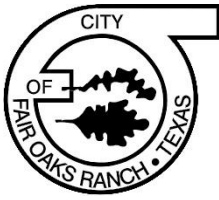
ADJOURNMENT

Mayor Maxton adjourned the meeting at 5:57 PM.

ATTEST:

 Gregory C. Maxton, Mayor

 Christina Picioccio, TRMC, City Secretary



**CITY OF FAIR OAKS RANCH
CITY COUNCIL SPECIAL MEETING**

Monday, September 16, 2024 at 6:30 PM

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

Live Stream: <https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live>

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Council Present: Mayor Maxton and Council Members: Stroup, Rhoden, Olvera, Koerner, AND Parker

Council Absent: Council Member Muenchow

With a quorum present, the meeting was called to order at 6:31 PM.

2. Pledge of Allegiance – The Pledge of Allegiance was recited in unison.

CITIZENS and GUEST FORUM

3. Citizens to be heard – No citizens asked to be heard.

PURPOSE OF SPECIAL CALLED MEETING

4. Conduct a Public Hearing on the Fiscal Year 2024-25 Proposed Budget.

- A. Mayor Maxton provided opening comments.
- B. City Manager, Scott Huizenga, did not provide comments.
- C. Director of Finance, Summer Fleming, provided a Council on the proposed budget.
- D. Mayor Maxton opened the public hearing to receive citizen testimony at 6:43 PM. No citizens provided testimony.
- E. Mayor Maxton closed the public hearing at 6:43 PM.
- F. Mayor Maxton thanked Council and staff for their work to prepare the budget.

CONSIDERATION/DISCUSSION ITEMS

5. Consideration and possible action approving the first reading of an ordinance adopting the City budget for fiscal year beginning October 1, 2024, and ending September 30, 2025.

MOTION: Made by Council Member Koerner, seconded by Council Member Rhoden, to approve the FY 2024-25 budget ordinance.

VOTE: 6 - 0; Motion Passed as recorded:

Mayor Maxton – For; Council Member Stroup – For; Council Member Rhoden – For; Council Member Olvera - For; Council Member Koerner – For; Council Member Parker – For.

6. Consideration and possible action approving the first reading of an ordinance levying a property tax rate of 28.53 cents per \$100 taxable valuation in the City of Fair Oaks Ranch for tax year 2024; determining due and delinquent dates; and providing an effective date.

MOTION: Made by Council Member Parker, seconded by Council Member Olvera, to approve an ordinance levying an ad valorem tax rate of 28.53 cents per \$100 taxable valuation for tax year 2024; providing when taxes shall become due and delinquent; and providing an effective date.

VOTE: 6 - 0; Motion Passed.

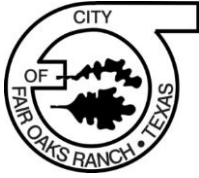
ADJOURNMENT

Mayor Maxton adjourned the meeting at 6:48 PM.

ATTEST:

Gregory C. Maxton, Mayor

Christina Picioccio, TRMC, City Secretary



CITY COUNCIL CONSENT ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Approval of Council Member Rhoden’s absence from the August 15, 2024 and October 3, 2024 Regular City Council meetings

DATE: October 3, 2024

DEPARTMENT: City Council

PRESENTED BY: Consent Item – Keith Rhoden, Council Member Place 2

INTRODUCTION/BACKGROUND:

Council Member Rhoden requests approval from missing the August 15, 2024 and October 3, 2024 Regular City Council meeting due to being out of town for personal reasons.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Complies with Section 3.09 of the Home Rule Charter.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

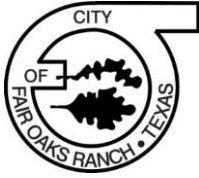
N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

Consent Item – I move to approve Council Member Rhoden’s absence from the August 15, 2024 and October 3, 2024 Regular City Council meeting.



**CITY COUNCIL CONSENT ITEM
CITY OF FAIR OAKS RANCH, TEXAS**

AGENDA TOPIC: Approval of Council Member Olvera’s absence from the September 19, 2024 Regular City Council meeting
DATE: October 3, 2024
DEPARTMENT: City Council
PRESENTED BY: Consent Item – Ruben Olvera, Council Member Place 3

INTRODUCTION/BACKGROUND:

Council Member Olvera requests approval from missing the September 19, 2024 Regular City Council meeting due to being out of town.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Complies with Section 3.09 of the Home Rule Charter.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

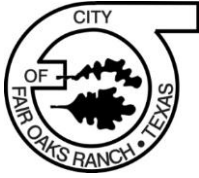
N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

Consent Item – I move to approve Council Member Olvera’s absence from the September 19, 2024 Regular City Council meeting.



CITY COUNCIL PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: The City Council will 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: October 3, 2024

DEPARTMENT: Public Works – Engineering Services

PRESENTED BY: Grant Watanabe, P.E., CFM, Director of Public Works and 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 a preliminary plat and variance application for Oak Bend Subdivision Phase I which consists of 149 acres and is 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 Subdivision Phase I plat. The requested variance will allow the preliminary plat to be approved as proposed.

On September 12, 2024, the Planning and Zoning Commission conducted a public hearing to receive public testimony on the variance. One resident spoke in support of the proposed variance. The commission approved a recommendation to City Council in support of the proposed variance.

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:

City Council will consider and take possible action on the requested variance during the related consideration item of this agenda packet.

STAFF REPORT

To: City Council
From: Public Works – Engineering Services
Date: October 03, 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

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

Lot Number	Proposed Frontage (LF)
21	146
22	146
26	146
27	146
28	146

Lot Number	Proposed Frontage (LF)
50	144
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 Equivalent (‘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.
- On September 12, 2024, the Planning and Zoning Commission conducted a public hearing to receive public testimony on the variance. One resident spoke in support of the proposed variance. The commission approved a recommendation to City Council in support of the proposed variance.

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
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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 two (2) public comments in favor of the request and five (5) in opposition. Of the seven comments

1. Three respondents live within the notification zone.
2. Six responded via comment cards and one respondent was heard at the Planning and Zoning Commission public hearing.

CRITERIA FOR REVIEW:

In accordance with UDC Section 3.9(9) Variance, in making the required findings, the City Council 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 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 City Council shall consider approving or denying the proposed variance request. The City Council 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
- E. Property Owner Response Map
- F. Property Owner Comment Forms

Exhibit A

Exhibit Item #8. Aerial Location Map

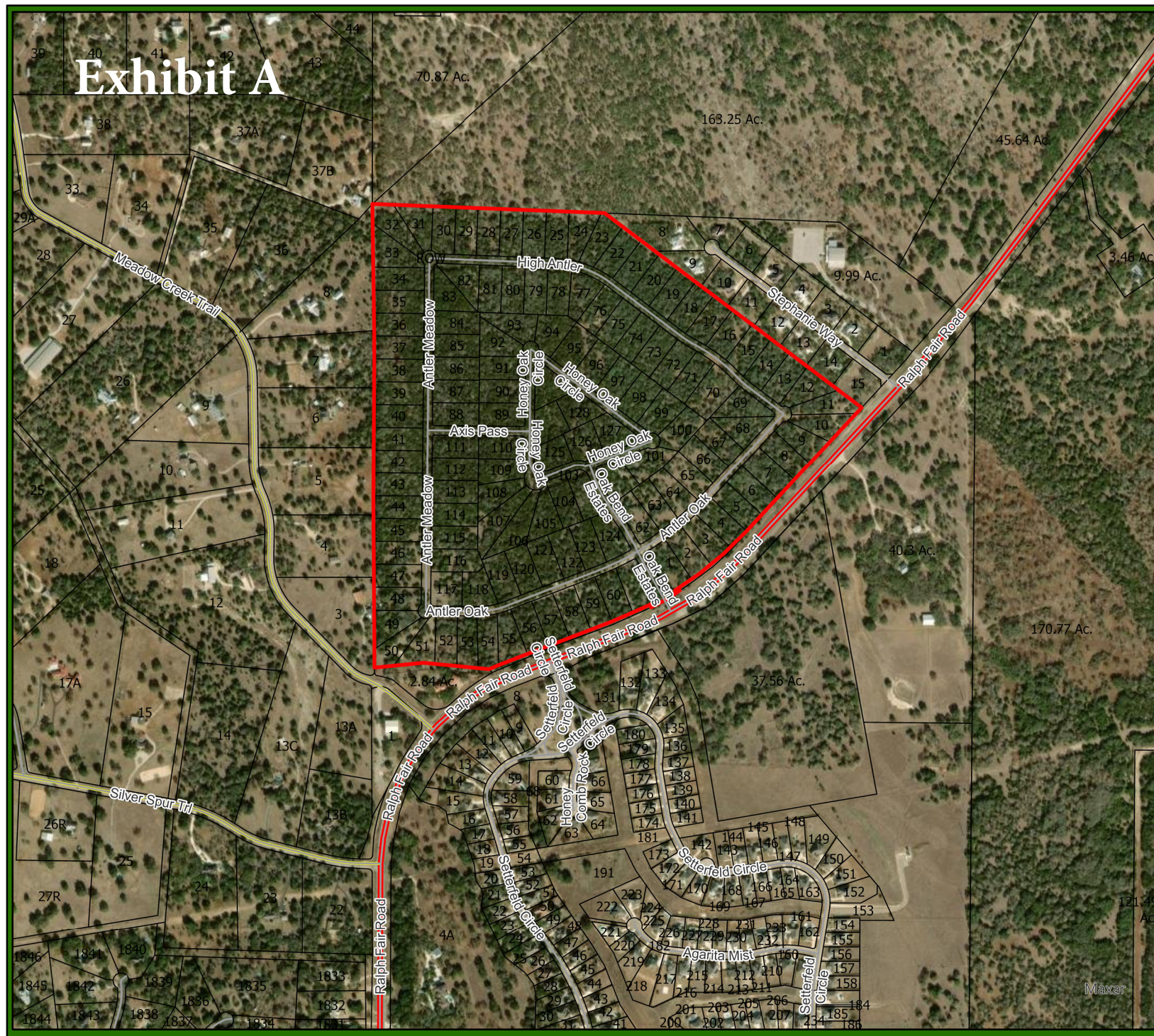
Oak Bend Estates
Variance Application Number:
PV# 2024-01

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 #8.

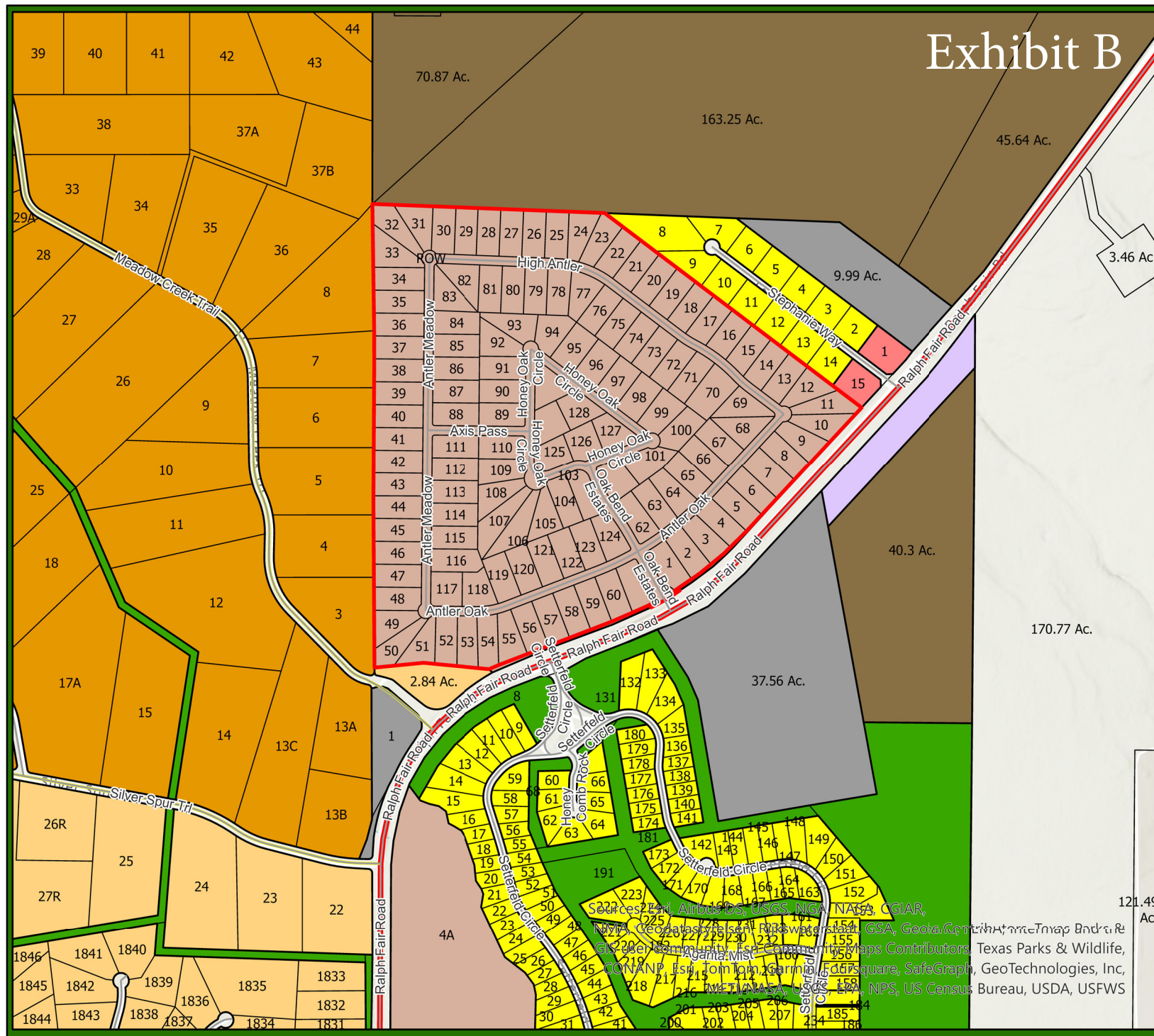
Oak Bend Estates
 Variance Application Number:
 PV# 2024-01

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



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Exhibit C

Exhibit Item #8.

Property Owner Notification Map

Oak Bend Estates

Variance Application Number:

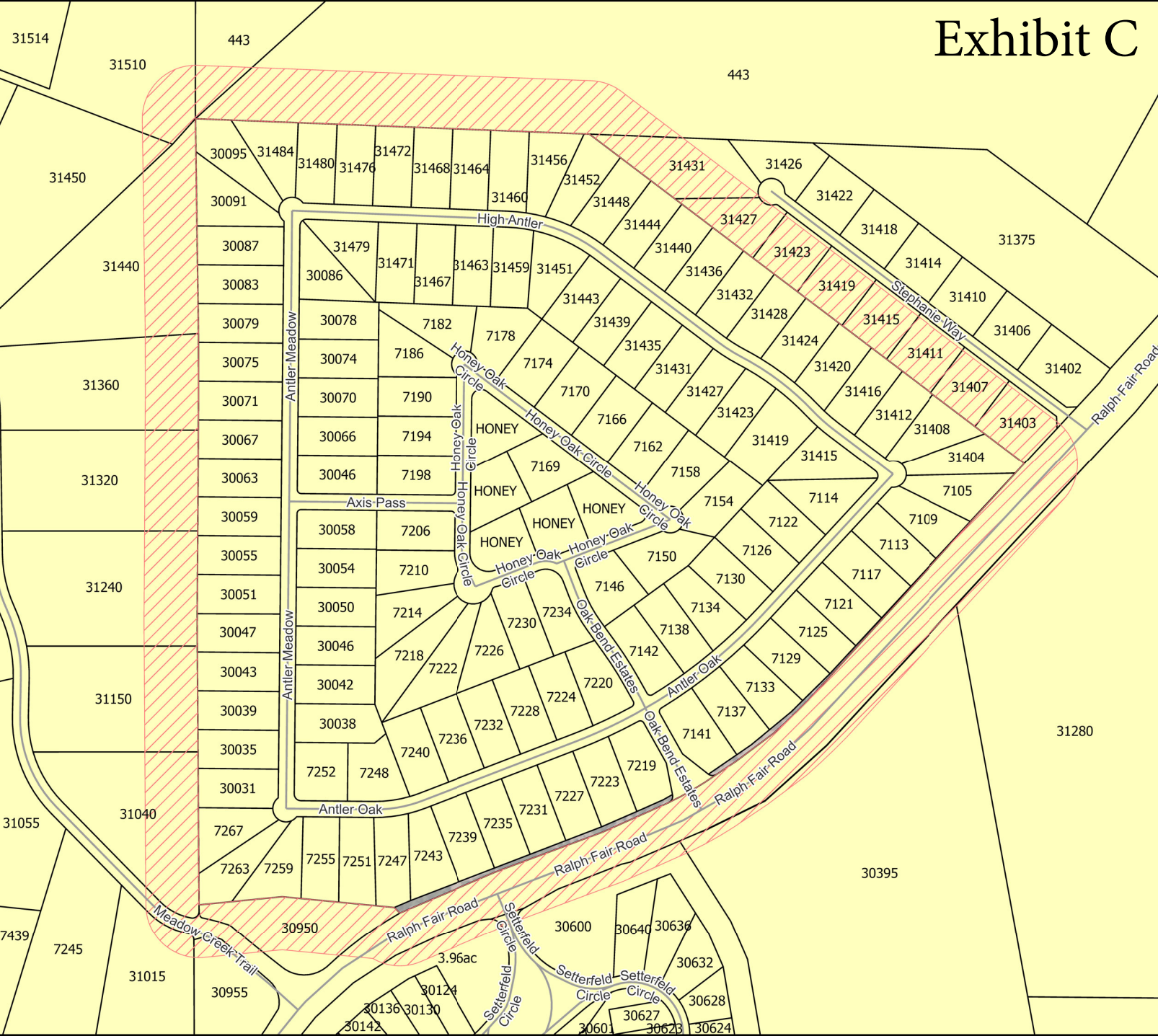
PV# 2024-01

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. 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 [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

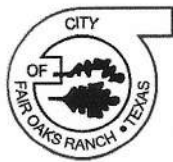
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

** 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,

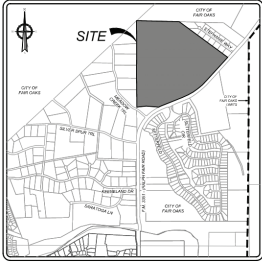
Colliers Engineering & Design, Inc.

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

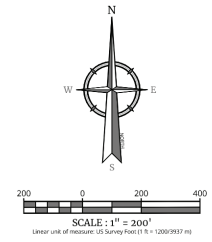
Omar Espinosa, P.E.
Department Manager

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

EXHIBIT D



- 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	Width
07	121.04'	300.00' 00" 00" (M.P.R.)
11	183.67'	300.12' 52" W
12	211.90'	304.42' 20" W
13	184.87'	300.00' 00" 00" (M.P.R.)
14	194.63'	300.00' 00" 00" (M.P.R.)
15	194.63'	300.00' 00" 00" (M.P.R.)
16	231.74'	300.24' 20" W

LAND USE		
PHASE	RESIDENTIAL (ACRES)	RESIDENTIAL (LOTS)
1	75.58	55
2	73.48	51
TOTAL	149.06	106

RESIDENTIAL LOTS = 106

Colliers
Engineering & Design
www.colliersengineering.com

Formerly Known as KFW

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CALL BEFORE YOU DIG
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL11.COM

REV	DATE	DESCRIPTION

OAK BEND SUBDIVISION

FAIR OAKS RANCH COMAL COUNTY TEXAS

Colliers
Engineering & Design
SAN ANTONIO (2787) 842 Parkway, San Antonio, TX 78221
Phone: 210-979-8444
colliersengineering.com

DATE	DATE	REVISION	PROJECT NO.
AS SHOWN	JAN 24, 2024		

PROJECT NUMBER: 2048-03 DRAWING DATE: 10/19/2023

PROJECT TITLE: **MASTER CONCEPTUAL PLAN**

DRAWN BY:

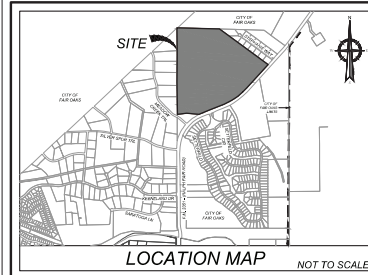
CHECKED BY:

APPROVED BY:

DRAWING NUMBER: 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

EXHIBIT D

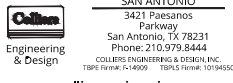


CPS NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS... 2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS... 3. THIS PLAT DOES NOT AFFECT... 4. CONCRETE DRIVEWAY APPROACHES ARE ALL OWNED... 5. HOV-3 OVERPASSES ARE ALL OWNED... 6. CORNER MARKERS AND EASEMENT MARKERS...

UTILITY EASEMENT: UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY... DRAINAGE EASEMENT: DRAINAGE, WATER DIVERSION, AND SANITARY CONDUIT... GENERAL NOTES: 1. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS... 2. FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED... 3. THIS PLAT CONSISTS OF 33 RESIDENTIAL LOTS...

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... 2. THE PROPERTY OWNER UNWARRANTINGLY INTERFERES WITH THE USE OF THE EASEMENT... 3. THE PROPERTY OWNER SHALL MAINTAIN COMMERCIAL REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED...

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...



DATE OF PREPARATION: August 15, 2024

KEYNOTES: 1. 12" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT 2. 14" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT 3. 10" WATER EASEMENT 4. 5" DRAINAGE EASEMENT...

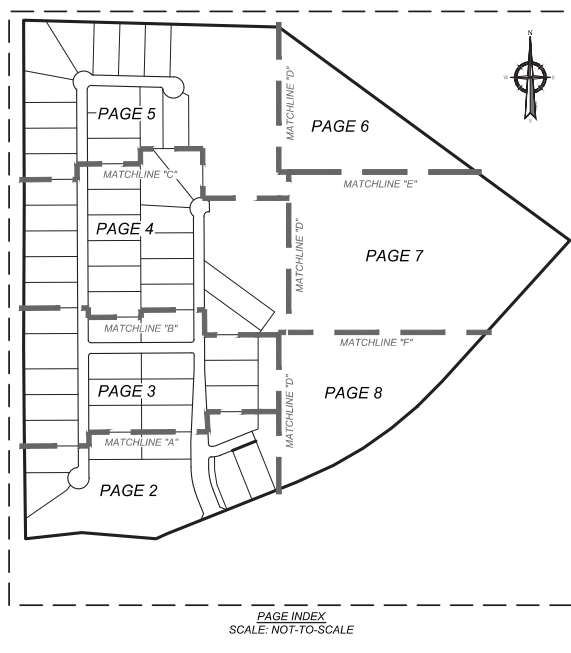
KEYNOTES: 1. 12" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT 2. 14" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT 3. 10" WATER EASEMENT 4. 5" DRAINAGE EASEMENT...

LEGEND: SET 1/2" IRON ROD WITH BLUE CAP STAMPED 'COLLIERS PROP CORNER' SET AT ALL CORNERS UNLESS NOTED OTHERWISE...

KEYNOTES: 1. 12" ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AERIAL EASEMENT 2. 14" ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AERIAL EASEMENT 3. 10" BUILDING SETBACK LINE 4. 40' BUILDING SETBACK LINE...

Table with 4 columns: Curve #, Length, Radius, Delta, Chord, Chord Bearing. It lists curve data for various sections of the plat.

Table with 4 columns: Line #, Length, Direction, Line #, Length, Direction. It lists line data for various sections of the plat.



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

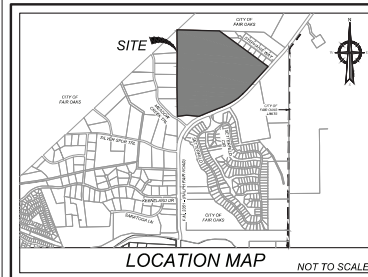
STATE OF TEXAS COUNTY OF COMAL THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC... NOTARY PUBLIC COMAL COUNTY, TEXAS DATED THIS DAY OF A.D. 20 BY: MAYOR BY: SECRETARY

RESIDENTIAL LOTS = 55

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

EXHIBIT D

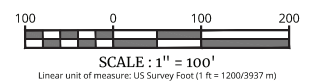
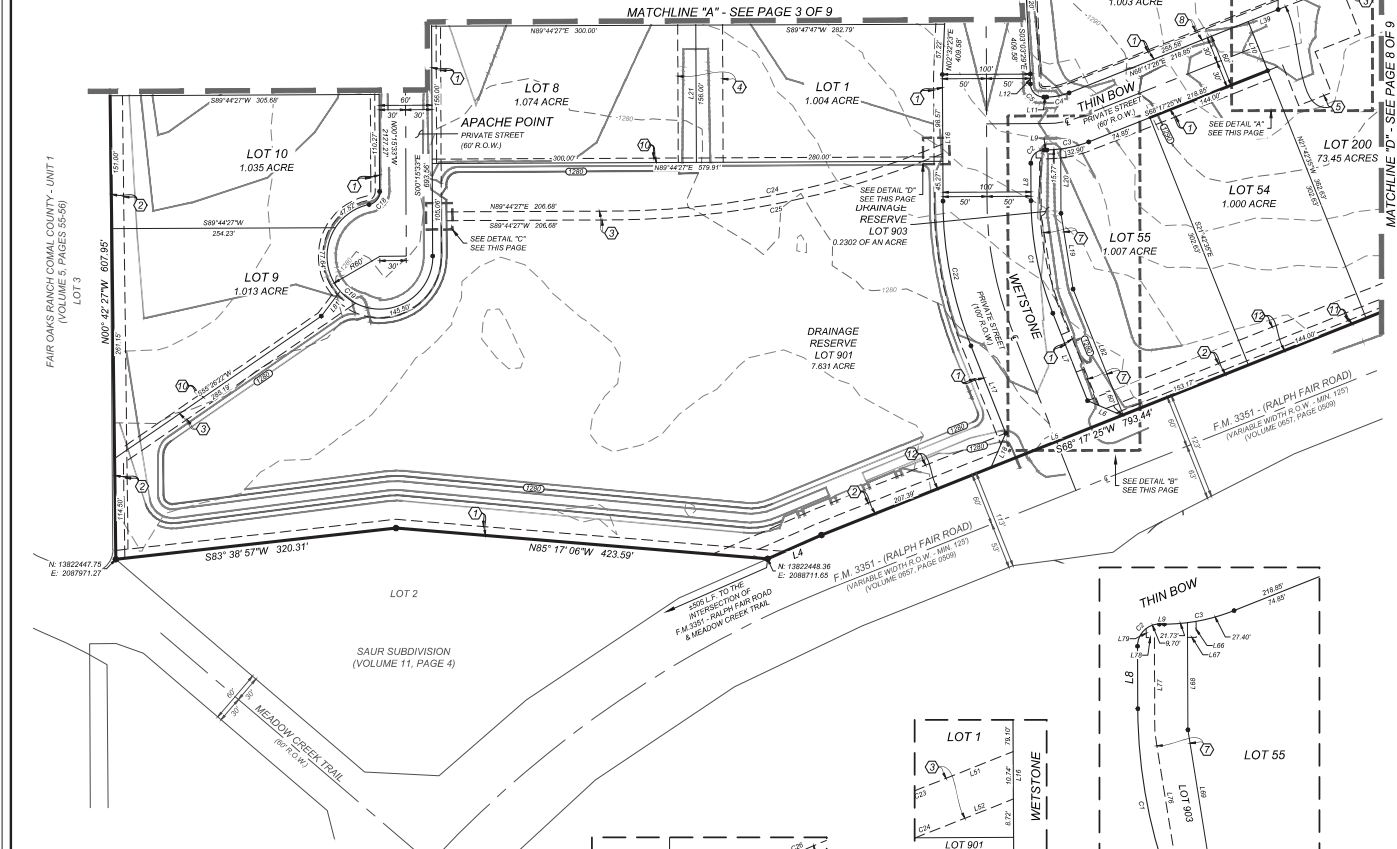
Item #8.



- 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 AERA 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
 COLLIER ENGINEERING & DESIGN, INC.
 TSP# Permit: 11-16029 TSP#S Permit: 10194550
www.collierengineering.com
 DATE OF PREPARATION: August 15, 2024

- 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.) (0.0893 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. GROOM
 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. 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
 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, 1101 FREDERICKS BLVD, AUSTIN, TEXAS 78701. 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

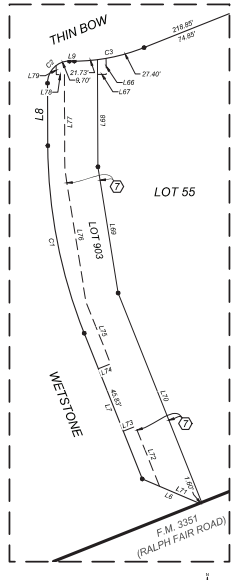
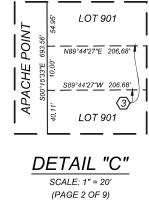
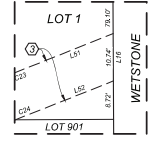
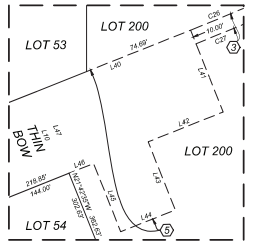
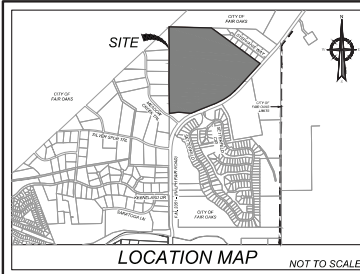


EXHIBIT D

Item #8.



CPS NOTES:

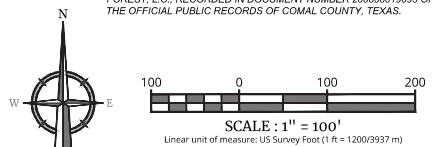
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR 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 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.
- 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
- LE = LINEAR FEET
- 100 = EXISTING CONTOURS
- 1000 = PROPOSED CONTOURS

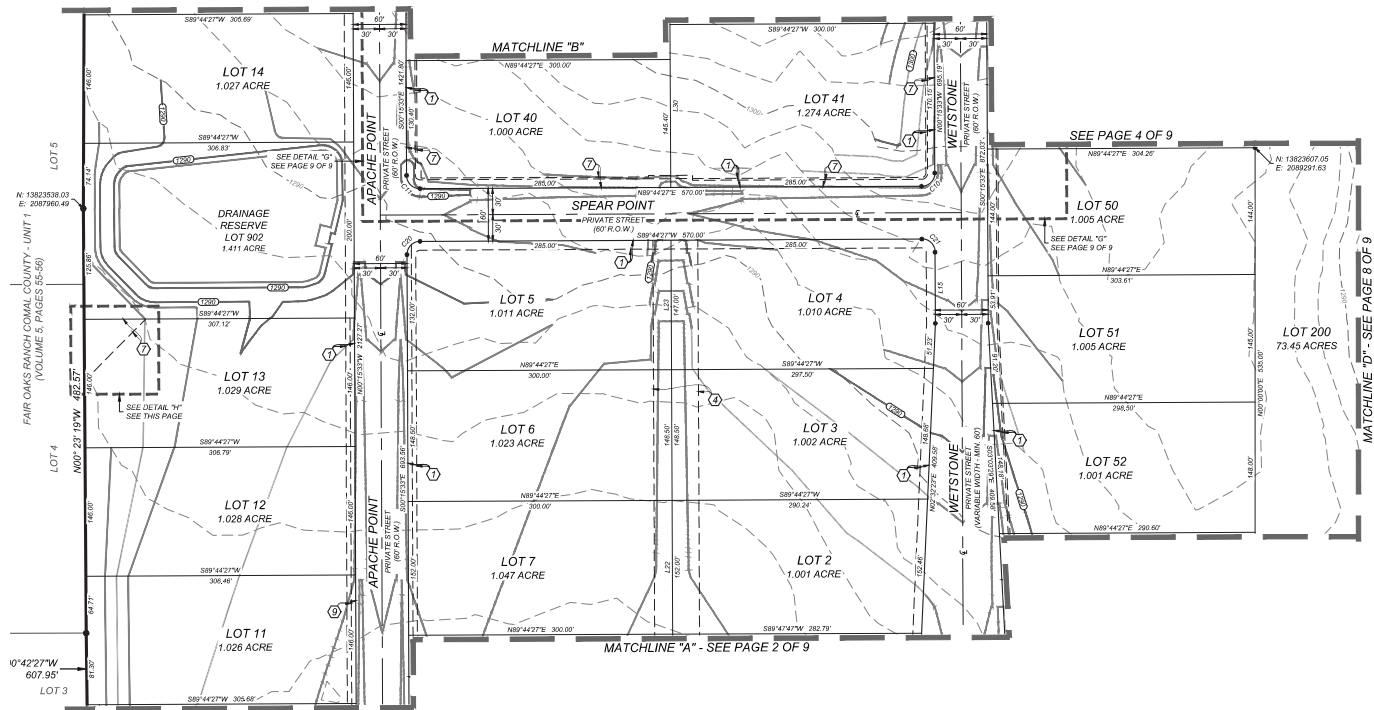
KEYNOTES:

- ① RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
- ② NONVEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
- ③ ELECTRIC GAS, TELEPHONE, CABLE TV / COMMON AERA EASEMENT (DOCUMENT NUMBER 20100602743)
- ④ 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# F014-1-16039 TSP#S F014-1-9550

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



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. (1/2016 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. (0.0883 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 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 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____.

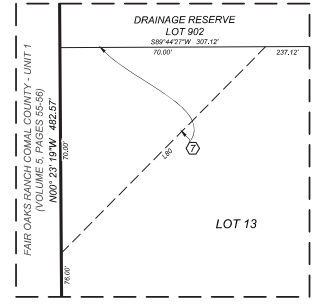
NOTARY PUBLIC COMAL COUNTY, TEXAS

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



SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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:

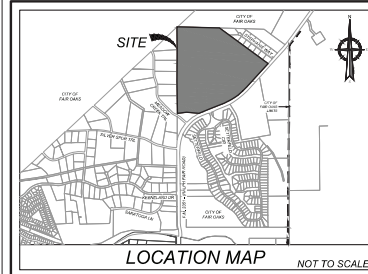
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
RWS SURVEYING, L.L.C.
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
CAN BE FILED WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
1111 FORT BEND COUNTY ROAD, SUITE 1000
HOUSTON, TEXAS 77059
PHONE: 281-762-1400
WWW.TBPLS.COM

RESIDENTIAL LOTS = 55

EXHIBIT D

Item #8.



- 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," "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.
 - 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:**
- 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 BOOK
 - + = CENTERLINE
 - LF = LINEAR FEET
 - 100 — = EXISTING CONTOURS
 - 100 — = PROPOSED CONTOURS

- KEYNOTES:**
- 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
 - 1" 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)

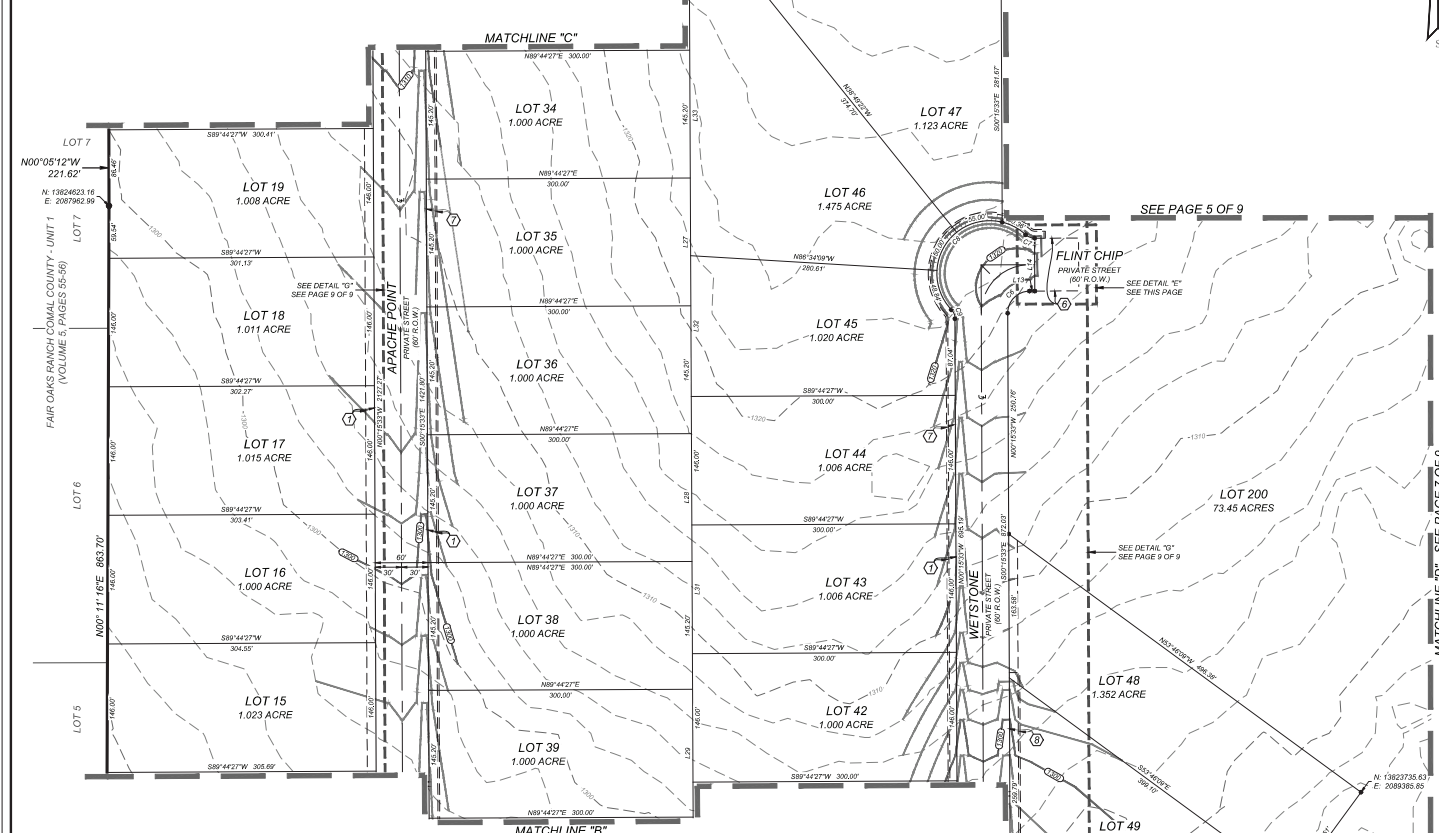


Colliers
Engineering & Design

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TSPE Permit: 11-16039 TSPE License: 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
 - 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)
 - 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.

OWNERSHIP:
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 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

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.

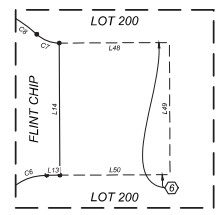
LICENSED PROFESSIONAL ENGINEER

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 COLLIERS ENGINEERING & DESIGN, INC. SHOULD BE DIRECTED TO THE PERSON WHOSE NAME IS LISTED AS THE CONTACT PERSON FOR THIS PROJECT. COLLIERS ENGINEERING & DESIGN, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.



SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES

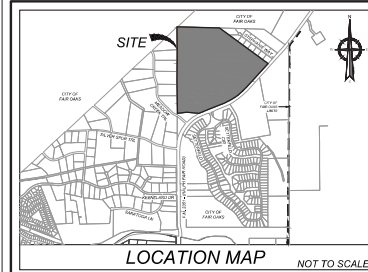
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

RESIDENTIAL LOTS = 55

PA

08/15/2024 10:05am User ID: jtorres
 File: L7590703DesignCampPLAT17590703.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 BASEMENTS 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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 - 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
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- KEYNOTES:**
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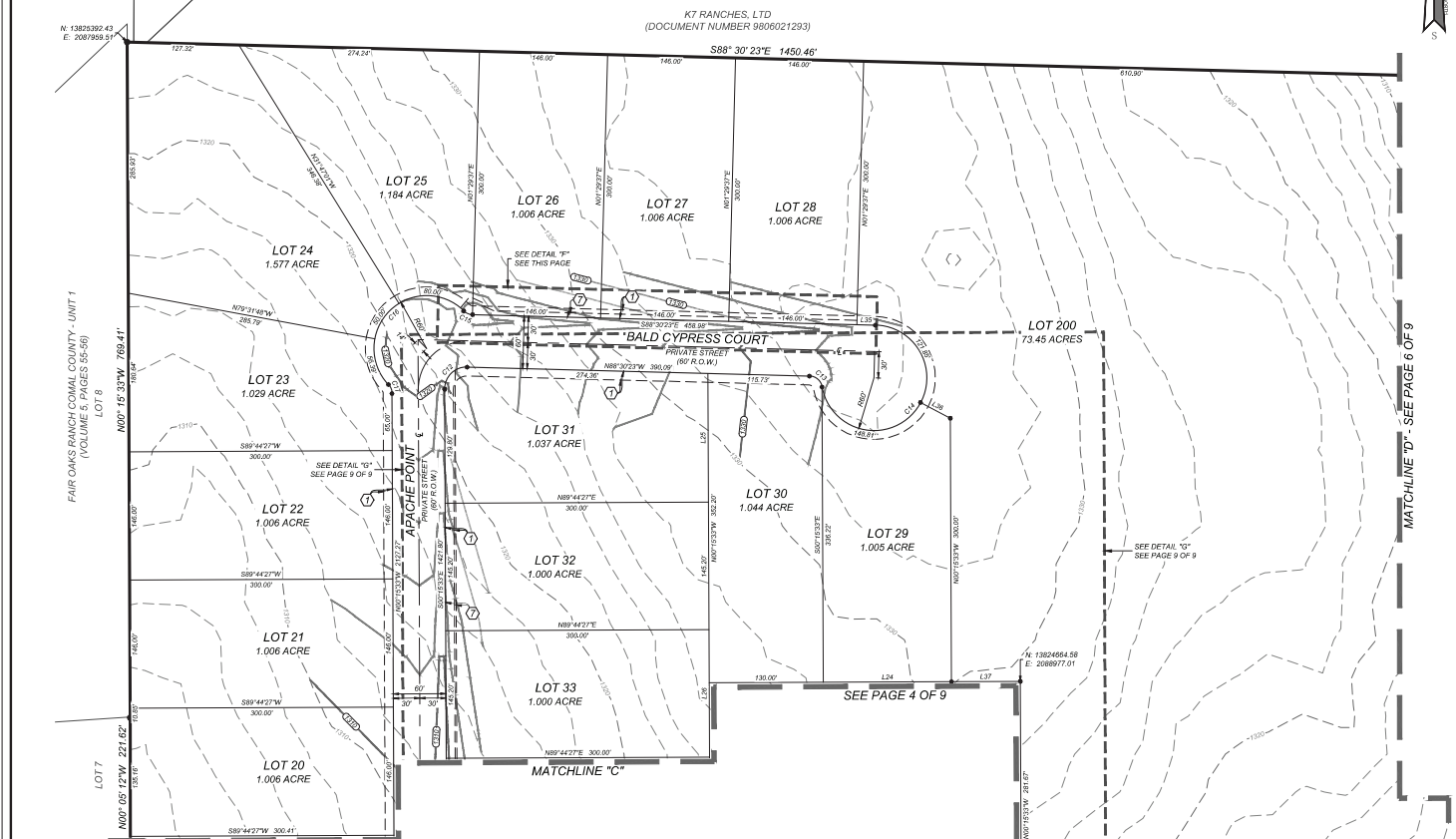


SCALE: 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers Engineering & Design
SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
PHONE: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TSPE FIRM# 11-16029 TSPLS FIRM# 10194500

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

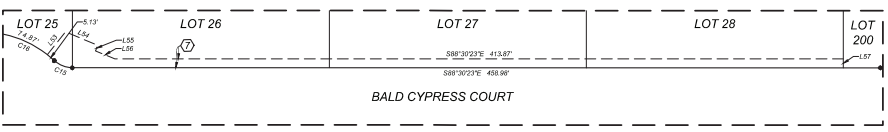
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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
R/W SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
CAN BE FILED WITH THE BOARD OF PROFESSIONAL LAND SURVEYING
1111 FORTRESS DRIVE, SUITE 1000, SAN ANTONIO, TEXAS 78204
PHONE: 210-979-8444 FAX: 210-979-8441

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:**
- 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. (0.0883 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
 - 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. 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.

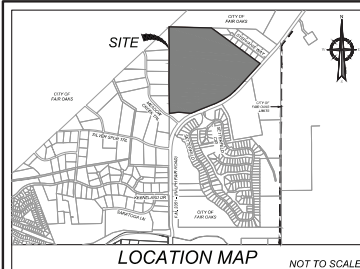
DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ MAYOR

BY: _____ SECRETARY

EXHIBIT D

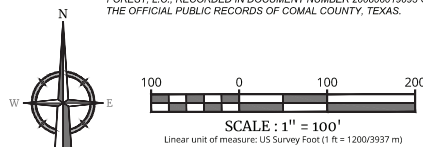
Item #8.



- 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 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.

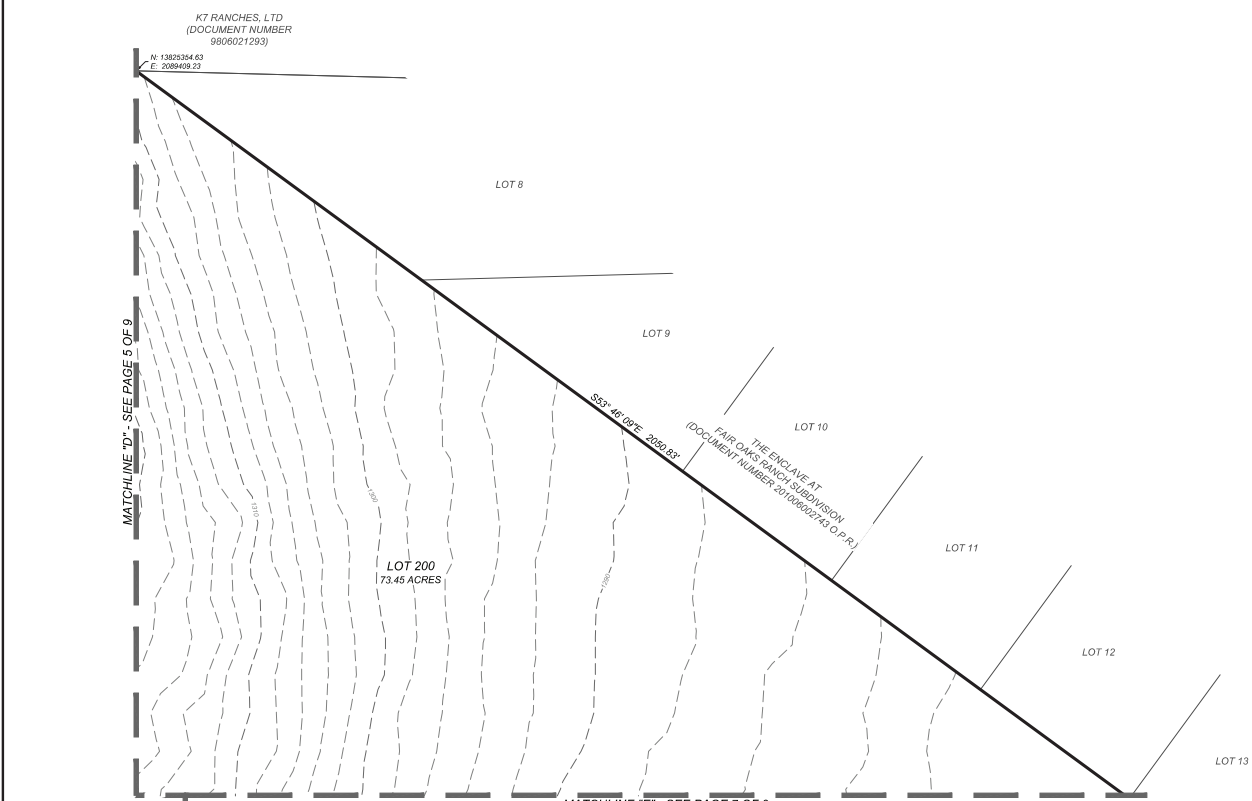
- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS' PROF" CORNER
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - ⊕ = CENTERLINE
 - L.F. = LINEAR FEET
 - 100' = EXISTING CONTOURS
 - 100' = 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 AERA 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.
 (TSPE FIRM# 11-16029) (TSPLS 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
 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
 CAN BE FILED WITH THE BOARD OF PROFESSIONAL LAND SURVEYING
 1111 FREDERICKS ST. SUITE 1000, ARLING, TEXAS 76010
 PHONE: 817-457-4300 FAX: 817-457-4301 WWW.APLS.BORLANDSURVEYING.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:**
- 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. (0.0881 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.

OWNER/AGENT:
 JAMES M. BRONX
 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. BRONX, 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____.

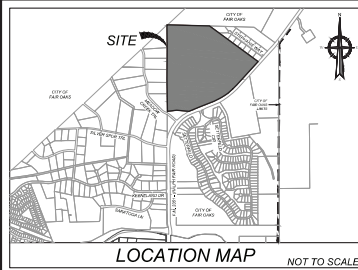
BY: _____
 MAYOR

BY: _____
 SECRETARY

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

EXHIBIT D

Item #8.



CPS NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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' PLOT" CORNER
- = 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
- 100 — = EXISTING CONTOURS
- 100 — = PROPOSED CONTOURS

KEYNOTES:

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



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



SAN ANTONIO
 3421 Paesanos Parkway
 San Antonio, TX 78231
 PHONE: 210.979.8444
 COLLIERS ENGINEERING & DESIGN, INC.
 (TSPE FIRM# 11-16029) (TSPS FIRM# 10194550)

www.colliersengineering.com

DATE OF PREPARATION: August 15, 2024

KEYNOTES:

- ① 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
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- 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.) (0.0891 OF AN ACRE PERMEABLE)
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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.

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

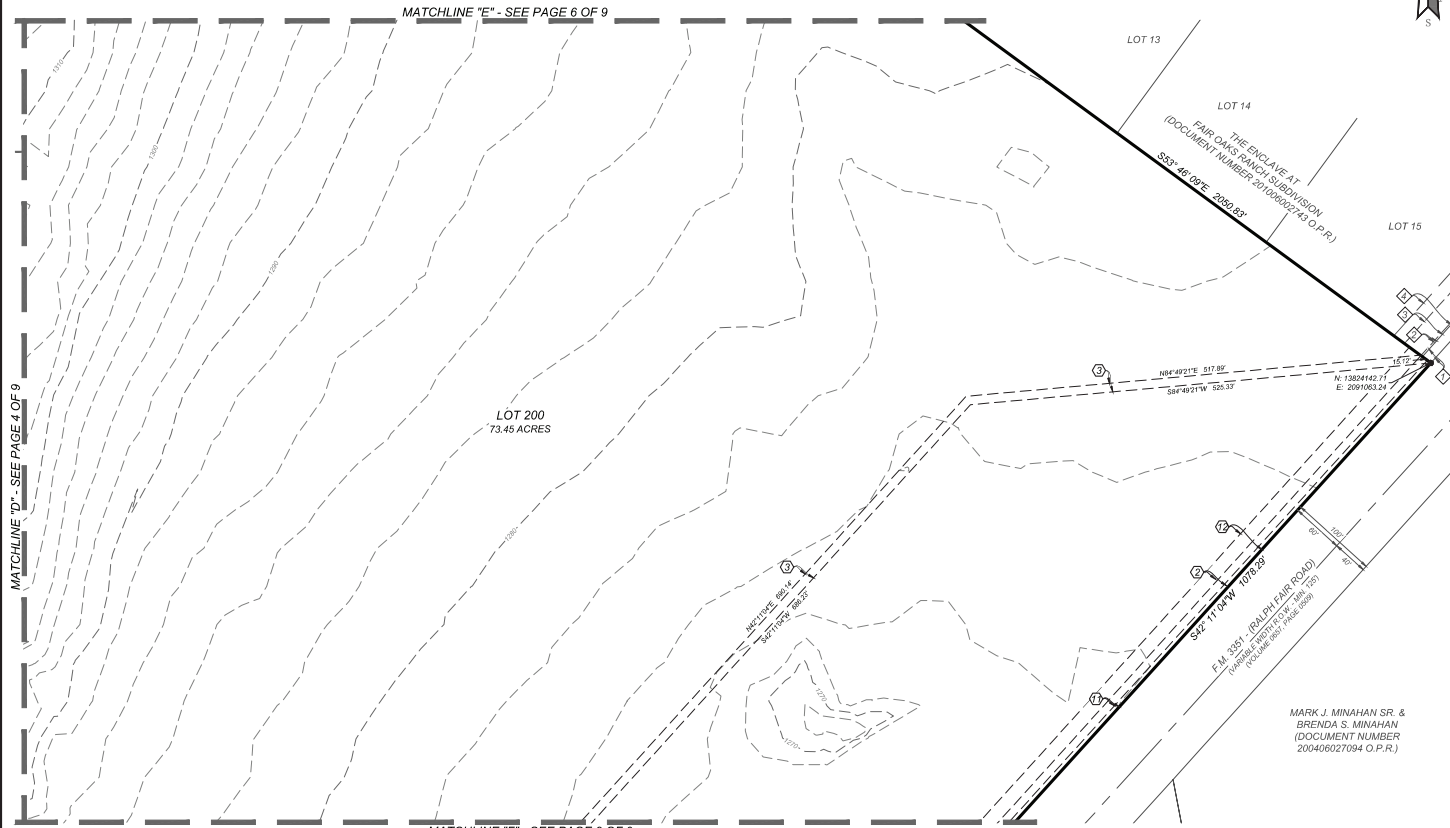
MARK J. MINAHAN SR. &
 BRENDA S. MINAHAN
 (DOCUMENT NUMBER
 200406027094 G.P.R.)

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
 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 FORTRESS DRIVE, SUITE 1000, SAN ANTONIO, TEXAS 78204
 PHONE: 210-224-5400 FAX: 210-224-5401 WWW.APLSBOARD.COM

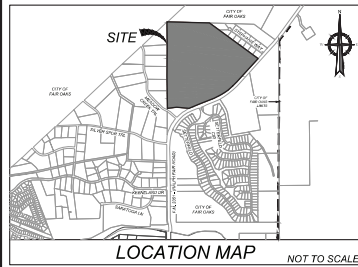
RESIDENTIAL LOTS = 55

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

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EXHIBIT D

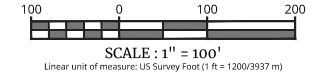
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- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIER'S PROF" CORNER
 - = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
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-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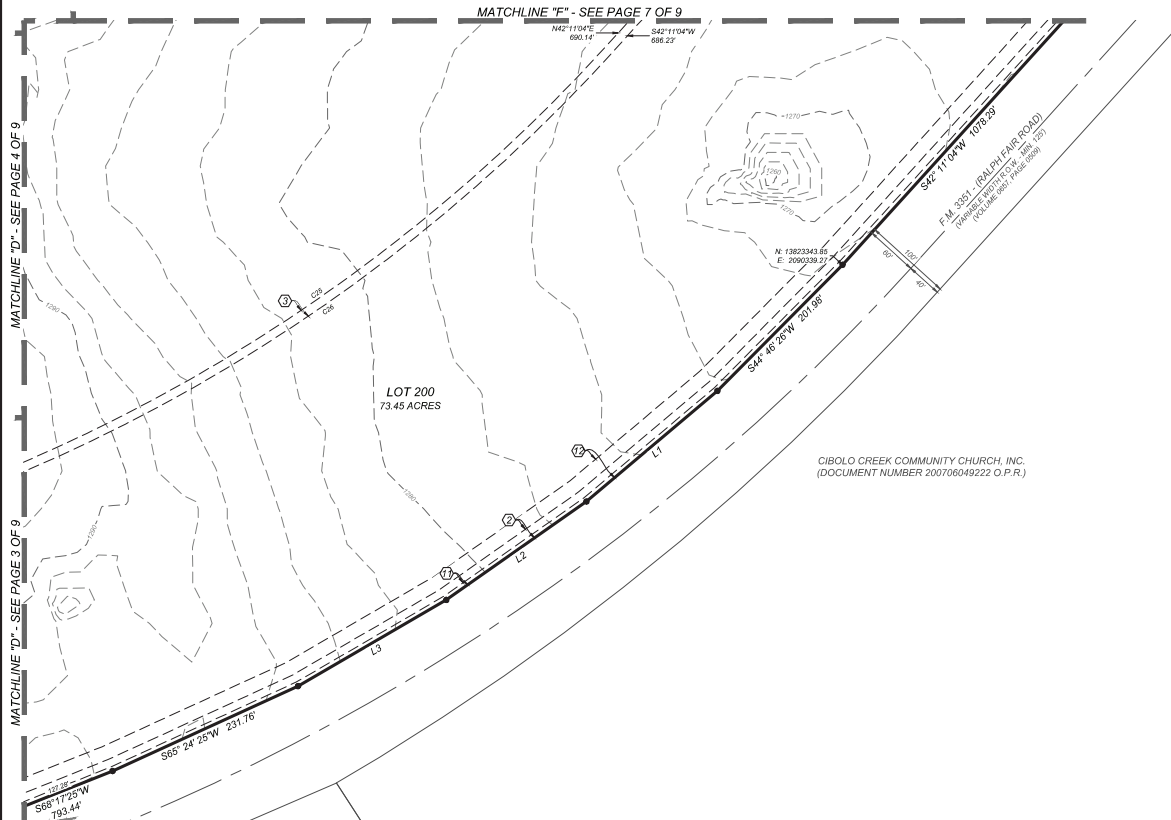


Collier
Engineering & Design

SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
PHONE: 210.979.8444
COLLIER ENGINEERING & DESIGN, INC.
TSP# FIRM# 11-16029 TSP#S FIRM# 10194550

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
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RW SURVEYING, L.L.C.
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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
STATE BOARD OF PROFESSIONAL LAND SURVEYING AND LAND
SURVEYING ENGINEERS
1101 FREDERICKS ST. AUSTIN, TEXAS 78701
PHONE: 512-475-4444 FAX: 512-475-4444

RESIDENTIAL LOTS = 55

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

- KEYNOTES:**
- 10' 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.) (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
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STATE OF TEXAS
COUNTY OF COMAL

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OWNER/AGENT:
JAMES M. GORTON
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. GORTON, 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____.

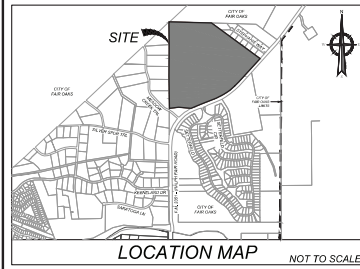
BY: _____ MAYOR

BY: _____ SECRETARY

08/15/2024 10:04am User: JD Jones
 File: L75960703design/Camp/PLAT/PL75960703.dwg

EXHIBIT D

Item #8.



CPS NOTES:

1. 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.
2. 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.
3. 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALL OWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. 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:

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

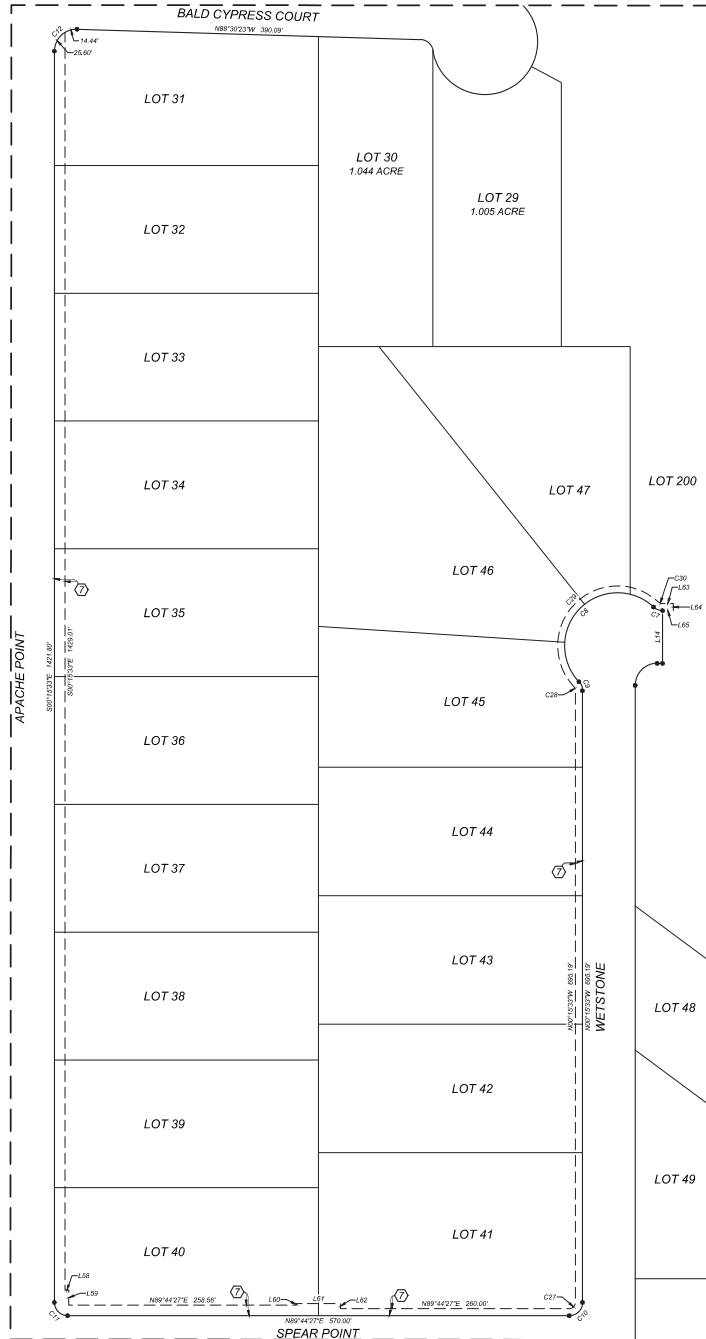
STATE OF TEXAS
COUNTY OF BEXAR

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 AND NOT WITH THIS SURVEYOR. THE BOARD OF PROFESSIONAL LAND SURVEYING IS A PUBLIC ENTITY AND IS SUBJECT TO THE OPEN INFORMATION ACT. FOR MORE INFORMATION, PLEASE VISIT WWW.TXBSLS.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.



www.colliersengineering.com

DATE OF PREPARATION: August 15, 2024

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. (0.0089 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

© 15, 2024, 10:03am User ID: jrovis File: L:\2560703\Design\Comp\PLAT\15060703.dwg

Doc# 201106015175

SUBDIVISION PLAT

SHEET 1 OF 4

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.

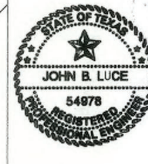
OAK BEND FOREST, L.C. DBA - OAK BEND ESTATES, L.C. OWNER/DEVELOPER P.O. BOX 780046 San Antonio, Texas 78278 (210) 388-6004

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 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

NOTICE: 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 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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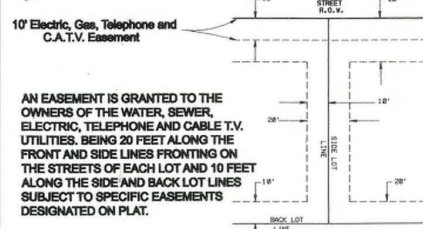
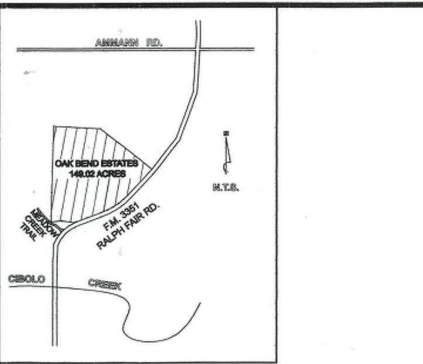
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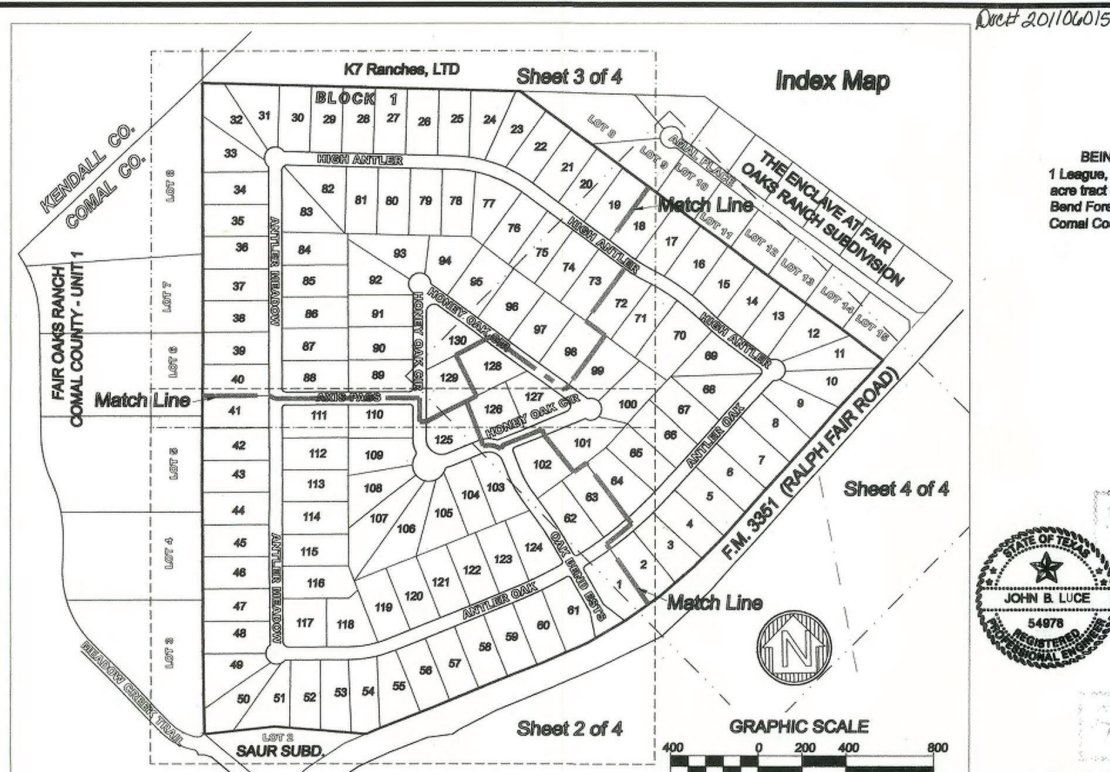
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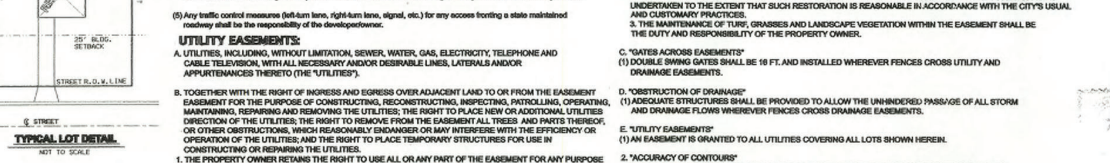
CURVE TABLE with columns: NUMBER, RADIOS, DELTA ANGLE, ARC LENGTH, CHORD, CHORD BEARING, TANGENT LENGTH, OFFSET.

STREET DESIGN, DRAINAGE DESIGN AND LOT DESIGN PREPARED BY JOHN LUCE CIVIL ENGINEERING CONSULTANT. Includes contact information for ACS INCORPORATED, Land Surveying and Land Planning.

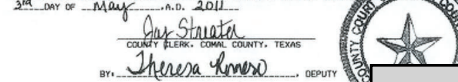
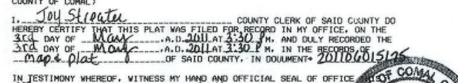
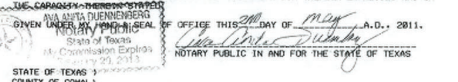
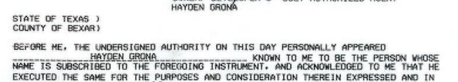
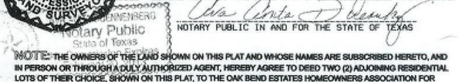
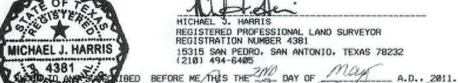
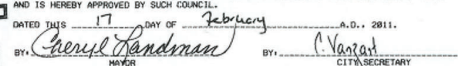


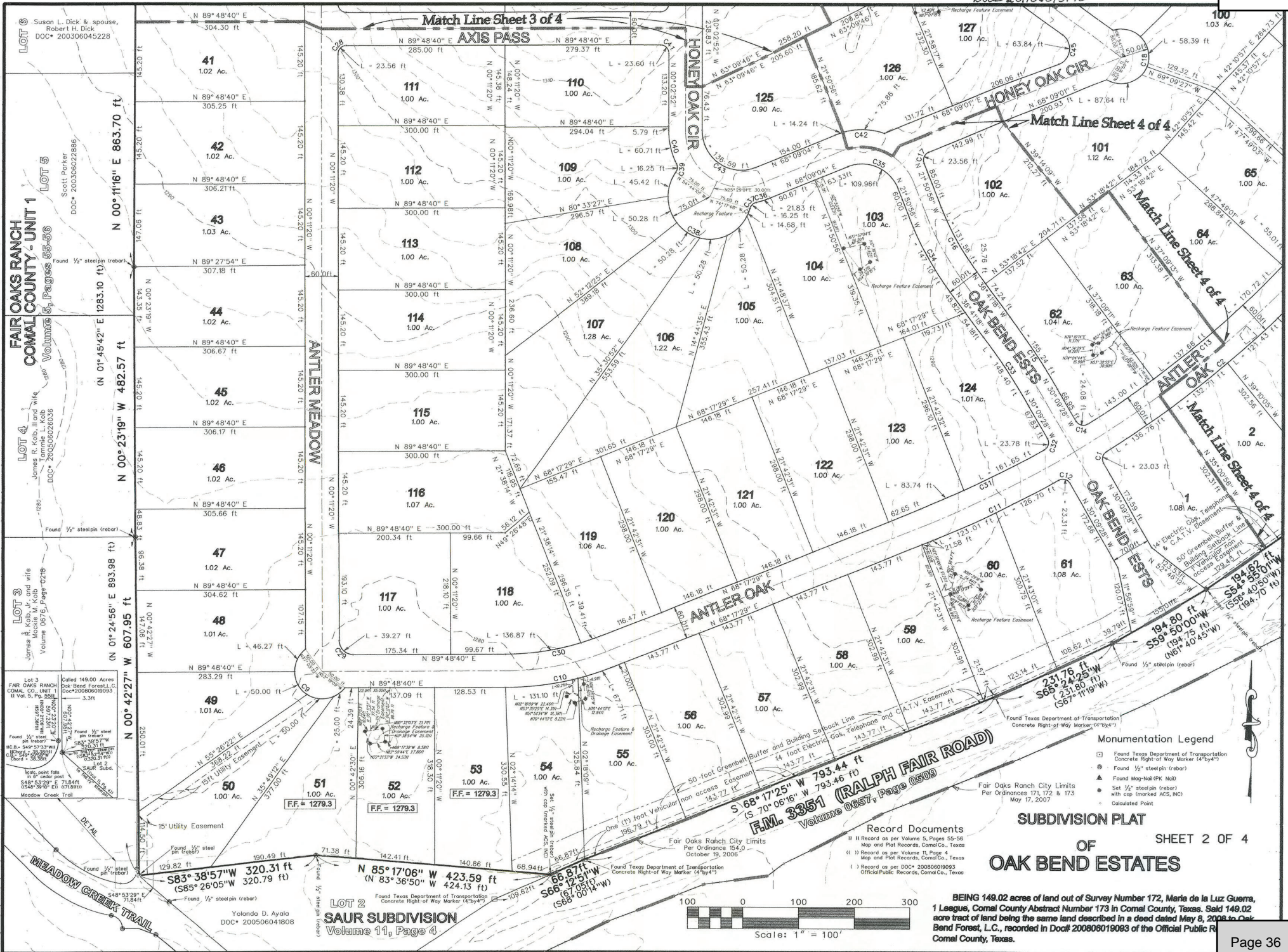
Subdivision Summary Establishing 130 Lots & 11845 Linear Feet of Road. GENERAL NOTES: 1. EASEMENTS... 2. DRAINAGE EASEMENTS... 3. UTILITIES... 4. CONSTRUCTION OF DRAINAGE... 5. UTILITY EASEMENTS... 6. ACCURACY OF COORDINATES... 7. BASIS OF BEARING... 8. MONUMENTATION... 9. STATE PLANE COORDINATES... 10. EXISTING WATER WELLS...

Texas Department of Transportation NOTES: (1) For residential development directly adjacent to State right-of-way... (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system... (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... (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... B. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND TO OR FROM THE EASEMENT... C. VOTES ACROSS EASEMENTS... D. OBSTRUCTION OF DRAINAGE... E. UTILITY EASEMENTS... F. ACCURACY OF COORDINATES... G. BASIS OF BEARING... H. MONUMENTATION... I. STATE PLANE COORDINATES... J. EXISTING WATER WELLS...



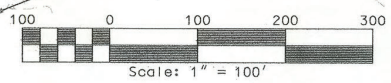


- Monumentation Legend**
- Found Texas Department of Transportation Concrete Right-of-Way Marker (4" by 4")
 - Found 1/2" steel pin (rebar)
 - ▲ Found Mag-Nail (PK Nail)
 - Set 1/2" steel pin (rebar) with cap (marked ACS, INC)
 - Calculated Point

Record Documents

- (1) Record as per Volume 5, Pages 55-56 Map and Plat Records, Comal Co., Texas
- (1) Record as per Volume 11, Page 4 Map and Plat Records, Comal Co., Texas
- (1) 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 Records of Comal County, Texas.

EXHIBIT D

Item #8.

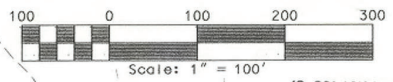
Doc# 201106015175

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.

K7 Ranches, LTD Doc# 9806021293

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



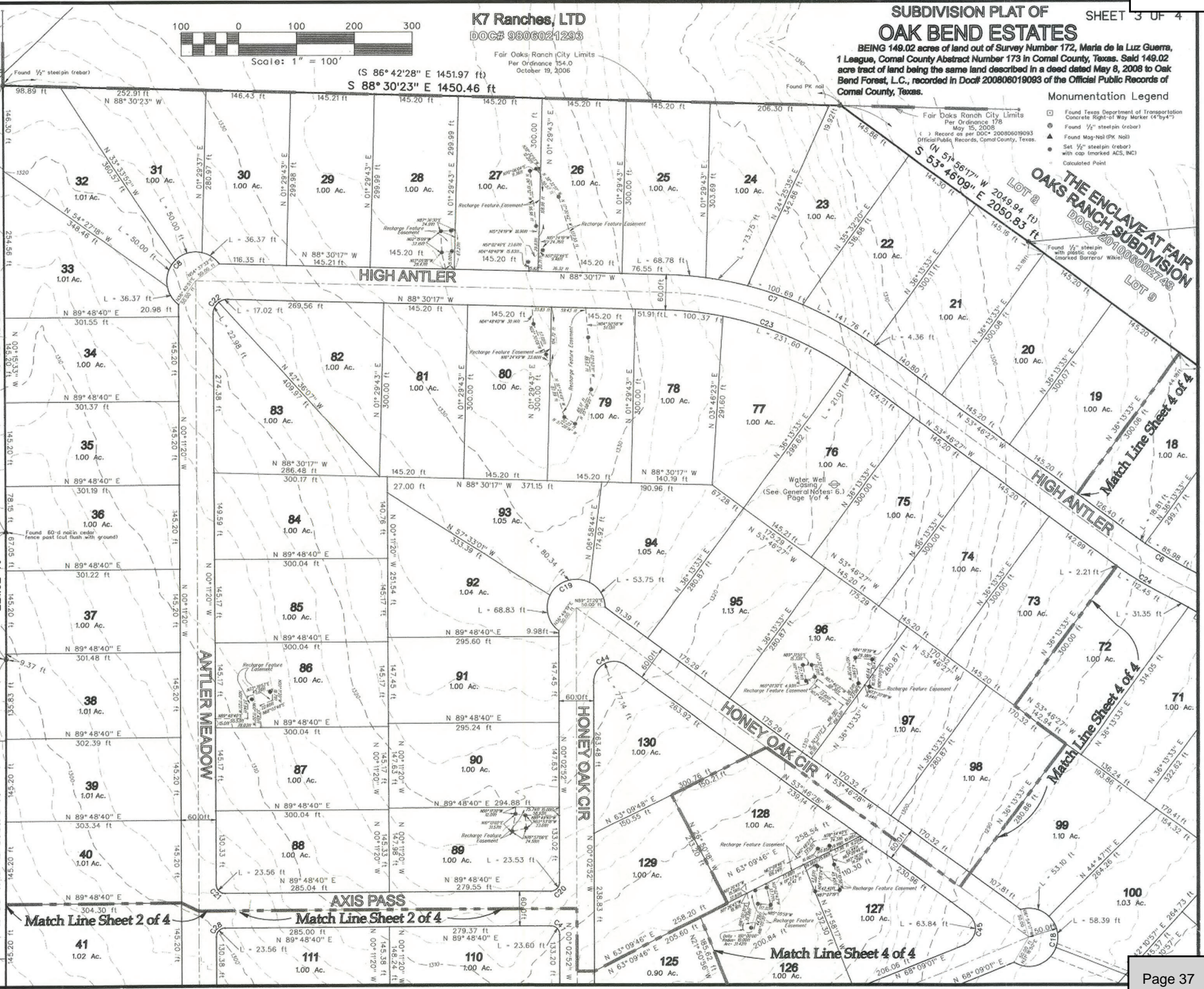
- Monumentation Legend**
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 - Found 1/2" steel pin (rebar)
 - Found Mag nail (PK nail)
 - ▲ Found 1/2" steel pin (rebar) with cap (marked ACS, INC)
 - Calculated Point

KENDALL COUNTY
COMAL COUNTY
COUNTY LINE AS PER VOLUME 5, PAGES 55-58 MAP 107-108 RECORDS, COMAL COUNTY, TEXAS

LOT 8
FAIR OAKS RANCH
COMAL COUNTY - UNIT 1
Volume 5, Pages 55-58
Gibert 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 (rebar)

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



THE ENCLAVE AT FAIR OAKS RANCH SUBDIVISION
Doc# 20110602748
LOT 9
Match Line Sheet 4 of 4

Match Line Sheet 4 of 4

Match Line Sheet 4 of 4

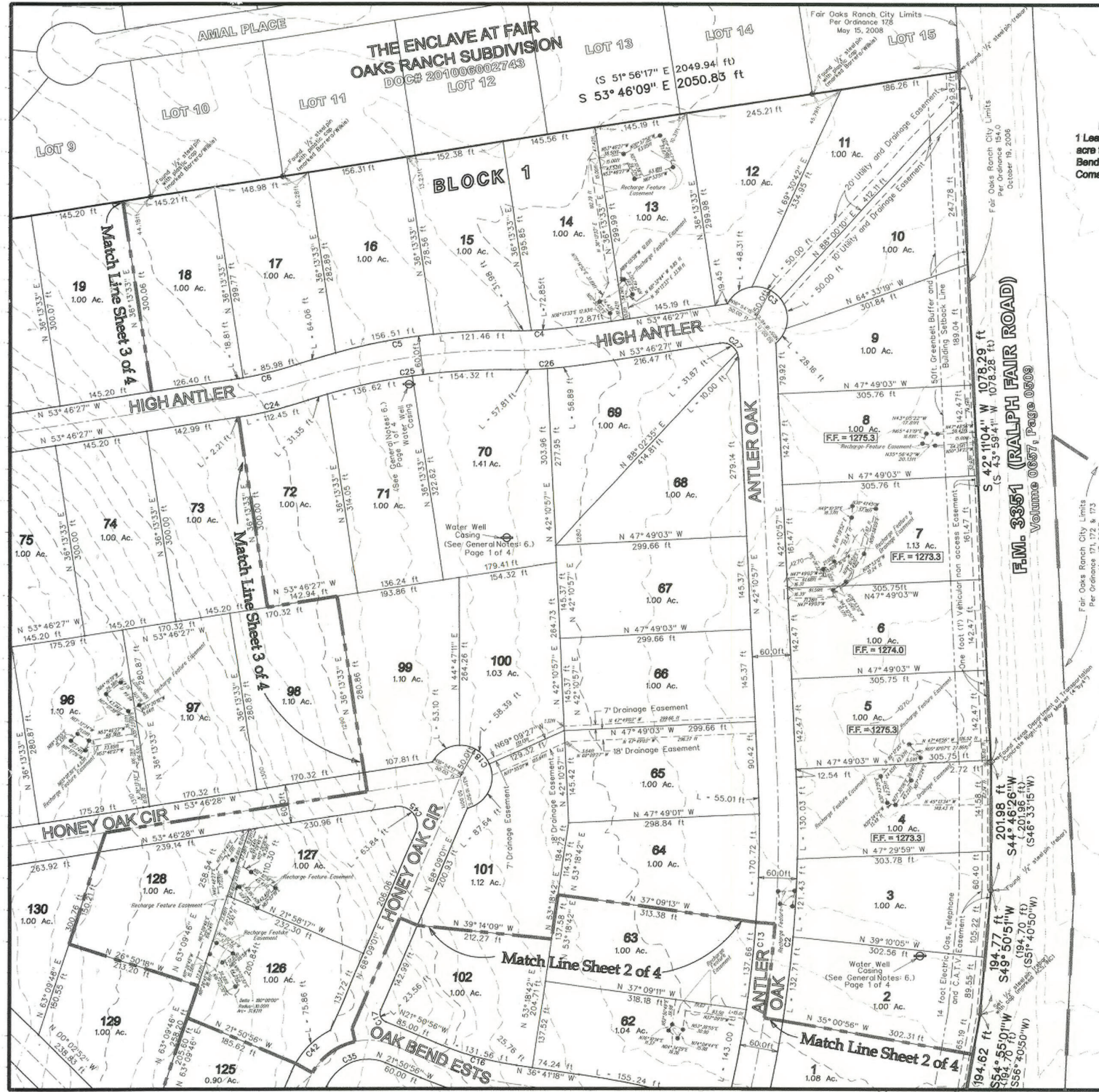
Match Line Sheet 4 of 4

Match Line Sheet 2 of 4

Match Line Sheet 2 of 4

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

Table with 7 columns: NUMBER, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD DIRECTION, CHORD LENGTH, TANGENT. Contains 45 rows of curve data.

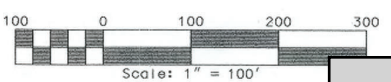
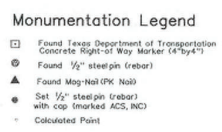









Exhibit E Property Owner Response Map

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

Legend

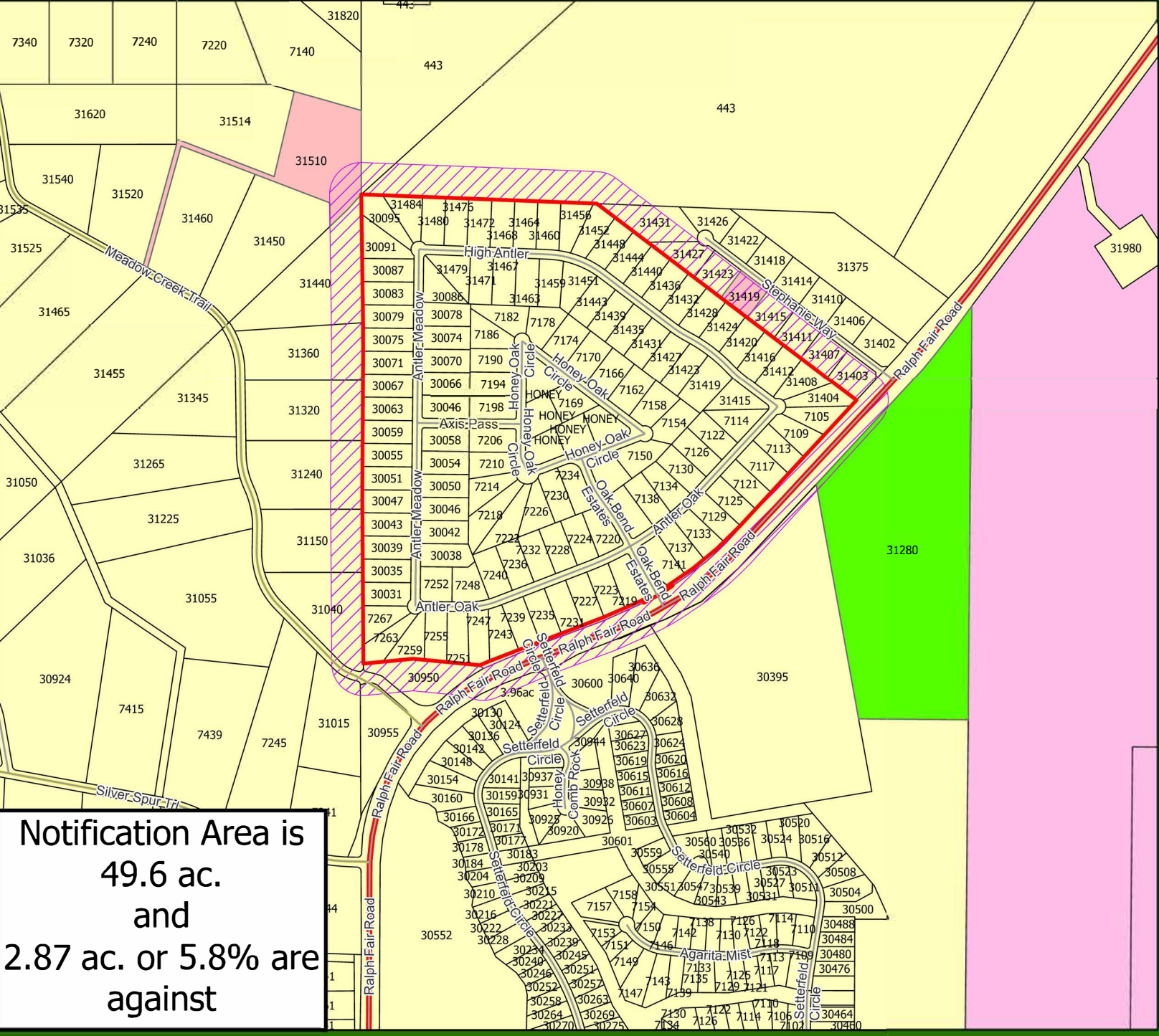
-  Subject Property
-  Parcels
-  Fair_Oaks_Roads
-  Notification Area
-  Respondent (For) - 1
-  Respondent (Against) - 2

Jurisdictional

-  City Limits
-  ETJ



1,000 US Feet



Notification Area is
49.6 ac.
and
2.87 ac. or 5.8% are
against

I am **FOR** the Variance request as explained on the attached public notice for Variance Application No. PV# 2024-01

I am **AGAINST** the Variance request as explained on the attached public notice for Variance Application No. PV# 2024-01

(PLEASE PRINT)

All comments forms **MUST** be returned to the City prior to **September 11, 2024** for the Planning and Zoning and **October 02**, for the City Council Meeting. If you would like your comments to be posted in the agenda, comments must be received before **September 06, 2024 for** Planning and Zoning and **September 27, 2024** for City Council. However, we will still take comments up until the Public Hearings on **September 12, 2024 and October 3, 2024.**

Name: Mark Minahan

Address: 31280 FM 3351, Bulverde TX 78163

Signature: 

Date: 9/2/2024

Comments: MS
652,814.19 area

_____ I am **FOR** the Variance request as explained on the attached public notice for Variance Application No. PV# 2024-01

JAEX I am **AGAINST** the Variance request as explained on the attached public notice for Variance Application No. PV# 2024-01

(PLEASE PRINT)

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Name: Larry Alan Estes

Address: 30624 Setterfeld Circle, Fair Oaks Ranch, TX 78015

Signature: *Larry Alan Estes*

Date: Sept 9, 2024

Comments: Based on the newly proposed plat for 106 lots, I am against this proposal for

two reasons.

1. I am against the variance approval for any lots less than 150 feet of frontage.

2. I am against the new placement of the entrance to Oak Bend Estates being directly across from Setterfeld Estates. With increased traffic on FM 3351, this entrance is a great safety concern because it would be across from our entrance and near the curve on FM 3351.

Setterfeld estates ciry notice... Done

AutoFill can assist with filling out this form.

AutoFill Form

I am FOR the Variance request as explained on the attached public notice for Variance Application No. PV# 2024-01

X I am AGAINST the Variance request as explained on the attached public notice for Variance Application No. PV# 2024-01

(PLEASE PRINT)

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Name: Rodney & Rebecca Peterson
Address: 3040 S Setterfeld Cir
Signature: [Handwritten Signature]
Date: 9/4/23

Comments:

Smaller, less expensive houses crammed into subdivision will possibly de-value area. Larger lots will maintain better valuations.

I am **FOR** the Variance request as explained on the attached public notice for Variance Application No. PV# 2024-01

 X I am **AGAINST** the Variance request as explained on the attached public notice for Variance Application No. PV# 2024-01

(PLEASE PRINT)

All comments forms **MUST** be returned to the City prior to **September 11, 2024** for the Planning and Zoning and **October 02**, for the City Council Meeting. If you would like your comments to be posted in the agenda, comments must be received before **September 06, 2024** for Planning and Zoning and **September 27, 2024** for City Council. However, we will still take comments up until the Public Hearings on **September 12, 2024 and October 3, 2024**.

Name: Tina Elder
 Address: 7153 AGARITA MIST, FOR, TX 78015
 Signature: Tina Elder
 Date: September 3, 2024

Comments: I feel this shouldn't be approved
it will encroach on our property and
the rules should be followed by everyone

I am **FOR** the Variance request as explained on the attached public notice for Variance Application No. PV# 2024-01

 ✓ I am **AGAINST** the Variance request as explained on the attached public notice for Variance Application No. PV# 2024-01

(PLEASE PRINT)

All comments forms **MUST** be returned to the City prior to **September 11, 2024** for the Planning and Zoning and **October 02**, for the City Council Meeting. If you would like your comments to be posted in the agenda, comments must be received before **September 06, 2024 for** Planning and Zoning and **September 27, 2024** for City Council. However, we will still take comments up until the Public Hearings on **September 12, 2024 and October 3, 2024**.

Name: Joseph & Linda Janyssek
Address: 31419 Stephanie Way, Fair Oaks Ranch TX 78015
Signature: Joseph B. Janyssek ; Linda A. Janyssek
Date: 8-30-24

Comments:

_____ I am **FOR** the Variance request as explained on the attached public notice for Variance Application No. PV# 2024-01

X I am **AGAINST** the Variance request as explained on the attached public notice for Variance Application No. PV# 2024-01

(PLEASE PRINT)

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Name: Misti Fuentes

Address: 31510 Meadow Creek Trail

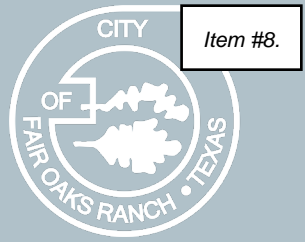
Signature: Misti Fuentes

Date: 9/5/24

Comments:

The 150' frontage helps with things like parking & bulk trash pickup. Every place where it is violated there are issues.

City Council Public Hearing Oak Bend Subdivision Phase I Variance Request

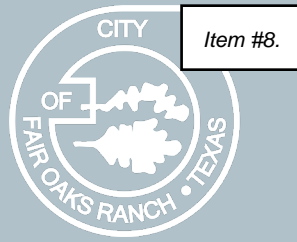


October 03, 2024

PV# 2024-01

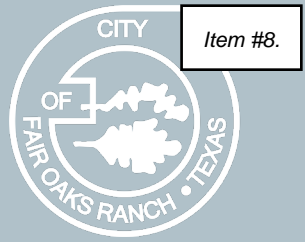
Grant Watanabe, P.E., CFM
Director of Public Works

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.

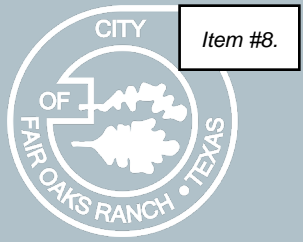
Reason for Request



- 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 feet of street frontage for lots served by public water and private sewer septic.
- Thirty-eight (38) lots with street frontage less than the required 150 feet 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.

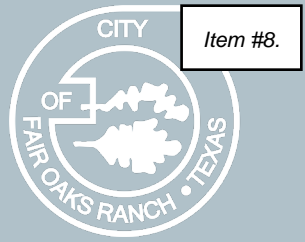
Criteria for Review



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):

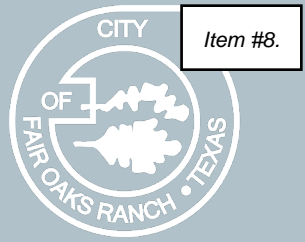
- 1. Extraordinary or special conditions affecting the land involved such that strict application of the provisions of this Code deprives the applicant of a reasonable use of its land;*
- 2. Preserves property rights of the applicant;*
- 3. Ensures public health, safety, or welfare is upheld;*
- 4. Ensures 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



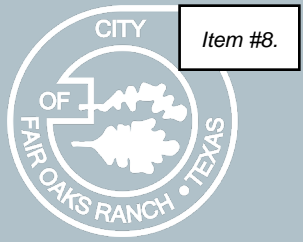
6. *Conditions that create the need for the Variance are not the result of the applicant's own actions;*
7. *Does not substantially conflict with the Comprehensive Plan and the purposes of this Code;*
8. *Application of this Code effectively prohibits or unreasonably restricts the utilization of the 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 hindered.*

Public Notices/Comments



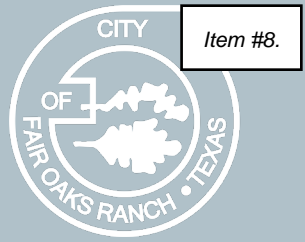
- All public hearing requirements, as prescribed in LGC and UDC, have been met:
 - Letters sent to property owners within a 200 feet of the development
 - Notice published in the Boerne Star
 - A public hearing sign was erected on the property limits
- At the Planning and Zoning Commission public hearing, one resident spoke in support of the proposed variance. Written testimony was also received expressing opposition and support for the proposed variance.

Staff Recommendation

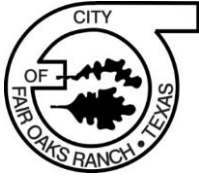


- Minimum street frontages for 38 lots range from 107.75 to 148.68 feet. Six lots have less than 145 feet of street frontage, while 32 lots have a minimum street frontage of 145 feet.
- The Oak Bend Subdivision was previously platted and recorded with similar reduced street frontages in 2011.
- Additional 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 feet.
- The existing Water Supply Agreement allows for the construction of 110 single family residential lots.

Next Steps



- City Council will consider and take possible action on the requested variance during the related consideration item.



CITY COUNCIL PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: The City Council will 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: October 3, 2024

DEPARTMENT: Public Works – Engineering Services

PRESENTED BY: Grant Watanabe, P.E., CFM, Director of Public Works and 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 a preliminary plat and variance application for Stone Creek Ranch Unit 2B which consists of 13 acres (approximately) and is 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.

On September 12, 2024, the Planning and Zoning Commission conducted a public hearing to receive public testimony on the variance. No residents spoke in support or against the proposed variance and no written testimony has been received. The commission approved a recommendation to City Council in support of the proposed variance.

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:

City Council will consider and take possible action on the requested variance during the related consideration item of this agenda packet.

STAFF REPORT

To: City Council
From: Public Works – Engineering Services
Date: October 03, 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 northwest 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 feet to 108 feet 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.

On September 12, 2024, the Planning and Zoning Commission conducted a public hearing to receive public testimony on the variance. No residents spoke in support or against the proposed variance and no written testimony has been received. The commission approved a recommendation to City Council in support of the proposed variance.

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 feet of street frontage. Three (3) lots with street frontage less than the required 150 feet are proposed in this subdivision. This variance will allow the preliminary plat to be approved as proposed.

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 City Council 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, and 116.90 feet 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 feet.
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 City Council shall consider approving or denying the proposed variance request. The City Council 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 #9.

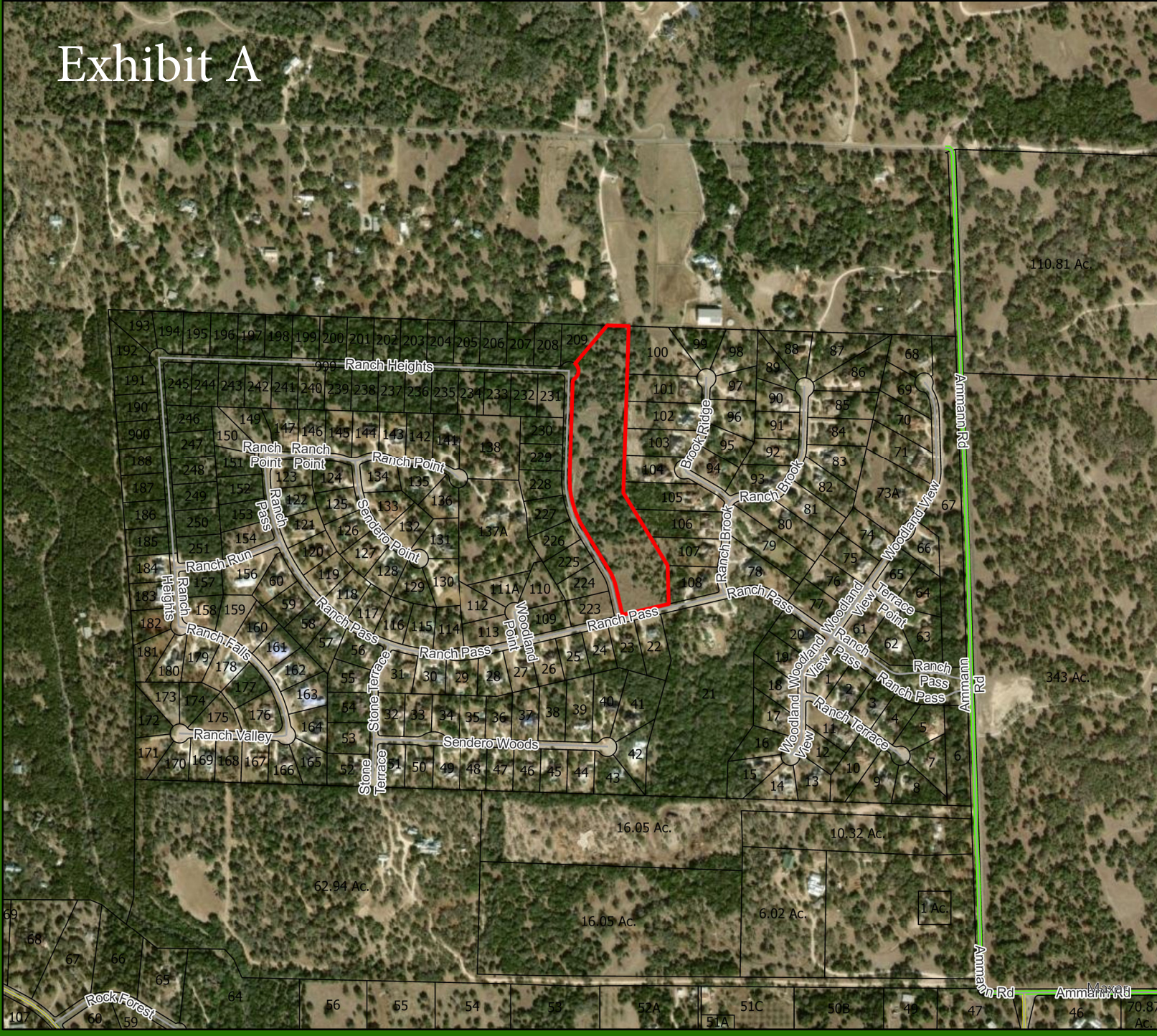
Stone Creek Unit 2B
 Variance Application Number:
 PV# 2024-02

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 B

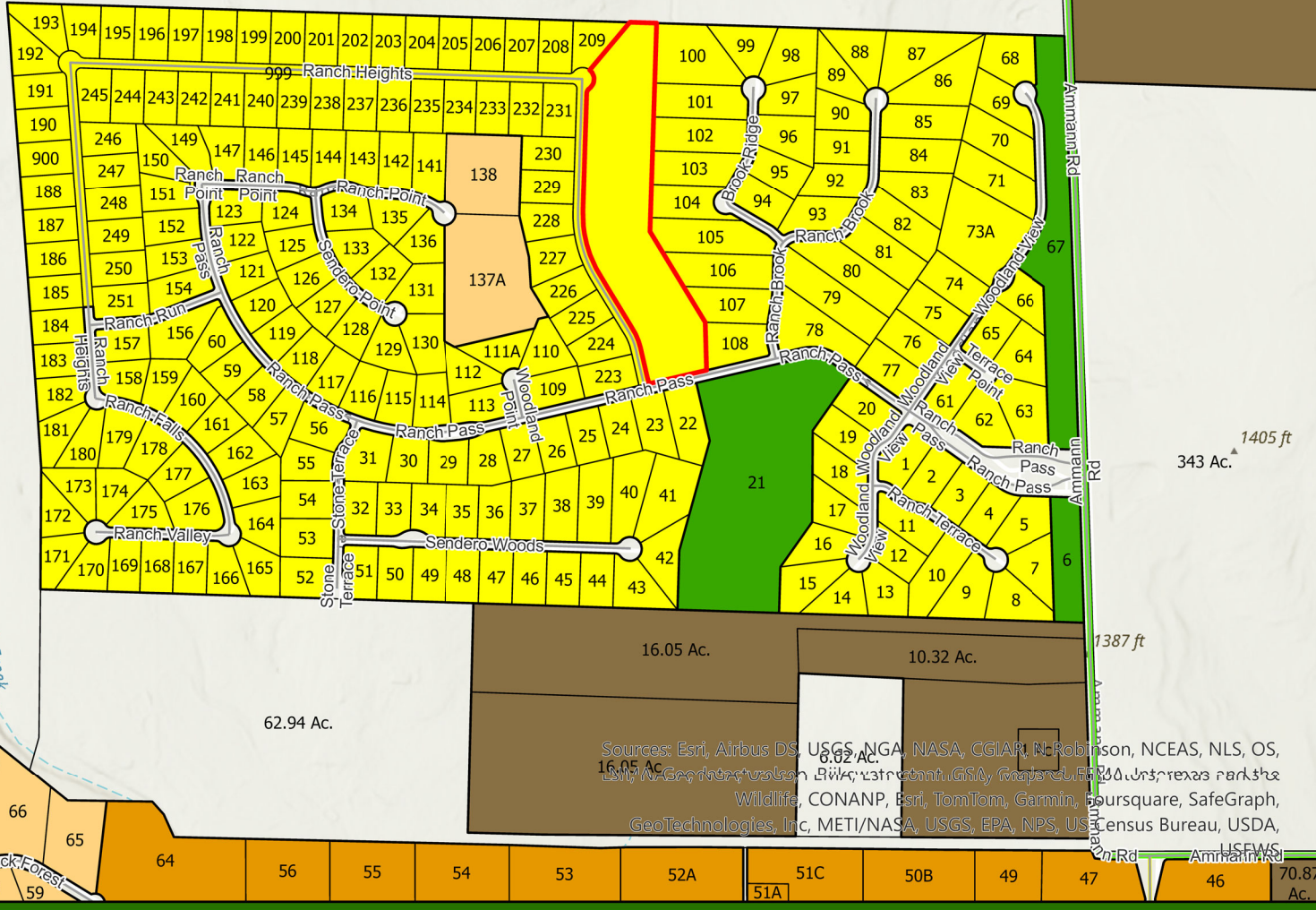
Exhibit Zoning Map

Item #9.

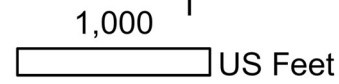
Stone Creek Unit 2B
 Variance Application Number:
 PV# 2024-02

Legend

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



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, Robinson, NCEAS, NLS, OS, Esri, Fair Oaks Ranch, Texas Parks and Wildlife, CONANP, Esri, TomTom, Garmin, FourSquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



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Exhibit C

Exhibit Item #9.

Property Owner Notification Map

Stone Creek Unit 2B

Variance Application Number:

PV# 2024-02

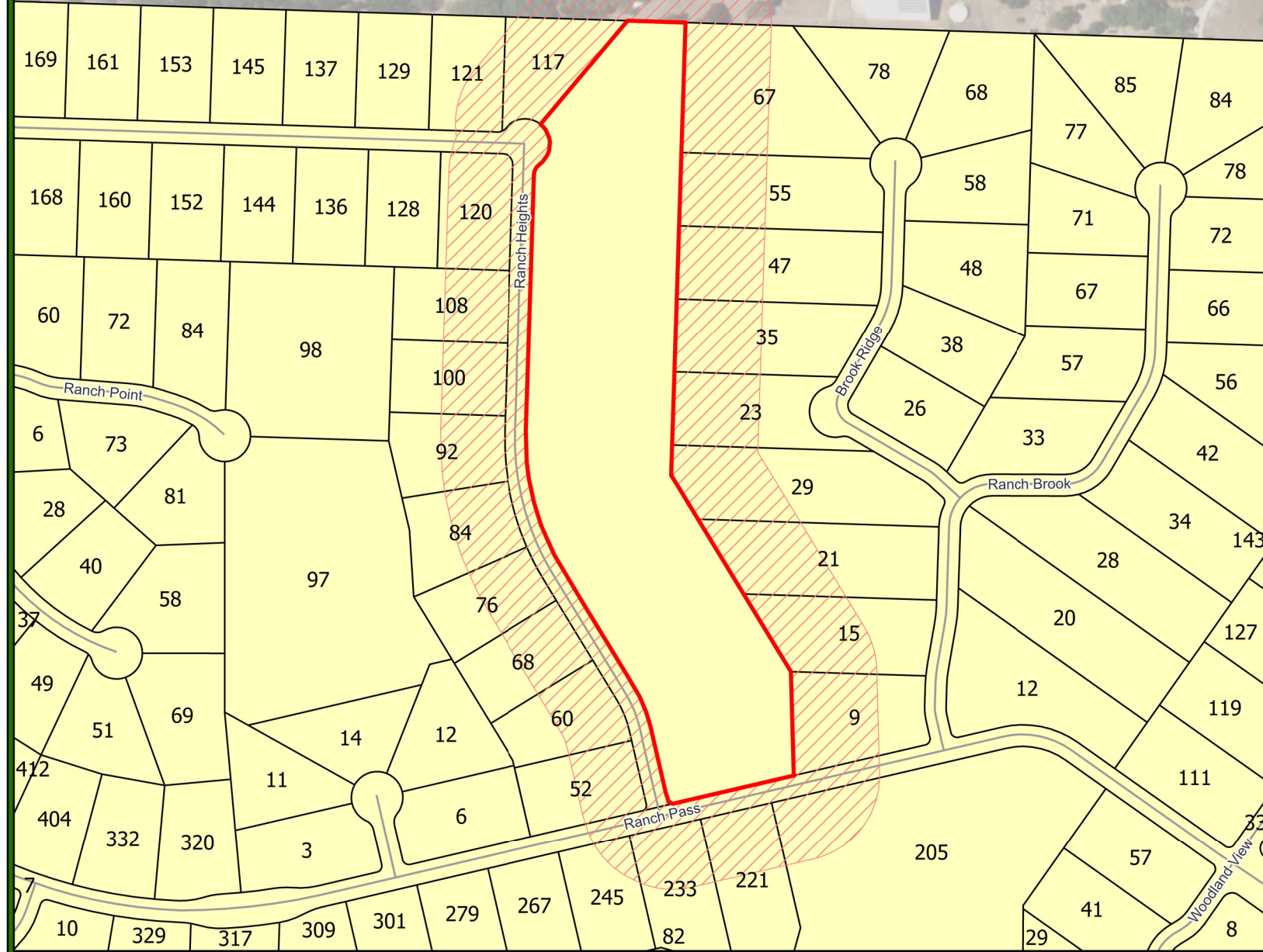
Legend

- Subject Property
- Notification Area
- Fair_Oaks_Roads
- Parcels

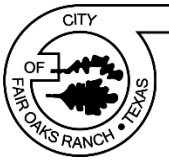


400

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? 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 Public Flood Zone: Yes No Sewer System: 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: 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

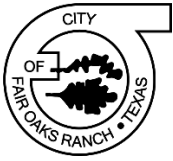
*These types of applications require additional information as listed in the Specific Application Form.

** 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

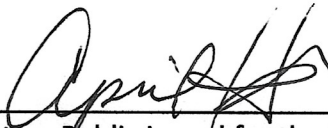
STATE OF TEXAS

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.

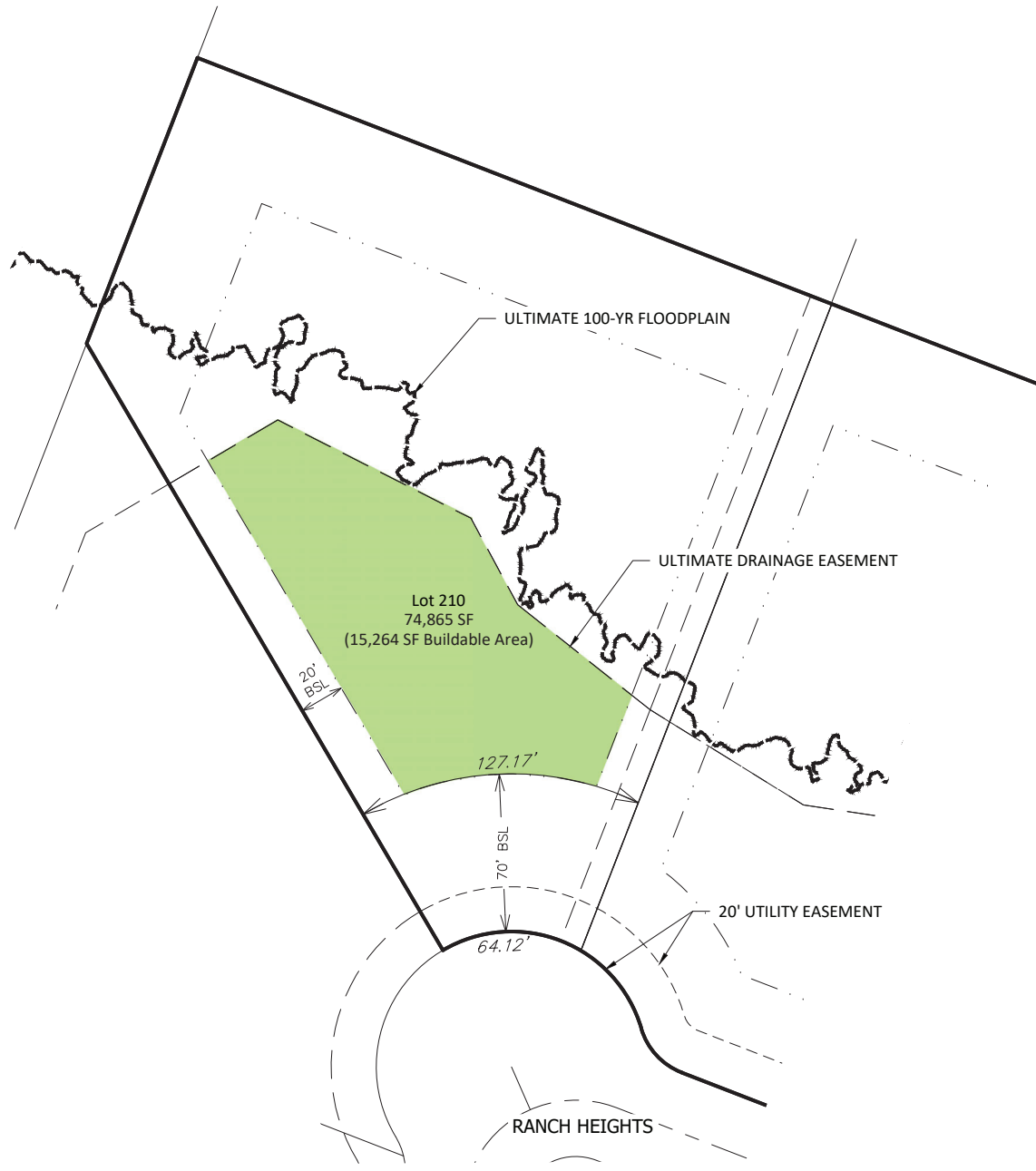
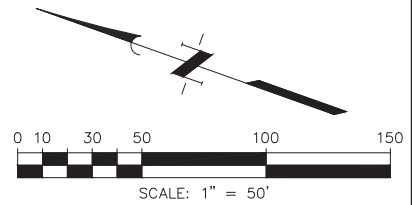
A.4. Granting the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this Ordinance.

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,

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

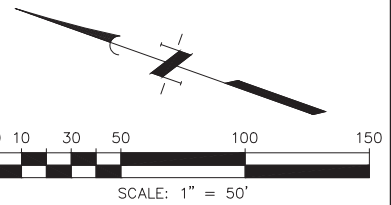


16502 | 16502-0003-00 The Ranches at Creekside Unit 2B | 2 Design Phase [CAD] Exhibit Variance Exhibit.dwg
 4300 Lockhart-Galena Road, Suite 300 San Antonio, Texas 78248 | 210.694.6311

© 2024 QUIDDITY

STONE CREEK RANCH UNIT 2B
 LOTS 210 BUILDABLE
 AREA EXHIBIT

K:\16502\16502-0003-00 The Ranches at Creekside Unit 2B | 2 Design Phase [CAD] Exhibit Variance Exhibit.dwg



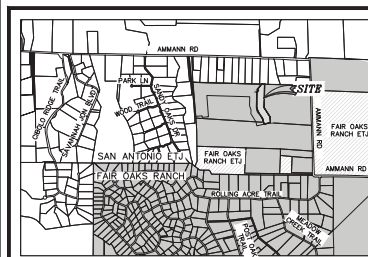
Head Office: 4350 Lockhart-Galindo Road, Suite 300, San Antonio, Texas 78248, 210.494.5311
 Tel: 210.494.5311
 Fax: 210.494.5312
 Email: info@quiddity.com

© 2024 QUIDDITY

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

K:\16502\16502-003-00 The Ranches at Creekside Unit 2B\2 Design Phase\CAD\Exhibit\Exhibit\Variance Exhibit.dwg D:\K August 16, 2024

Exhibit D



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.

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 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 ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY QUIDDITY ENGINEERING.

Troy A. Trobaugh 8-16-2024
REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. TROBAUGH, RPLS
LICENSE NUMBER 6242

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 (NAD83).
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 5/24/2018.
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:

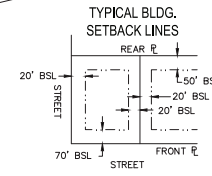
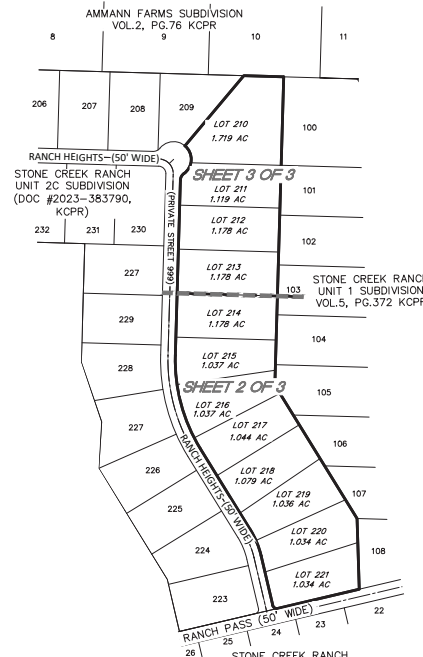
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES.

(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.

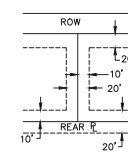
WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY. BUT THE CITY DOES NOT GUARANTEE 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.

TYPICAL UTILITY EASEMENTS



AN EASEMENT IS GRANTED TO THE OWNERS OF THE WATER EASEMENT, 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.

Table with columns: DATE, REVISION

LINE TABLE with columns: LINE, BEARING, DISTANCE

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD, CHORD BEARING, DELTA ANGLE, TANGENT

PRELIMINARY PLAT ESTABLISHING STONE CREEK RANCH UNIT 2B

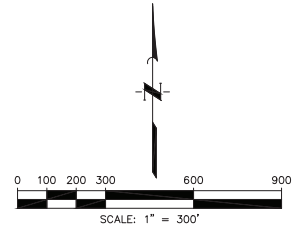
BEING A TOTAL OF 13.671 ACRES OF LAND OUT OF THE WM. D. LUSK SURVEY NO. 211, ABSTRACT NO. 306 KENDALL COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN CALLED 357.94 ACRE TRACT DESCRIBED IN INSTRUMENT TO GREEN LAND VENTURES, LTD. RECORDED IN VOLUME 1076, PAGE 555 OF THE KENDALL COUNTY OFFICIAL PUBLIC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

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



13445 State of Professional Engineers and Land Surveyors Reg. No. F-23290 4350 Lockhill-Selma Road, Suite 1000 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, 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 HERE BY APPROVED BY SUCH COUNCIL DATED THIS _____ DAY OF _____ A.D. 20__.

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

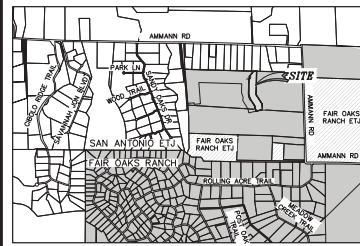
*PRELIMINARY PLAT ONLY. THIS PLAT IS PROVIDED FOR PRELIMINARY PLAT CONSIDERATION ONLY AND SHALL NOT BE RECORDED OR RELIED UPON AS A SURVEY DOCUMENT.



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



Civil Job No. 16205-0012-00



LOCATION MAP NOT-TO-SCALE

LEGEND

- KCDR KENDALL COUNTY DEED RECORDS
KCDPR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
KCPFR 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

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT...

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

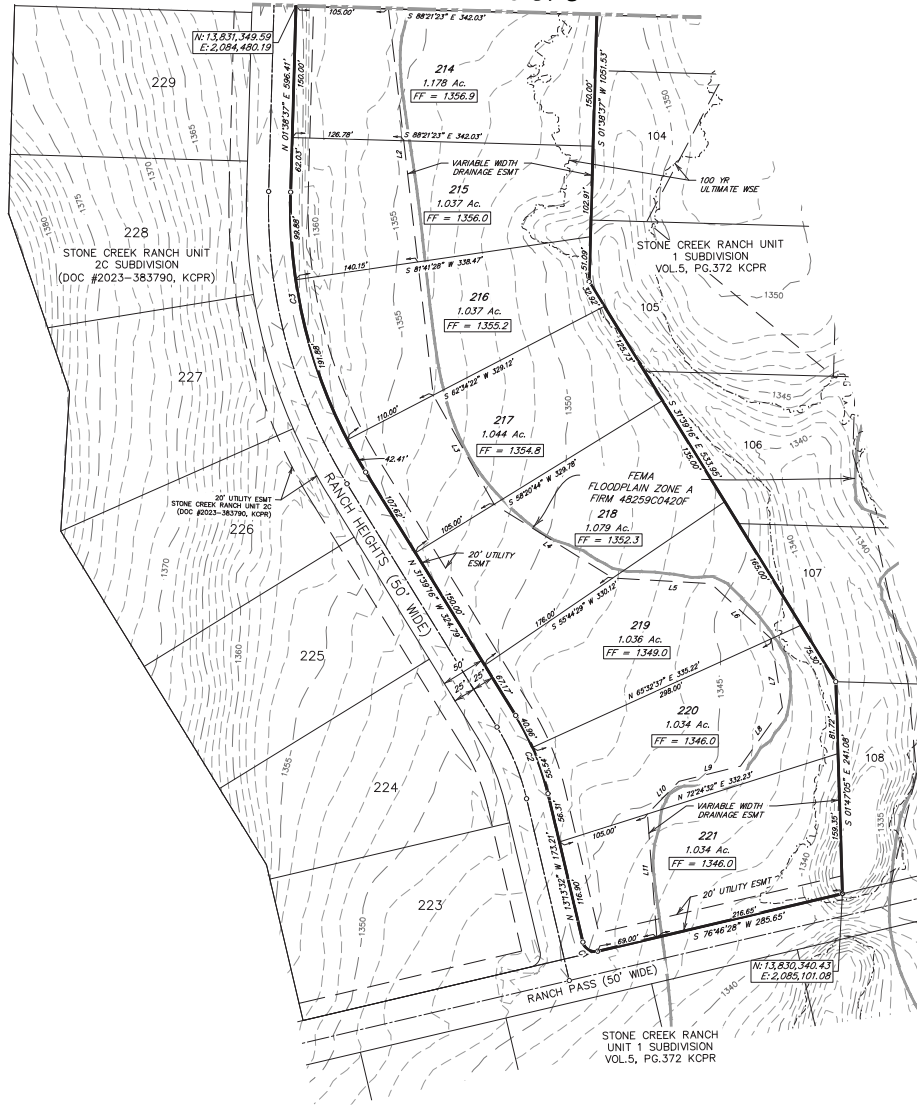
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*PRELIMINARY PLAT ONLY. THIS PLAT IS PROVIDED FOR PRELIMINARY PLAT CONSIDERATION ONLY AND SHALL NOT BE RECORDED OR RELIED UPON AS A SURVEY DOCUMENT.



MATCHLINE "A" SEE SHEET 3 OF 3



PRELIMINARY PLAT ESTABLISHING STONE CREEK RANCH UNIT 2B

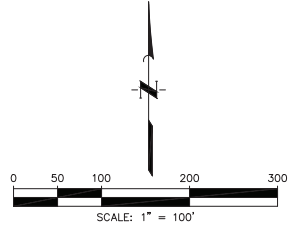
BEING A TOTAL OF 13.671 ACRES OF LAND OUT OF THE W.M. D. LUSK SURVEY NO. 211, ABSTRACT NO. 306 KENDALL COUNTY, TEXAS...

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

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 HERE BY APPROVED BY SUCH COUNCIL DATED THIS _____ DAY OF _____ A.D., 20__

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

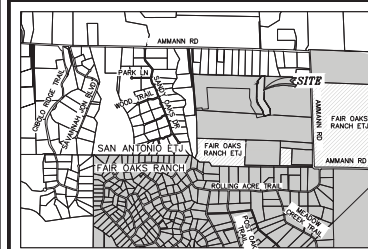
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____

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

Civil Job No. 16205-0012-00



LOCATION MAP

NOT-TO-SCALE

LEGEND

- KCDR KENDALL COUNTY DEED RECORDS
KCDPR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
KCPFR 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 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...
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

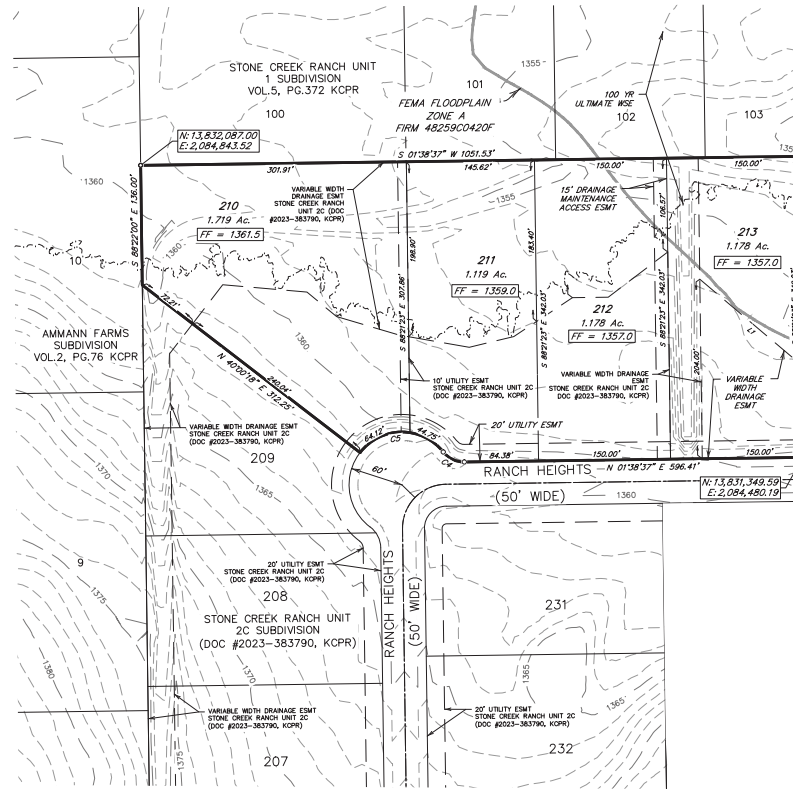
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS RANCH COUNCIL.

Darren J. McAfee
137808
LICENSED PROFESSIONAL ENGINEER

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
8-16-2024
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

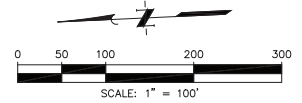
BEING A TOTAL OF 13.671 ACRES OF LAND OUT OF THE W.M. D. LUSK SURVEY NO. 211, ABSTRACT NO. 306 KENDALL COUNTY, TEXAS, CONTAINING A PORTION OF THAT CERTAIN CALLED 357.94 ACRE TRACT DESCRIBED IN INSTRUMENT TO GREEN LAND VENTURES, LTD. RECORDED IN VOLUME 1076, PAGE 555 OF THE KENDALL COUNTY OFFICIAL PUBLIC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

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



Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23390
4350 Lockhill-Selma Road, Suite 1300 San Antonio, Texas 78249-2104-94.511

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 SAID COUNTY, IN

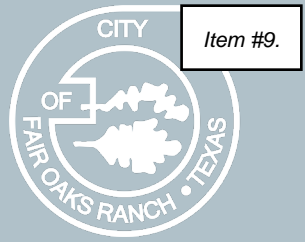
DOCUMENT NO. IN TESTIMONY WHEREOF, WITNESS MY HAND AND

OFFICIAL SEAL OF OFFICE THIS DAY OF A.D.

COUNTY CLERK, KENDALL COUNTY, TEXAS

Civil Job No. 16205-0012-00

City Council Public Hearing Stone Creek Ranch Unit 2B Variance Request

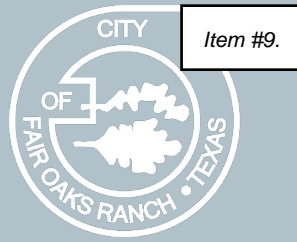


October 03, 2024

PV# 2024-02

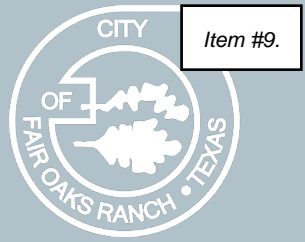
Grant Watanabe, P.E., CFM
Director of Public Works

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.

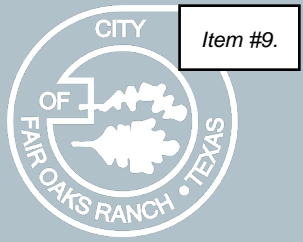
Reason for Request



- 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 feet of street frontage for lots served by public water and private sewer septic.
- Three (3) lots with street frontage less than the required 150 feet 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.

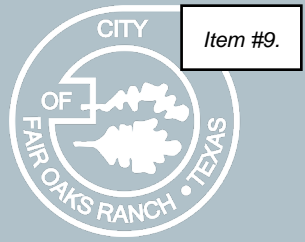
Criteria for Review



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):

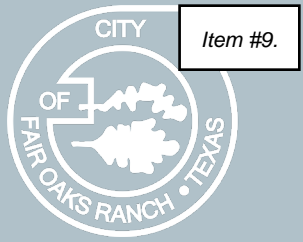
- 1. Extraordinary or special conditions affecting the land involved such that strict application of the provisions of this Code deprives the applicant of a reasonable use of its land;*
- 2. Preserves property rights of the applicant;*
- 3. Ensures public health, safety, or welfare is upheld;*
- 4. Ensures 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



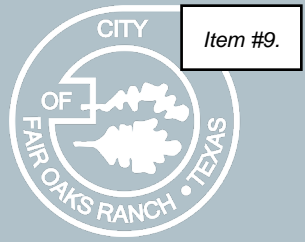
6. *Conditions that create the need for the Variance are not the result of the applicant's own actions;*
7. *Does not substantially conflict with the Comprehensive Plan and the purposes of this Code;*
8. *Application of this Code effectively prohibits or unreasonably restricts the utilization of the 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 hindered.*

Public Notices/Comments



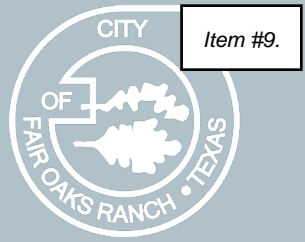
- All public hearing requirements, as prescribed in LGC and UDC, have been met:
 - Letters sent to property owners within 200 feet of the development
 - Notice published in the Boerne Star
 - A public hearing sign was erected on the property limits
- At the Planning and Zoning Commission public hearing, no residents spoke in support or against the proposed variance. No written testimony was received.

Staff Recommendation



- Minimum street frontages of 108.13, 111.85, and 116.90 feet 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 and street frontage width of 100 feet 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



- City Council will consider and take possible action during the related consideration item.



**CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS**

AGENDA TOPIC: Consideration and possible action approving 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: October 3, 2024

DEPARTMENT: Public Works – Engineering Services

PRESENTED BY: Grant Watanabe, P.E., CFM, Director of Public Works and 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 of 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.

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

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

Lot Number	Proposed Frontage (LF)
16	146
17	146
18	146
19	146
20	146
21	146
22	146
26	146
27	146
28	146

Lot Number	Proposed Frontage (LF)
39	145.2
40	130.4
42	146
43	146
44	146
50	144
51	145.11
52	148.18
54	144
55	107.75

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

1. Approve or denial of the variance request.
2. Table the variance request if they determine additional information from the applicant is warranted.

Staff recommends the City Council 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.

On September 12, 2024, the Planning and Zoning Commission conducted a public hearing to receive public testimony on the variance. One resident spoke in support of the proposed variance. The commission approved a recommendation to City Council in support of the proposed variance.

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 the proposed variance to permit street frontages of less than 150 feet for 38 of the 55 lots in Oak Bend Subdivision Phase I, with frontages ranging from 107.75 to 148.68 feet as presented.



**CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS**

AGENDA TOPIC: Consideration and possible action approving the Oak Bend Subdivision Phase 1 Tree Preservation Plan.
DATE: October 3, 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.

On September 12, 2024, the Planning and Zoning Commission approved a recommendation to City Council in support of the Oak Bend Subdivision Phase I Tree Preservation Plan.

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:

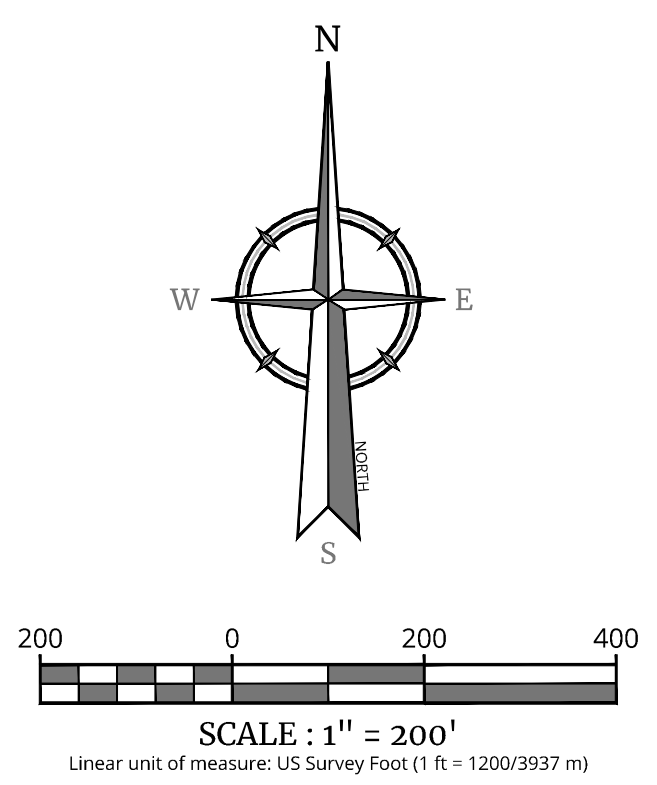
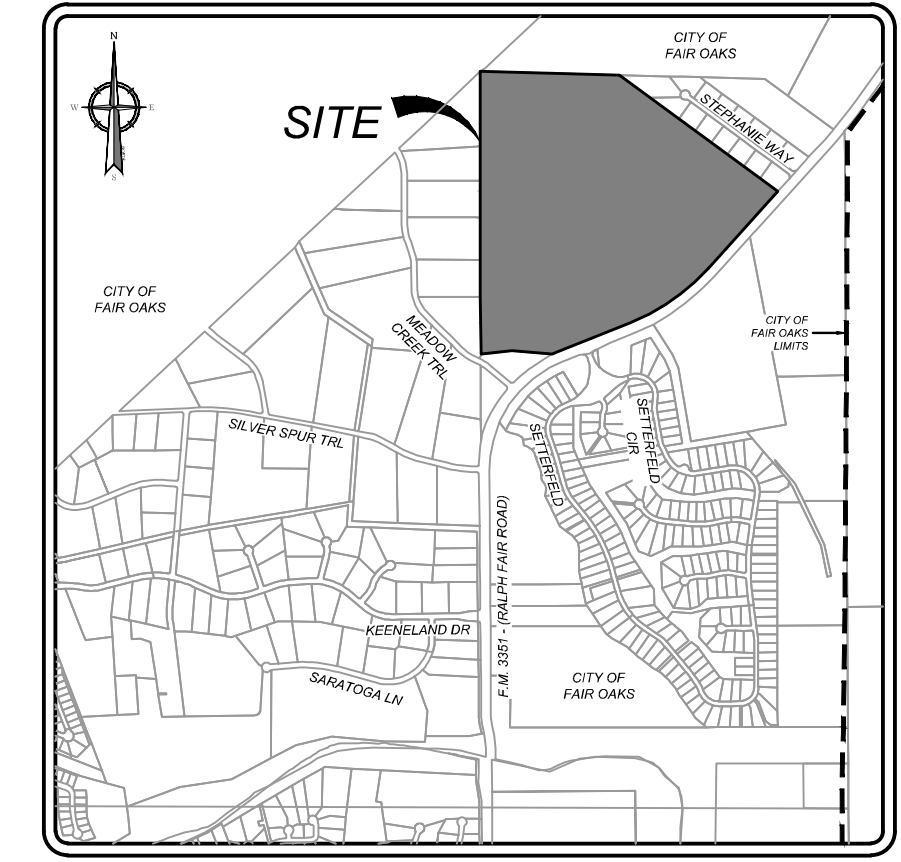
Staff has reviewed the Oak Bend Subdivision Phase I Tree Preservation Plan and recommends approval based on conformance with the City’s previous subdivision ordinance Article III, Section 6.

Motion: I move to approve the Oak Bend Subdivision Phase I Tree Preservation Plan.



LEGEND

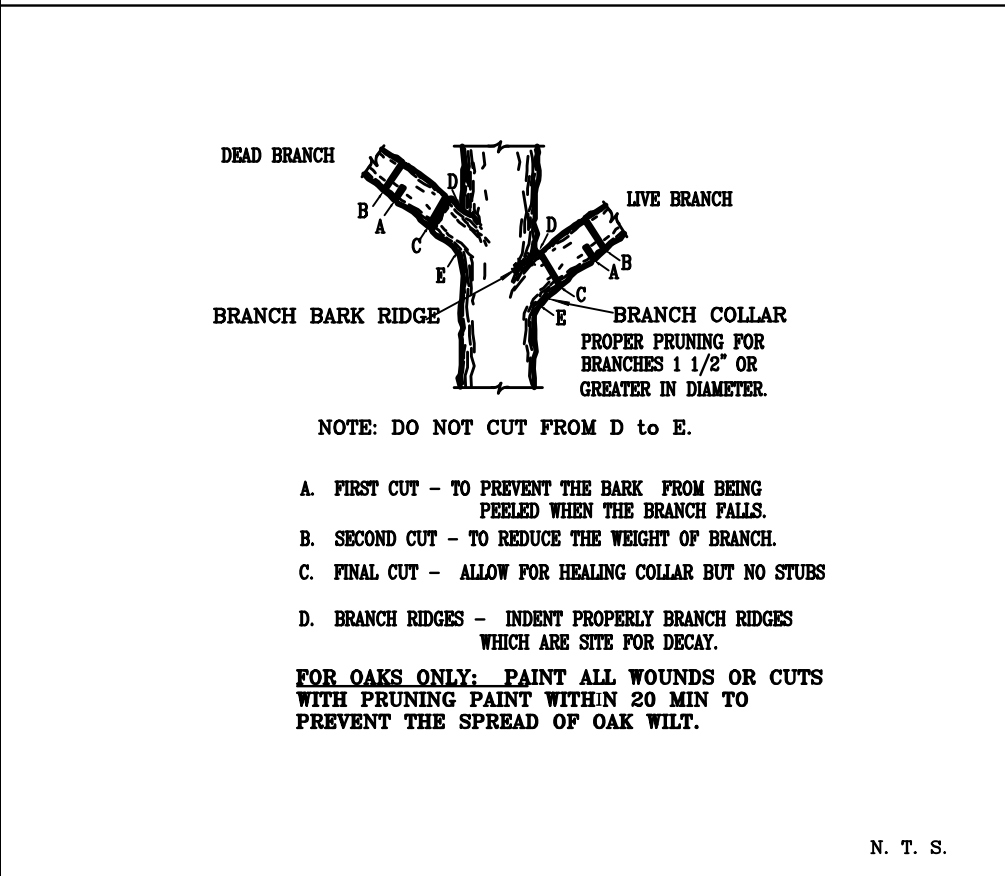
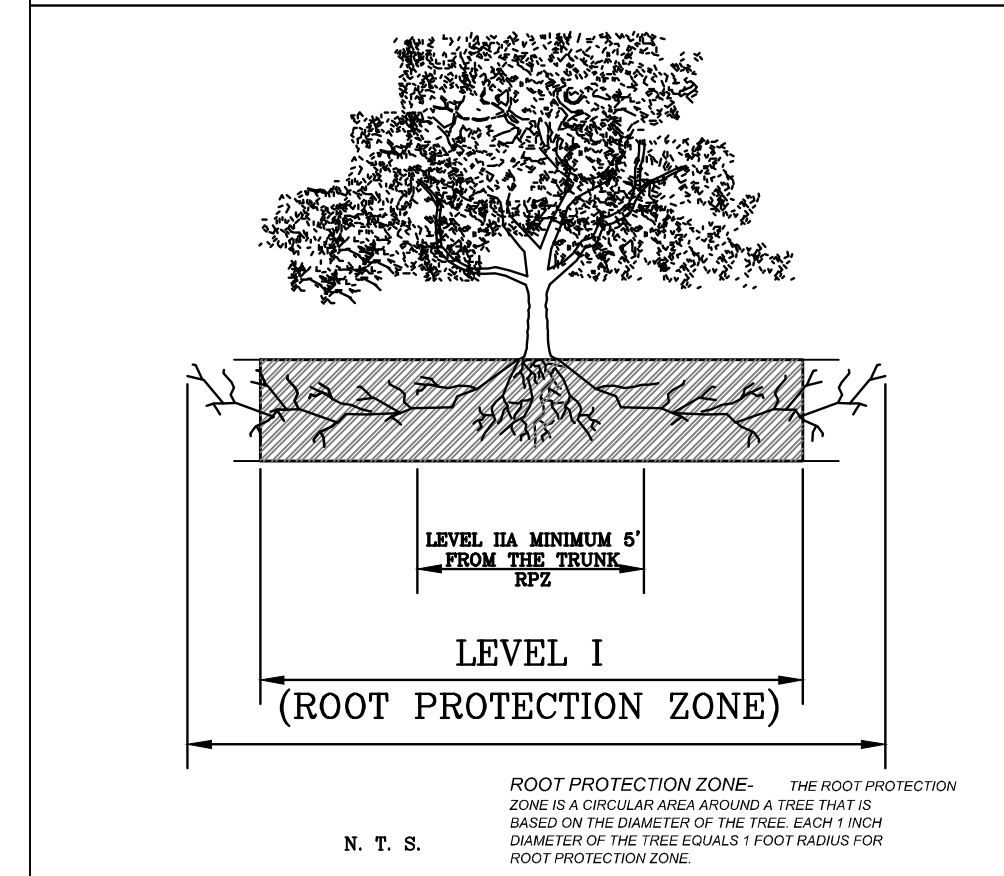
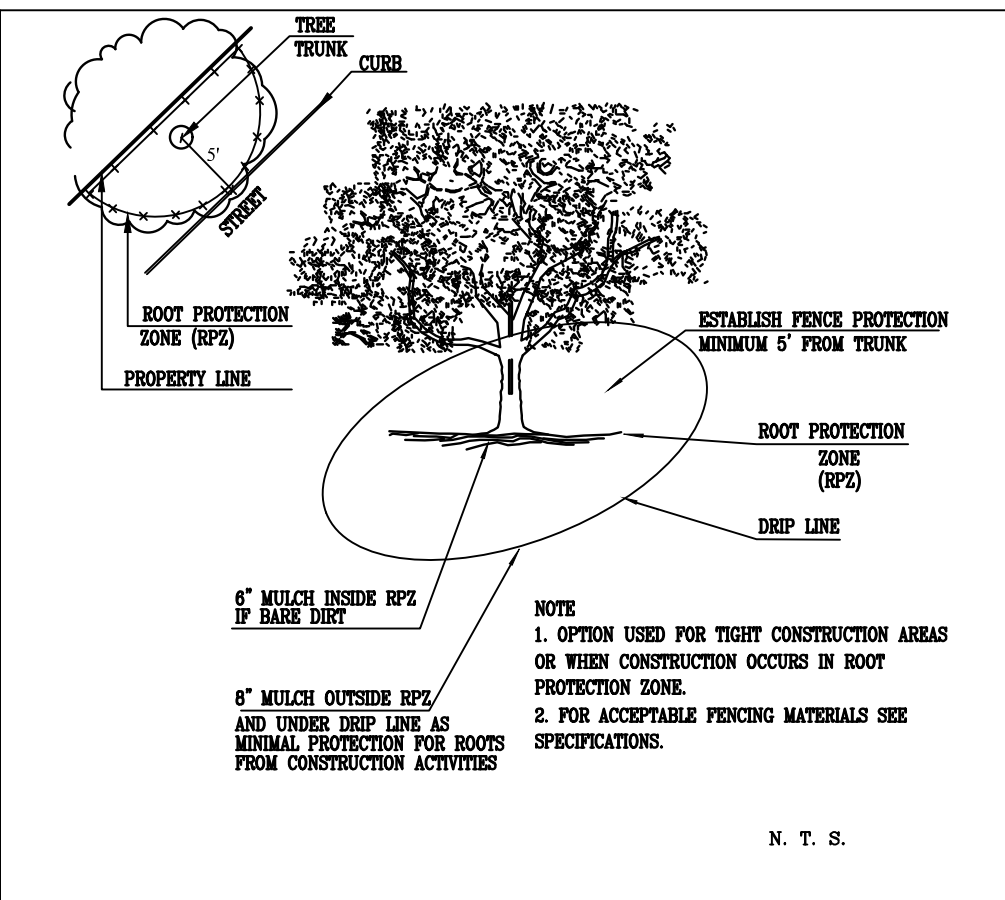
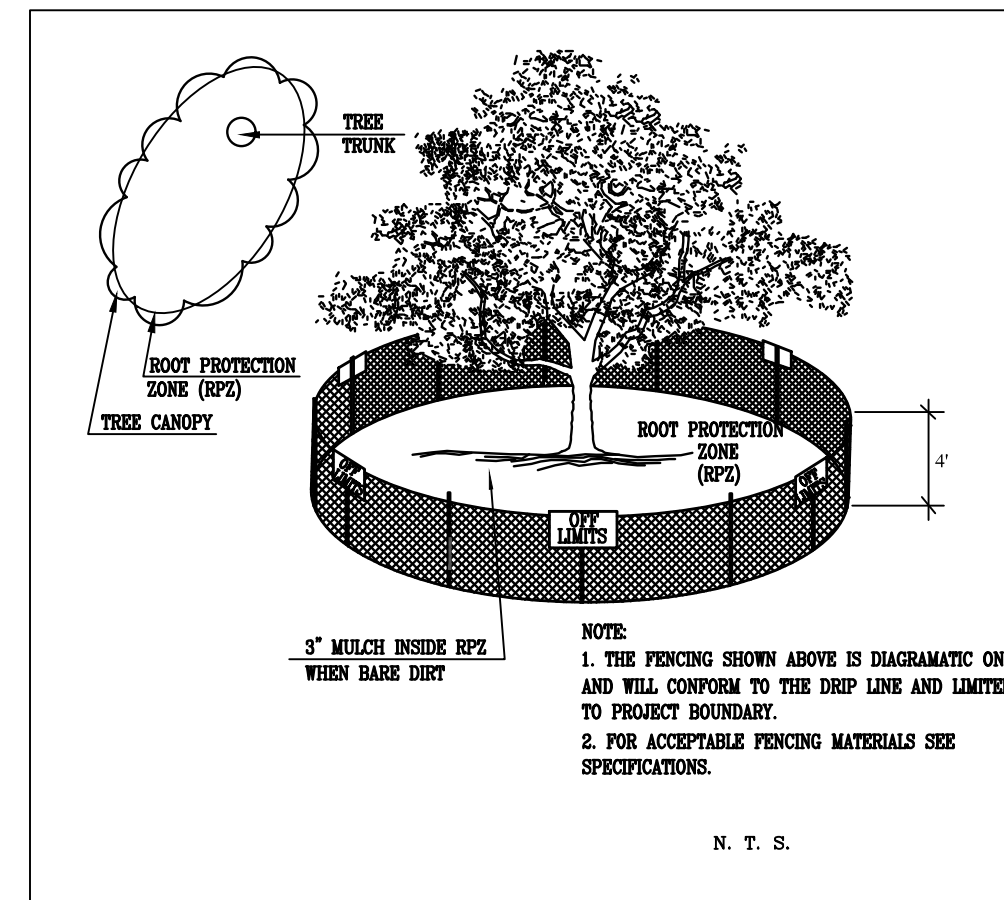
- TREE PRESERVATION PLAN LIMITS
- EXISTING GRADING
- PROPOSED GRADING
- MATCHLINE
- PROTECTED - PRESERVED
- PROTECTED - REMOVED
- HERITAGE - PRESERVED
- HERITAGE - REMOVED
- IN DECLINE
- E.G.T.V.I.E. ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT
- STREET R.O.W., UTILITY EASEMENTS, AND GRADING ENVELOPE



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**
1. 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.
 2. 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.
 3. ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.
 4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
 5. 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.
 6. NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
 7. 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.
 8. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY OF FAIR OAKS RANCH.
 9. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
 10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND OR WASHING FOLIAGE.
 11. NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
 12. 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.



Colliers
Engineering & Design
www.colliersengineering.com

Formerly known as **KFW**
811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, DRILLING, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

OAK BEND SUBDIVISION PHASE I

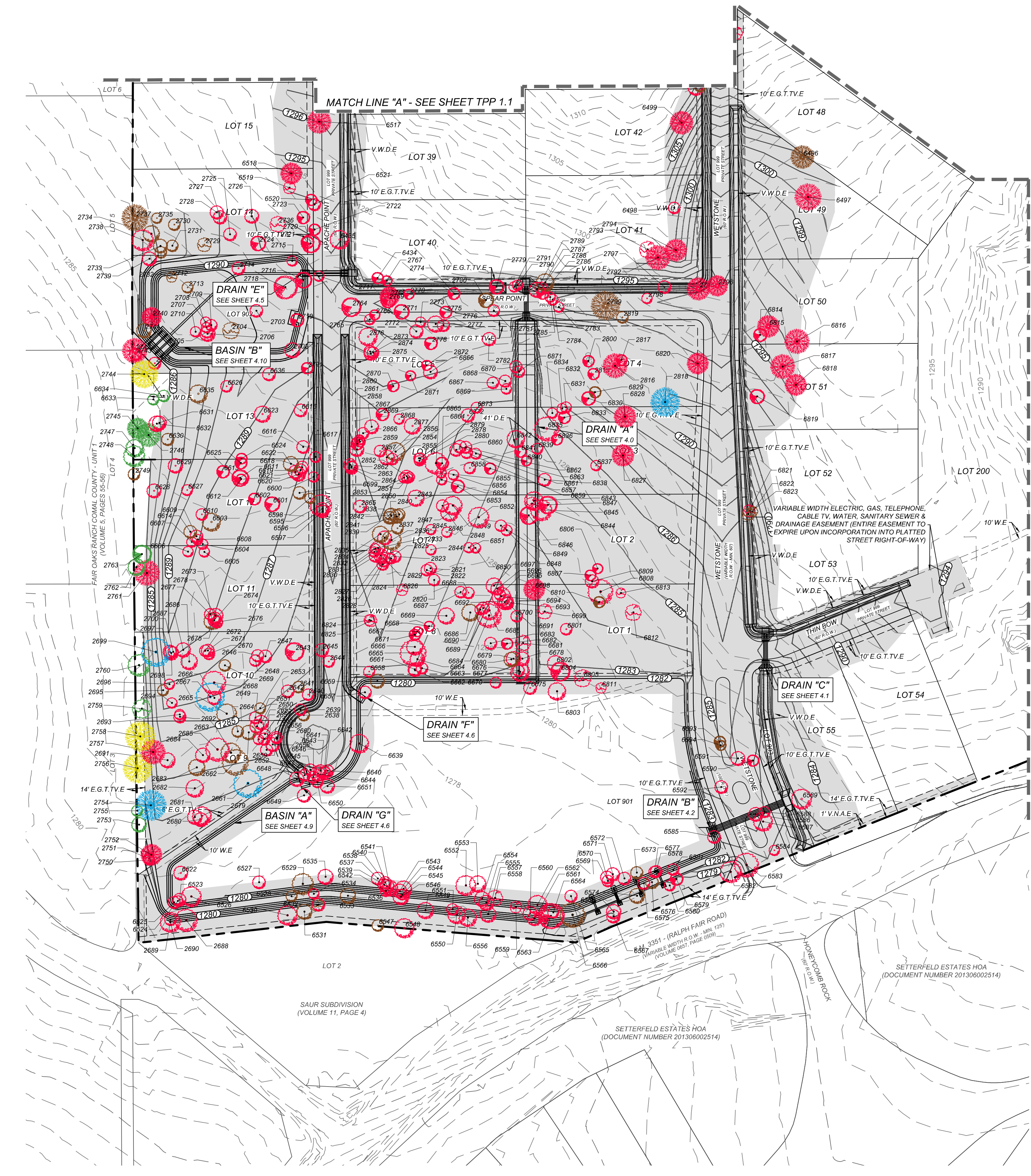
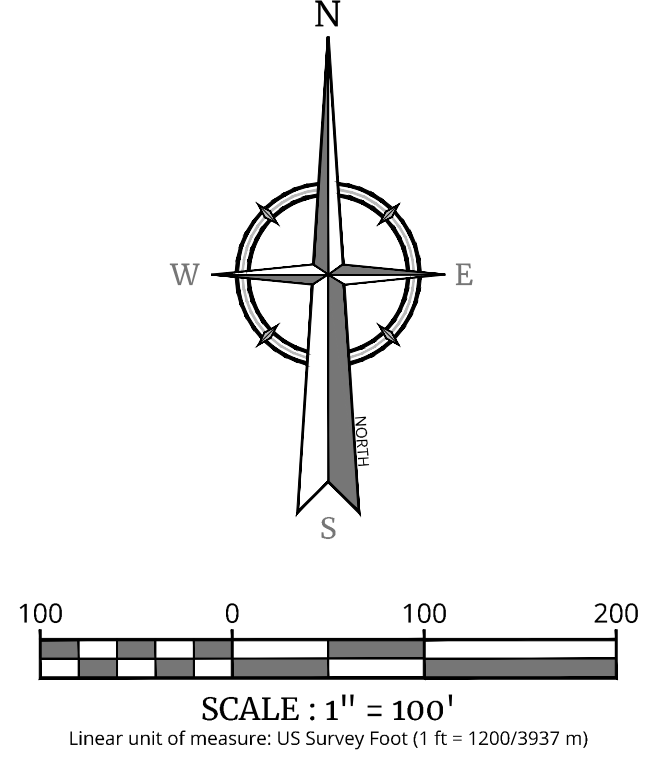
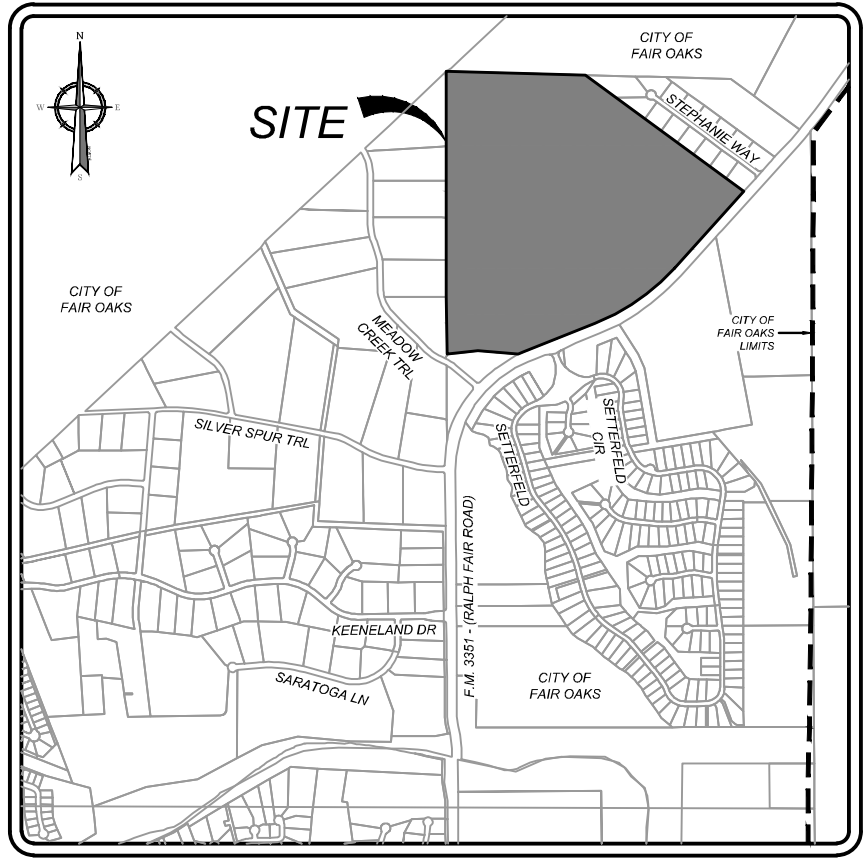
FAIR OAKS RANCH COMAL COUNTY TEXAS

Colliers SAN ANTONIO (KFW)
Engineering & Design
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
THE STATE BAR OF TEXAS
1885 FARM 10196550

SCALE: AS SHOWN DATE: APRIL 2024 DRAWN BY: CHECKED BY: OE
PROJECT NUMBER: 758-07-03 TREE PRESERVATION PLAN - OAK BEND SUBDIVISION PHASE I
SHEET TITLE: OVERALL TREE PRESERVATION PLAN
SHEET NUMBER: TPP 0.0

LEGEND

---	TREE PRESERVATION PLAN LIMITS
---	EXISTING GRADING
---	PROPOSED GRADING
---	MATCHLINE
🌳 (Green)	PROTECTED - PRESERVED
🌳 (Red)	PROTECTED - REMOVED
🌳 (Yellow)	HERITAGE - PRESERVED
🌳 (Blue)	HERITAGE - REMOVED
🌳 (Brown)	IN DECLINE
⚡	E.G.T.V.E
⚡	ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT
⚡	STREET R.O.W., UTILITY EASEMENTS, AND GRADING ENVELOPE



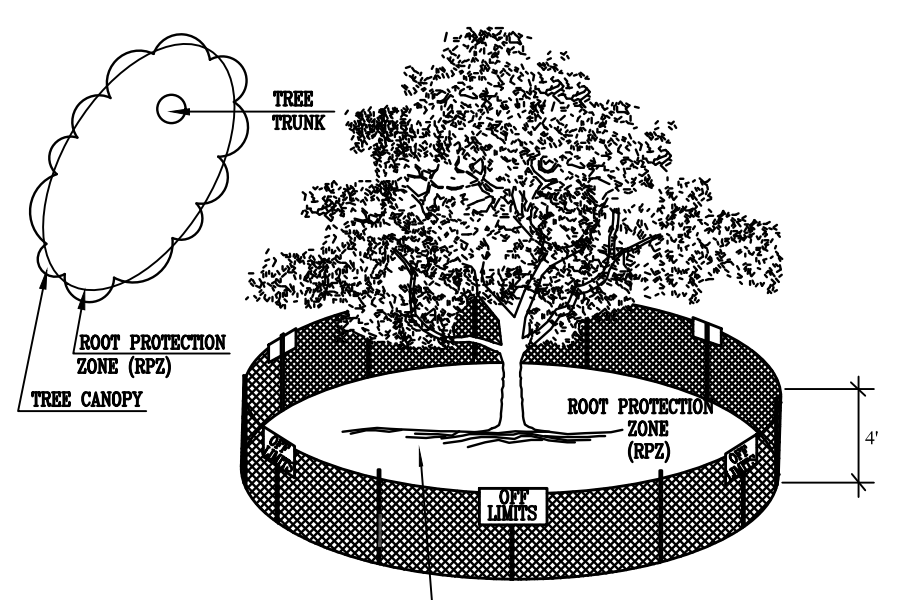
PLANTING NOTE:

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 TIRE ORDINANCE.

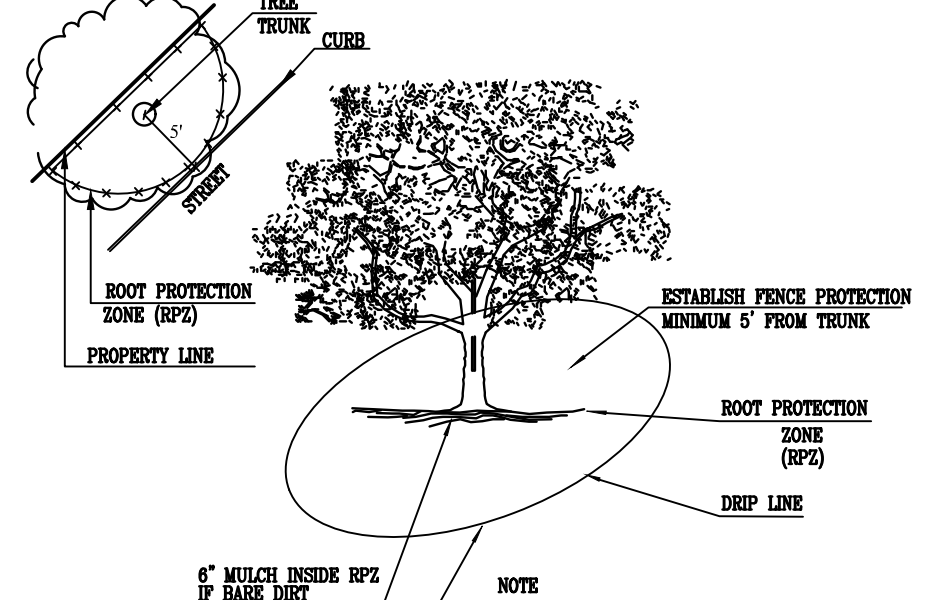
SEVEN (7) HERITAGE TREES MARKED TO BE REMOVED. A TOTAL OF TWENTY ONE (21) - TWO AND HALF (2.5) INCH CALIPER TREES TO BE PLANTED. TREES TO BE PLANTED ON EACH SIDE OF WETSTONE STARTING AT THE ENTRANCE OF THE SITE.

TREE PROTECTION NOTES

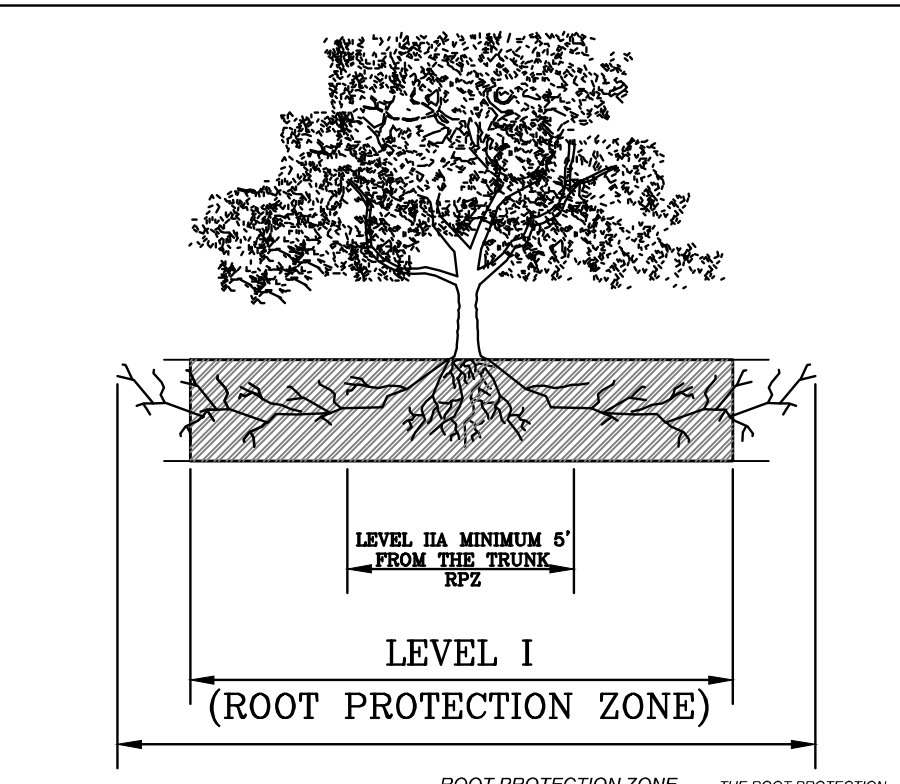
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2. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
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4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
5. 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.
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10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND OR WASHING FOLIAGE.
11. NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
12. 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:
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2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.



NOTE:
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C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS.
D. BRANCH RIDGES - IDENTIFY PROPERLY BRANCH RIDGES WHICH ARE SITES FOR BECKY.
FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN TO PREVENT THE SPREAD OF OAK WILT.

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Engineering & Design

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REV	DATE	DRAWN BY	DESCRIPTION

OAK BEND SUBDIVISION PHASE I

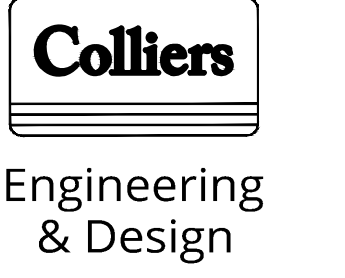
FAIR OAKS RANCH COMAL COUNTY TEXAS

Colliers
Engineering & Design
SAN ANTONIO (KFW)
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
18615 Farmway 10196550

SCALE: AS SHOWN	DATE: APRIL 2024	DRAWN BY: [blank]	CHECKED BY: OE
PROJECT NUMBER: 758-07-03	TITLE: TREE PRESERVATION PLAN - OAK BEND SUBDIVISION PHASE I		

TREE PRESERVATION PLAN (1 OF 4)

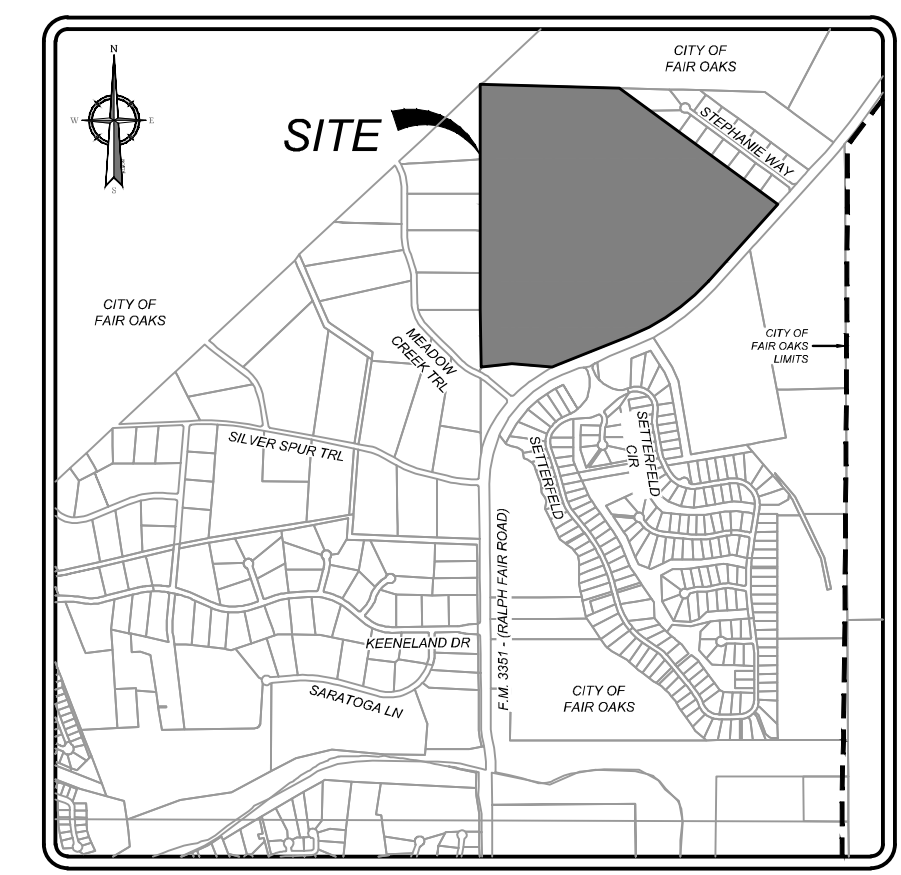
SHEET NUMBER: **TPP 1.0**



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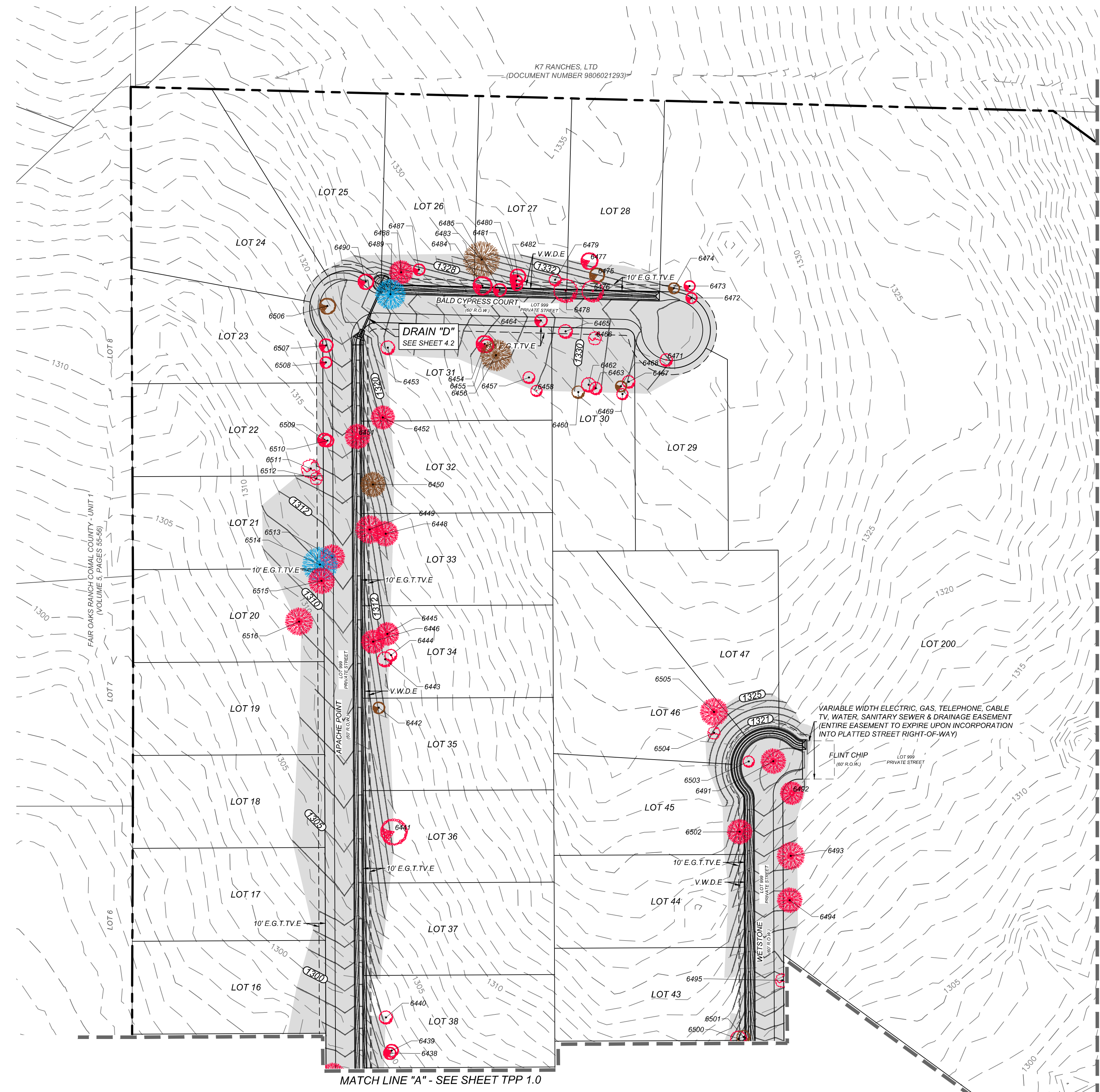
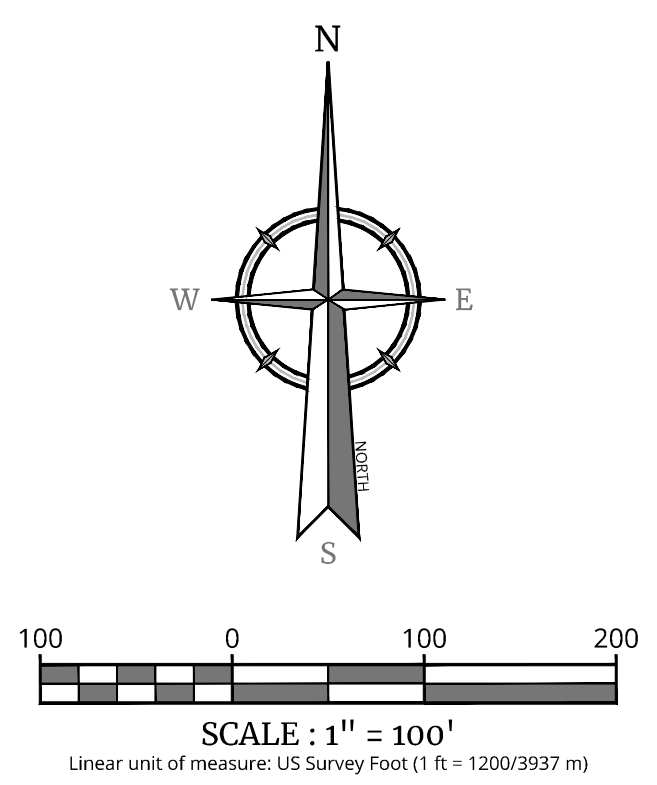
LEGEND

- TREE PRESERVATION PLAN LIMITS
- - - EXISTING GRADING
- - - PROPOSED GRADING
- - - MATCHLINE
- (Green circle) PROTECTED - PRESERVED
- (Red circle) PROTECTED - REMOVED
- (Yellow circle) HERITAGE - PRESERVED
- (Blue circle) HERITAGE - REMOVED
- (Brown circle) IN DECLINE
- (Symbol) E.G.T.V.E. ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT
- (Symbol) STREET R.O.W., UTILITY EASEMENTS, AND GRADING ENVELOPE

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MATCH LINE "B" - SEE SHEET TPP 1.2

MATCH LINE "A" - SEE SHEET TPP 1.0

NOTE:
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THE ROOT PROTECTION ZONE: THE ROOT PROTECTION ZONE IS A CIRCULAR AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE BASH 1 FEET DIAMETER OF THE TREE EQUALS 1 FOOT RADIUS FOR ROOT PROTECTION ZONE.

OAK BEND SUBDIVISION PHASE I

FAIR OAKS RANCH COMAL COUNTY TEXAS

SAN ANTONIO (KFW) 3421 Paesanos Parkway San Antonio, TX 78231 Phone: 210.979.8444 COLLIERS ENGINEERING & DESIGN, INC. 1845 Farm 11-1009 1845 Farm 10196500

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	APRIL 2024		OE
PROJECT NUMBER:	TREE PRESERVATION PLAN - OAK BEND		
	SUBDIVISION PHASE I		

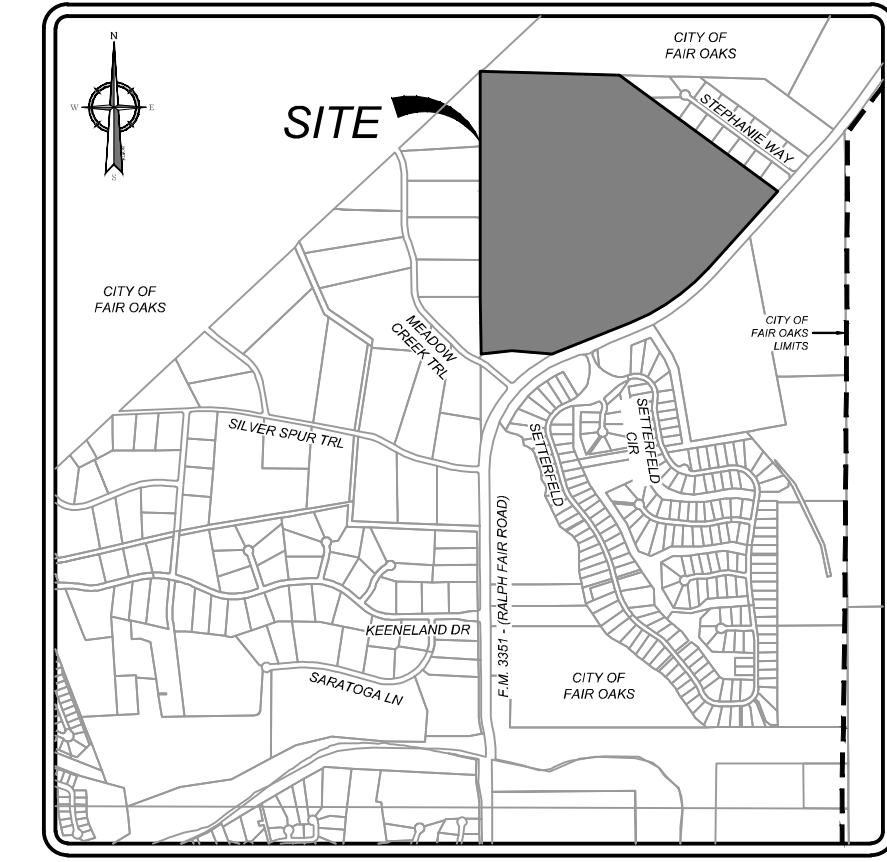
SHEET TITLE: TREE PRESERVATION PLAN (2 OF 4)

SHEET NUMBER: TPP 1.1



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LEGEND

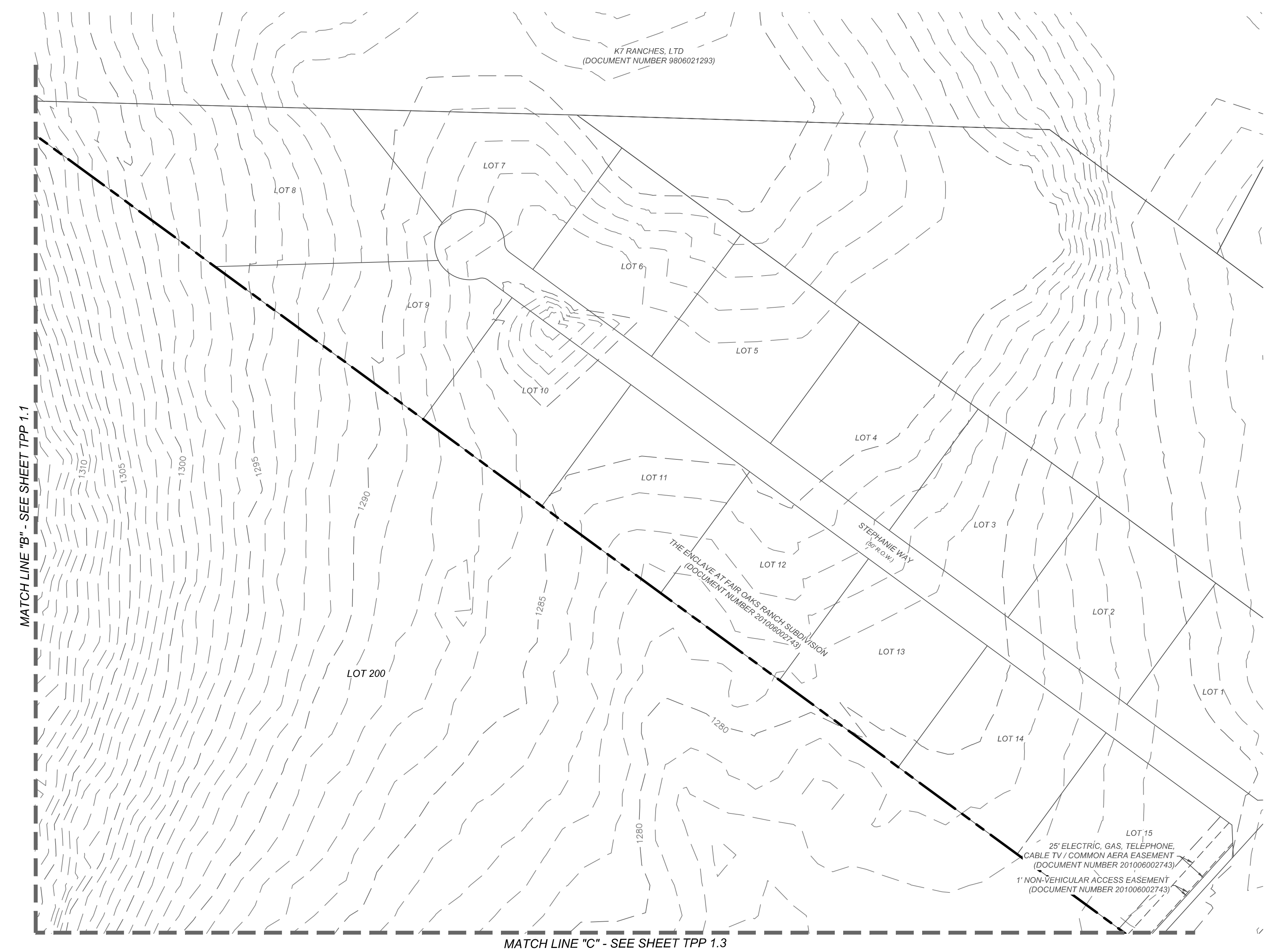
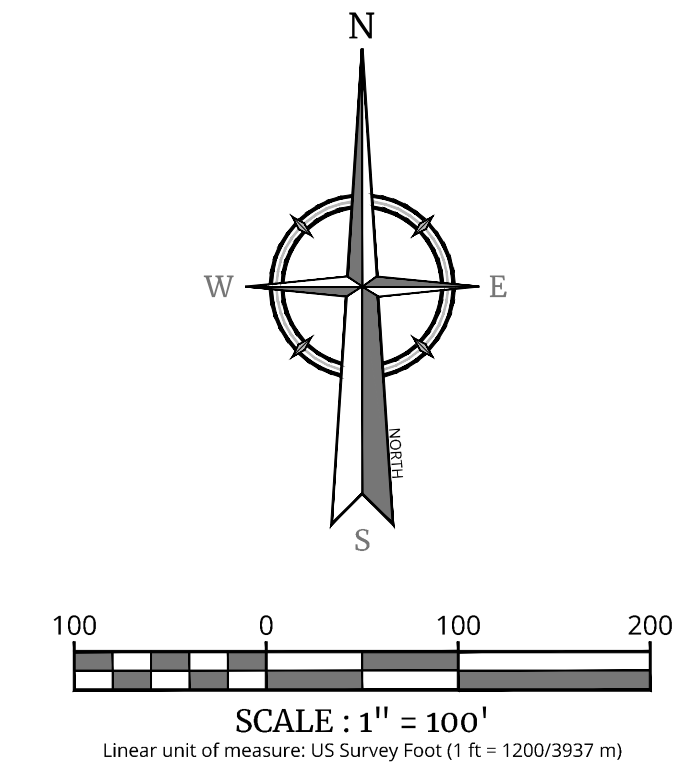
- TREE PRESERVATION PLAN LIMITS
- EXISTING GRADING
- PROPOSED GRADING
- MATCHLINE
- PROTECTED - PRESERVED
- PROTECTED - REMOVED
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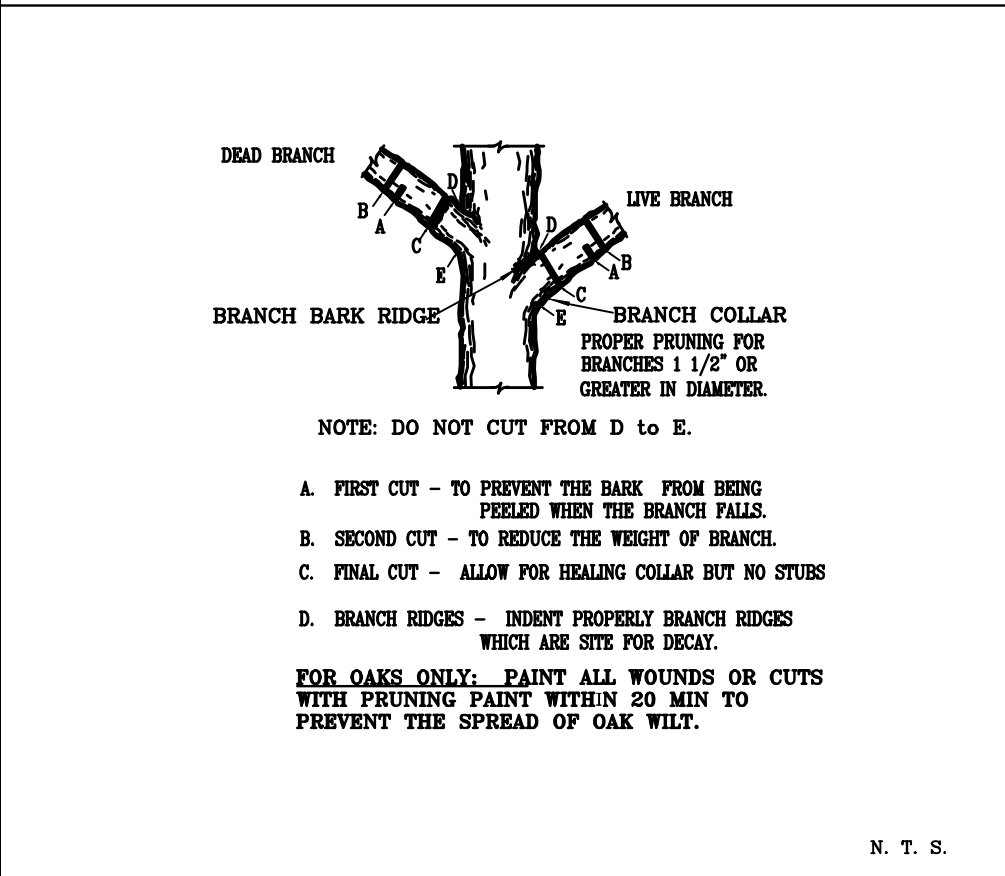
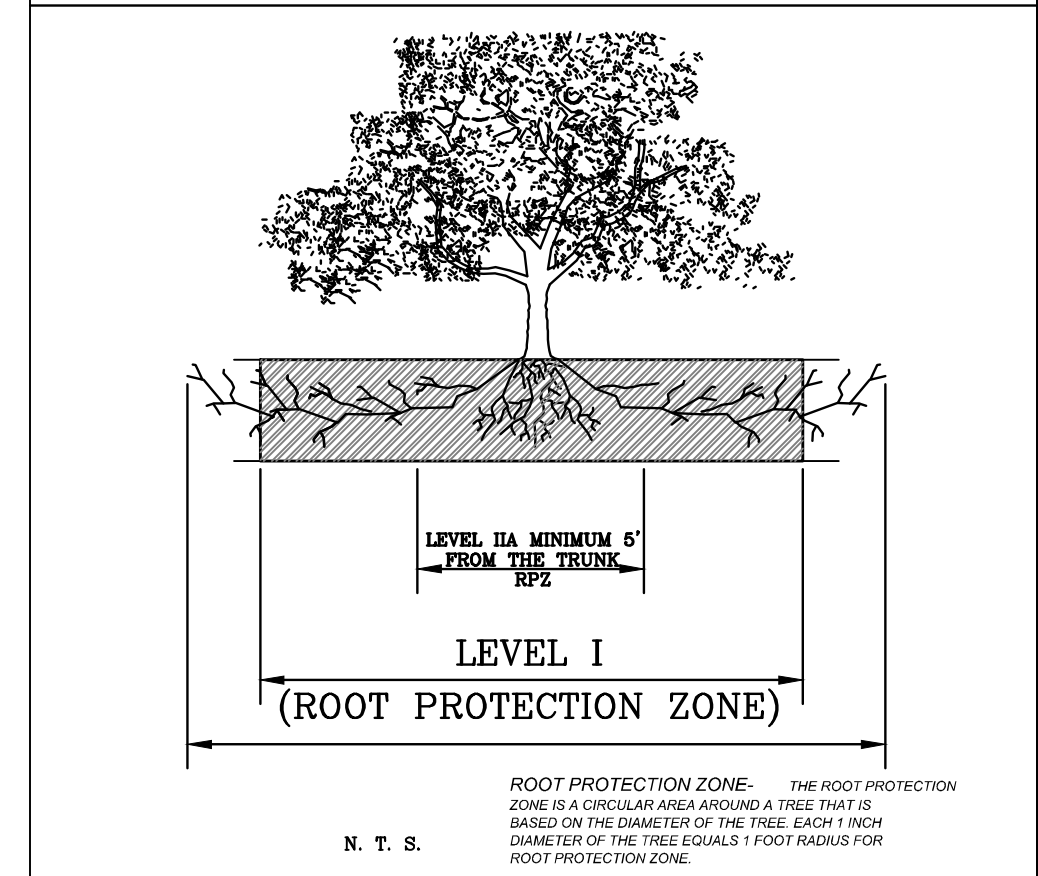
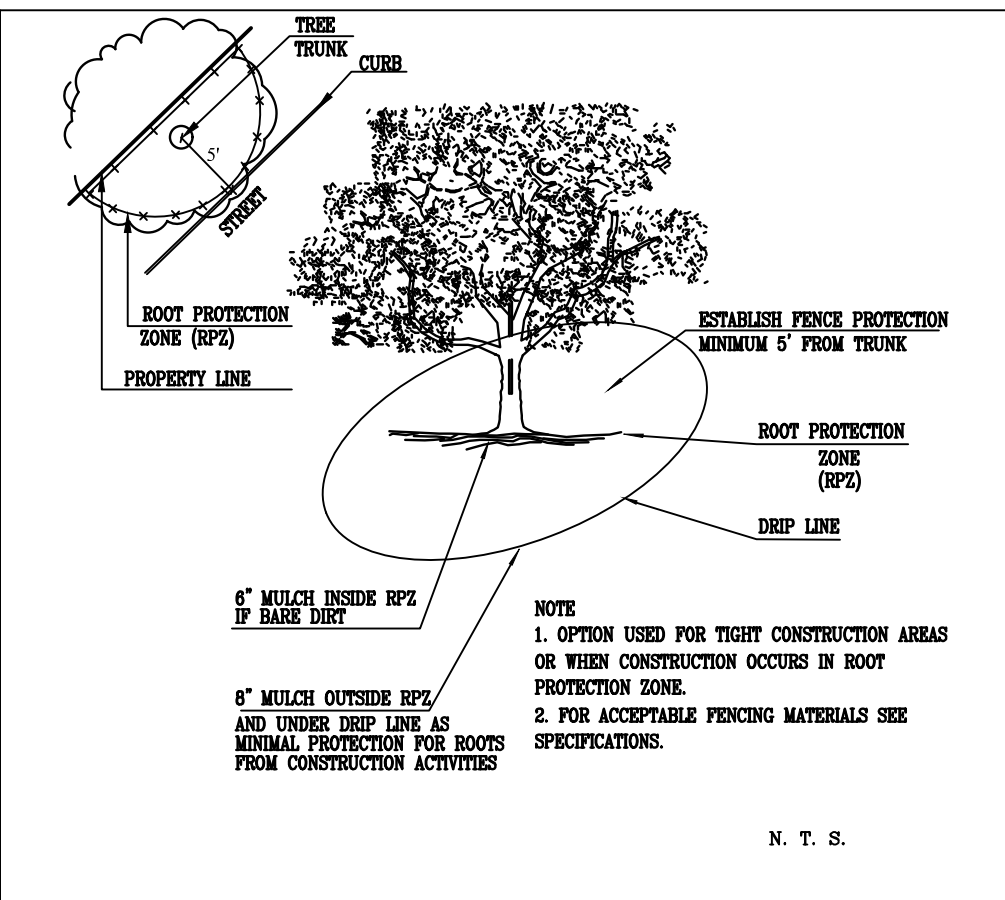
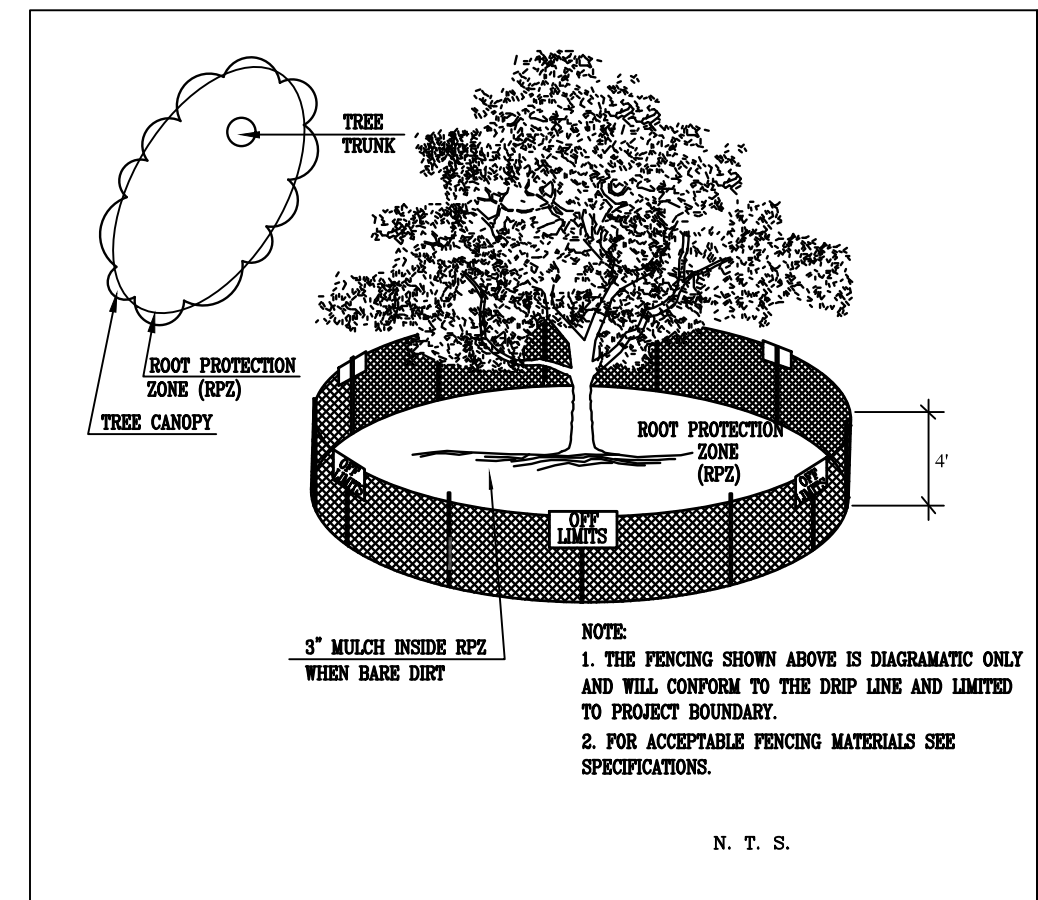
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MATCH LINE "B" - SEE SHEET TPP 1.1

MATCH LINE "C" - SEE SHEET TPP 1.3



REV.	DATE	DRAWN BY	DESCRIPTION

OAK BEND SUBDIVISION PHASE I

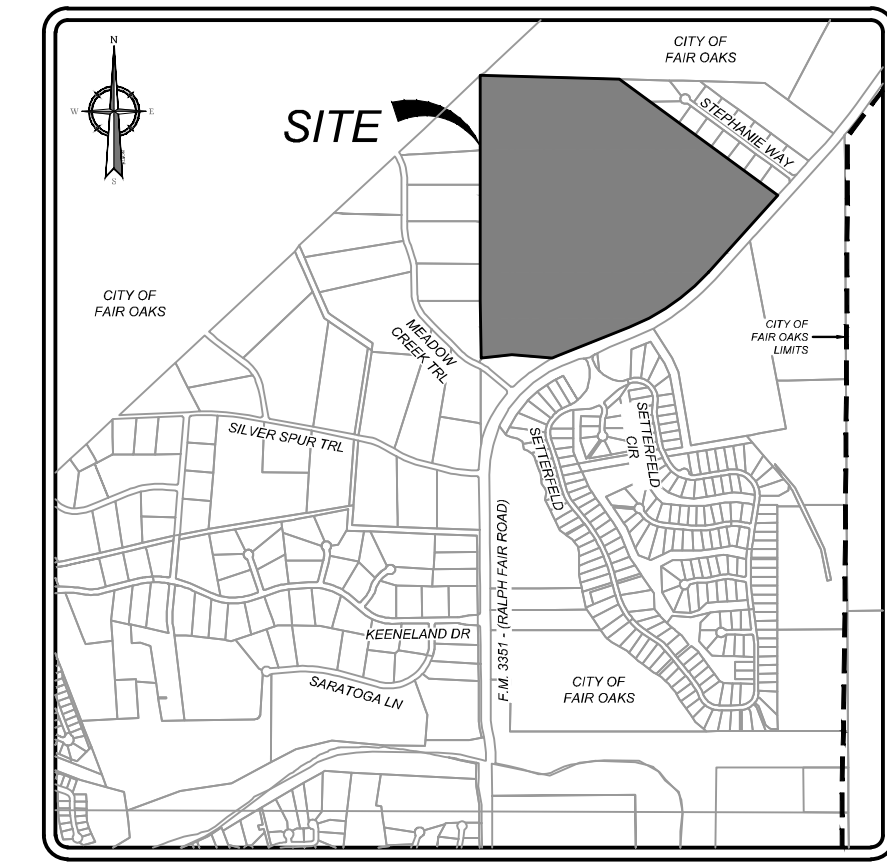
FAIR OAKS RANCH COMAL COUNTY TEXAS

Colliers Engineering & Design
SAN ANTONIO (KFW)
3421 Paeasanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN INC.
TBE# 11-1009
TBE#S Form# 1019650

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	APRIL 2024	-	OE
PROJECT NUMBER:	758-07-03	TREE PRESERVATION PLAN - OAK BEND	758-07-03-001

TREE PRESERVATION PLAN (3 OF 4)

SHEET NUMBER: **TPP 1.2**



LEGEND

- Tree Preservation Plan Limits, Existing Grading, Proposed Grading, Matchline, Protected - Preserved, Protected - Removed, Heritage - Preserved, Heritage - Removed, 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.

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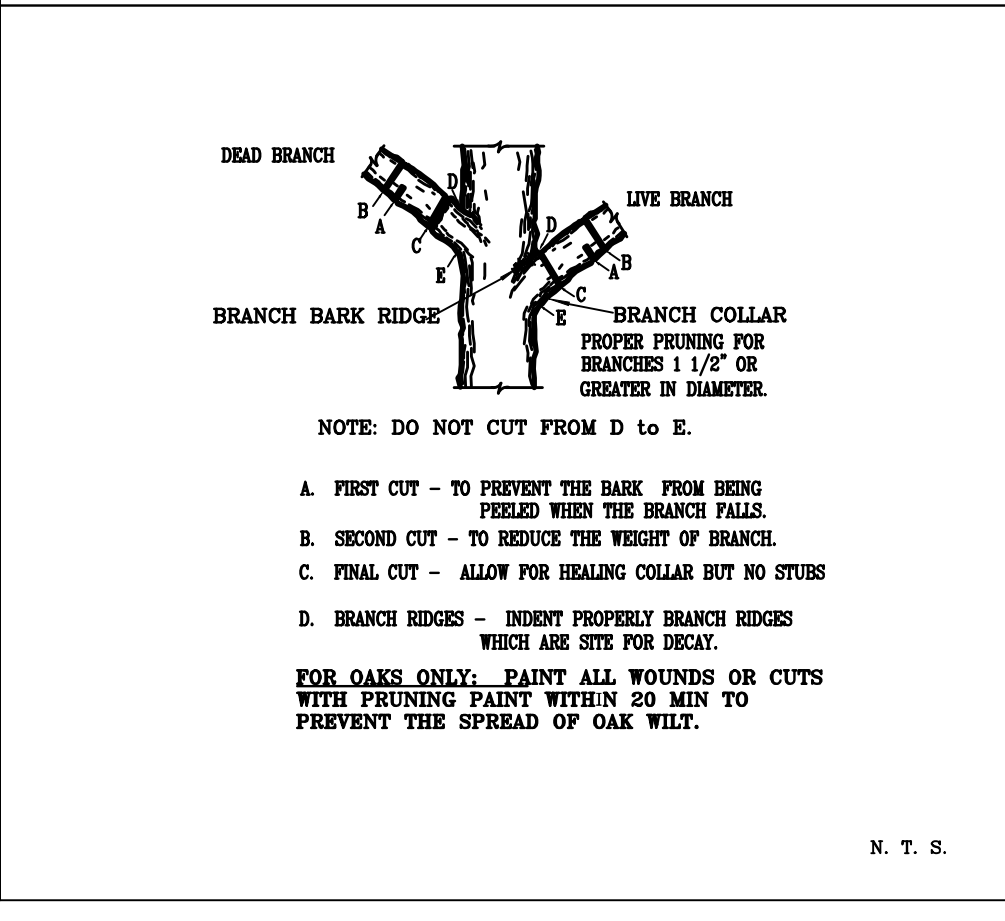
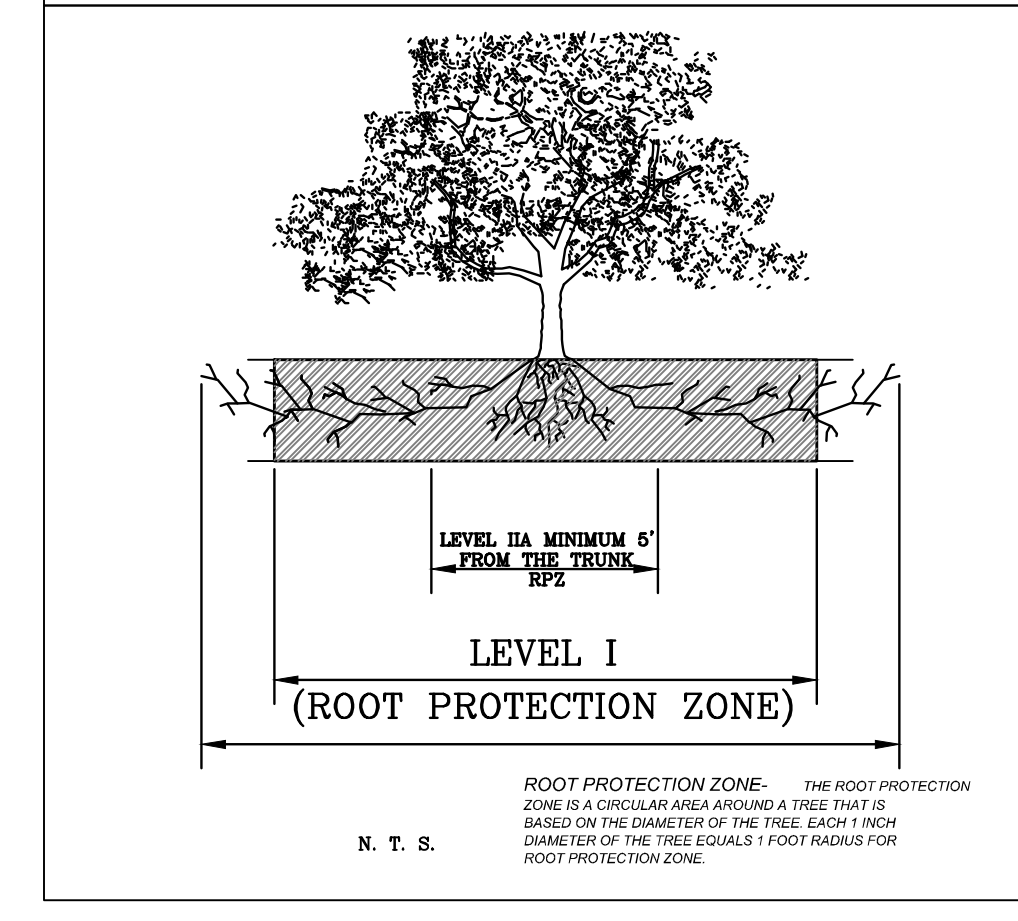
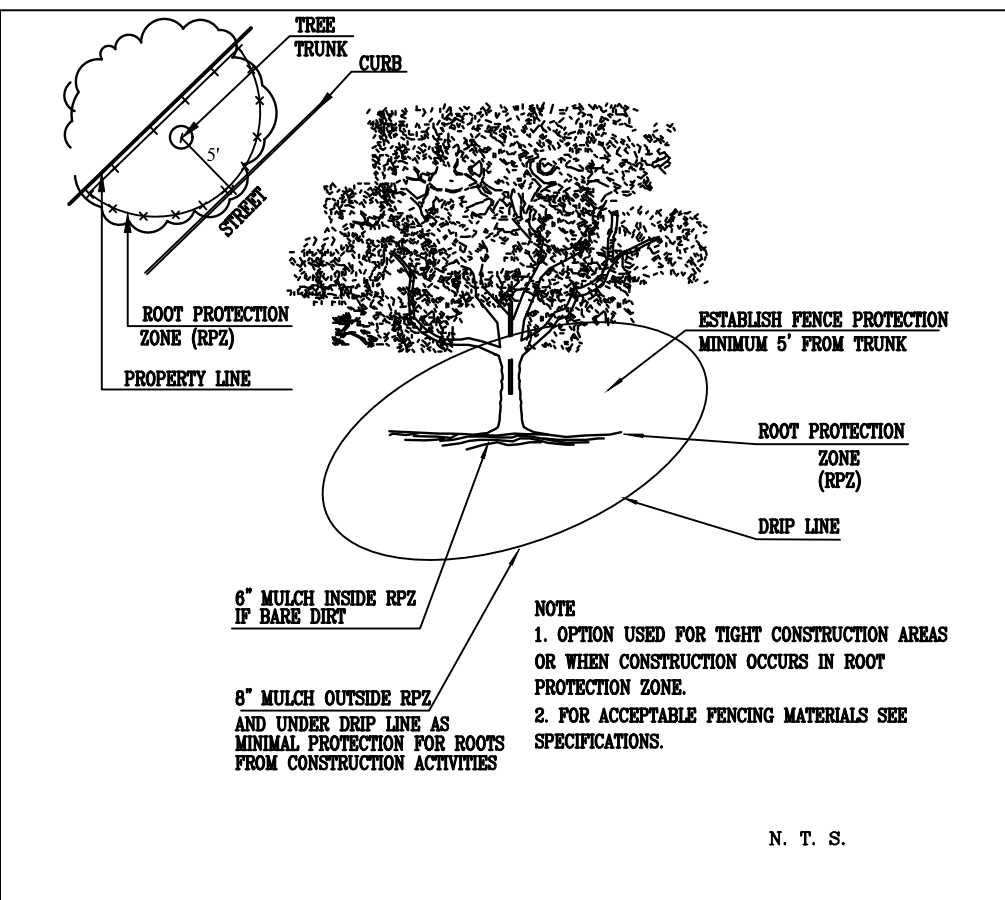
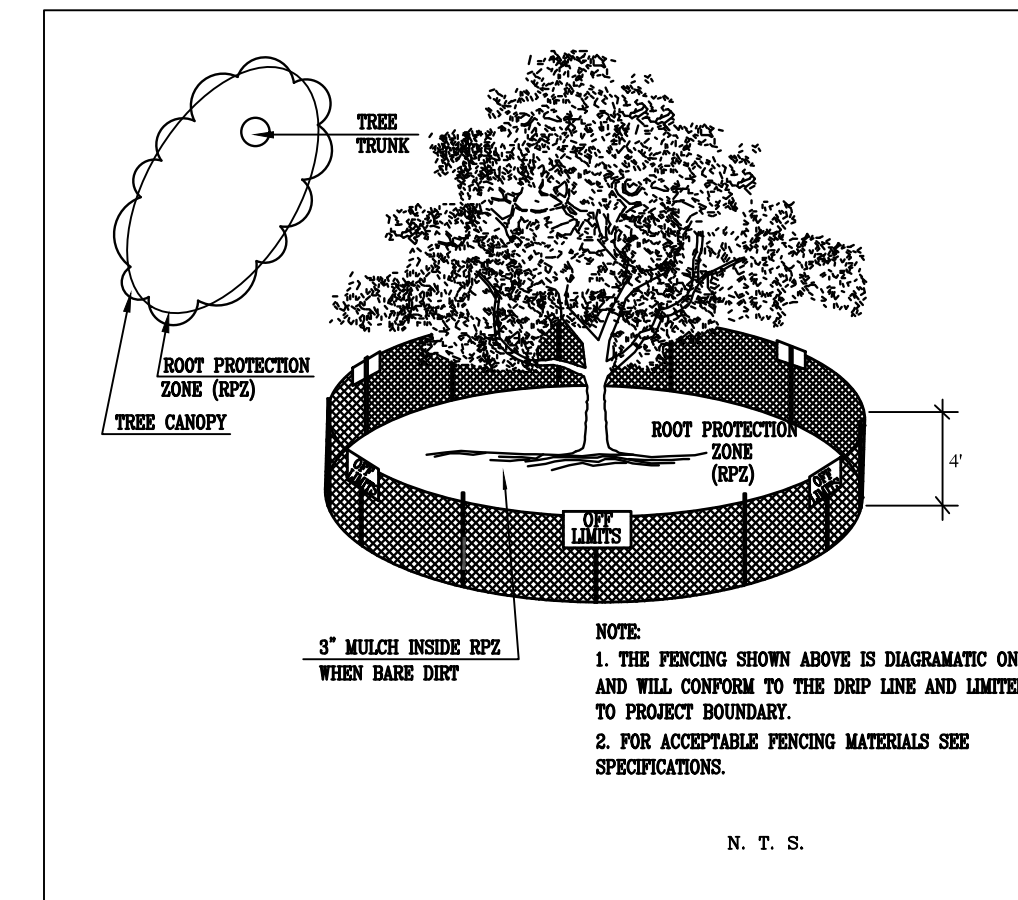
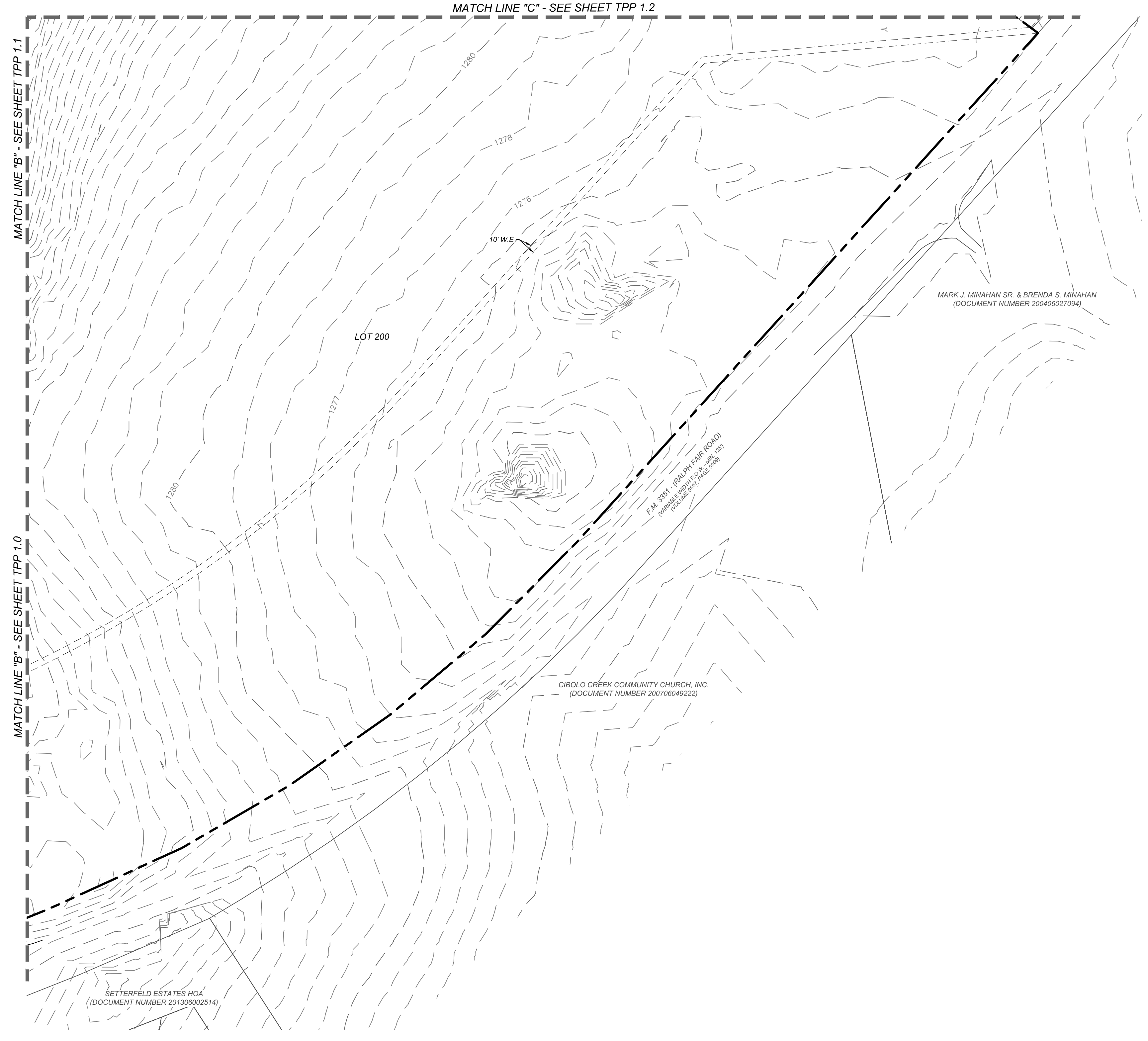
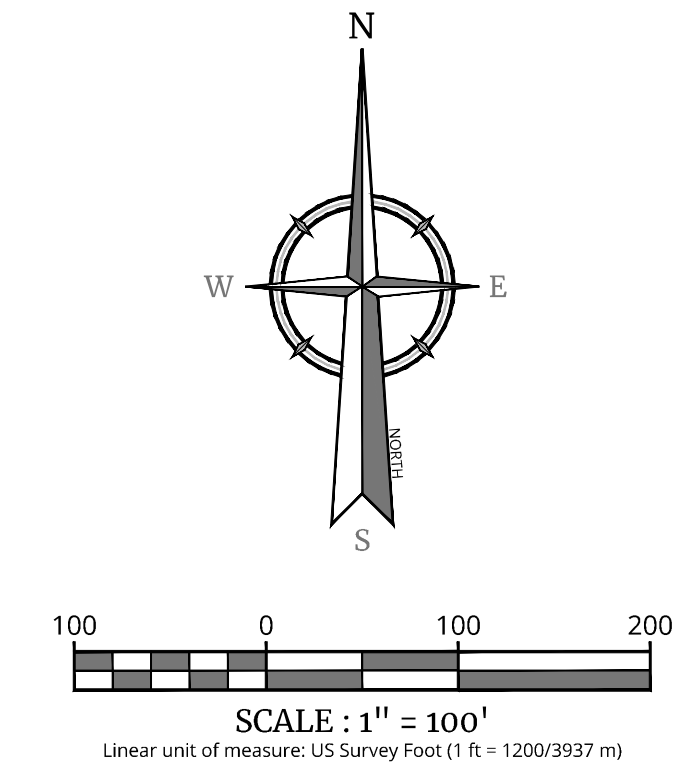


Table with columns: REV, DATE, DRAWN BY, DESCRIPTION

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OAK BEND SUBDIVISION PHASE I FAIR OAKS RANCH COMAL COUNTY TEXAS

Project information including Colliers logo, project name, sheet title 'TREE PRESERVATION PLAN (4 OF 4)', and sheet number 'TPP 1.3'.

PROTECTED TREE INVENTORY TABLE
TAG # SPECIES REMOVED [IN.] PRESERVED [IN.] FINAL CANOPY (SQFT) YES/NO

2762 Live Oak 14.5 660 NO
2763 Cedar Elm 16 804 NO
2764 Cedar Elm 16.5 855 YES

6440 Live Oak 10.5 346 NO
6441 Cedar Elm 21 1385 YES
6443 Live Oak 12 452 NO

6559 BlackJack Oak 10.5 346 YES
6560 Post Oak 12 452 YES
6561 Post Oak 12 452 YES

6679 Post Oak 12.5 490 YES
6681 BlackJack Oak 14 615 YES
6682 Cedar Elm 10 314 NO

HERITAGE TREE INVENTORY TABLE
TAG # SPECIES REMOVED [IN.] PRESERVED [IN.] FINAL CANOPY (SQFT)
2661 Live Oak 24 1809
2667 Live Oak 24 1809

In-Decline
TAG # SPECIES INCHES
2638 Post Oak 10
2641 Live Oak 10

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REV DATE DRAWN BY DESCRIPTION

OAK BEND SUBDIVISION PHASE I

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San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN INC.
1845 FARM 101 94550

SCALE: AS SHOWN DATE: APRIL 2024 DRAWN BY: DE CHECKED BY: DE
PROJECT NUMBER: 758-07-03 SHEET TITLE: TREE PRESERVATION PLAN - OAK BEND SUBDIVISION PHASE I

SHEET NUMBER: TREE PRESERVATION PLAN INVENTORY
TPP 1.4

\\N:\TREE\Tree Preservation Plan - Oak Bend\Subdivision\Phase I\Tree\TPP 1.4 - REV SCHVAZIG



**CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS**

AGENDA TOPIC: Consideration and possible action approving 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: October 3, 2024

DEPARTMENT: Public Works – Engineering Services

PRESENTED BY: Grant Watanabe, P.E., CFM, Director of Public Works and 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 Equivalents. 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).

September 12, 2024 - The Planning and Zoning Commission conducted a public hearing to receive public testimony on the variance. One resident spoke in support of the proposed variance. The commission approved a recommendation to City Council in support of the proposed variance and the preliminary plat.

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. The proposed variance (PV-2024-01) regarding thirty-eight (38) lots that do not meet the 150-foot street lot frontages is approved.
2. Confirm how the proposed development will comply with the requirements of Article II Section 3, Submission of Final Plat of Old Subdivision Regulations.
3. 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.
4. 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.
5. 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.
6. Add a plat note stating “approval of this plat vacates the approved and recorded Oak Bend Estates Plat”.

STAFF REPORT

To: City Council

From: Public Works – Engineering Services

Date: October 03, 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:

The Oak Bend subdivision is generally located north of the intersection of Ralph Fair Road and Honeycomb Rock (see Exhibits A and B attached). Street access to the subdivision will be provided from Ralph Fair Road. The Master Conceptual Plan (see Exhibit C attached) provided by the applicant proposes a total of 106 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 minimum lot size of one acre.

The purpose of the Oak Bend Subdivision Phase I Preliminary Plat is to create 55 residential lots, three drainage reserves, and five private streets. All proposed residential lots meet the minimum one-acre lot size requirement. A total of 38 lots do not meet the minimum 150-foot street frontage requirement unless a variance is approved. All other development requirements under the Chapter 10 Subdivision Regulations have been met.

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 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 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.
- 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 a secondary emergency access.
- 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 Map (FLUM) Amendment application and a Rezoning application which changed the FLUM and Zoning designation to Neighborhood Residential.
- 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.
- September 12, 2024 - The Planning and Zoning Commission conducted a public hearing to receive public testimony on the variance. One resident spoke in support of the proposed variance. The commission approved a recommendation to City Council in support of the proposed variance and the preliminary plat.

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 relevant sections of the Chapter 10 Subdivision Regulations and UDC.

STAFF RECOMMENDATION:

If the variance (PV-2024-01) is approved, staff recommends approval of the Oak Bend Estates Phase 1 Preliminary Plat with the following conditions:

1. The approved variance (PV-2024-01) shall apply to only the thirty-eight (38) lots that do not meet the 150-foot street frontage requirement as presented.
2. Applicant to confirm that the proposed development complies with all applicable sections of the Chapter 10 Subdivision Regulations.
3. Applicant to 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.
4. Applicant to 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.
5. Applicant to 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.
6. Applicant to add a plat note stating approval of this plat vacates the approved and recorded Oak Bend Estates Plat.

If the variance (PV-2024-01) is denied, staff recommends denial of the preliminary plat since 38 residential lots do not meet minimum street frontage requirements.

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

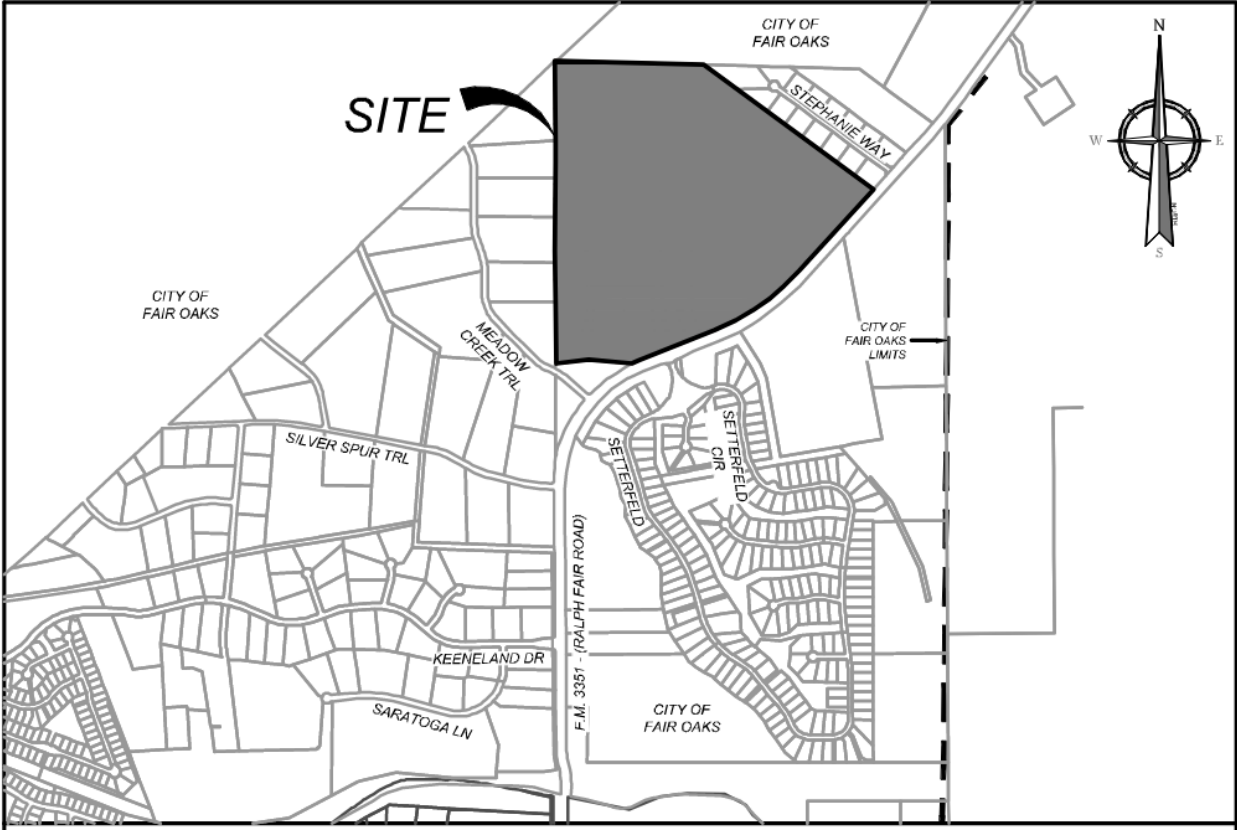





Exhibit B

Exhibit Item #12. Aerial Location Map

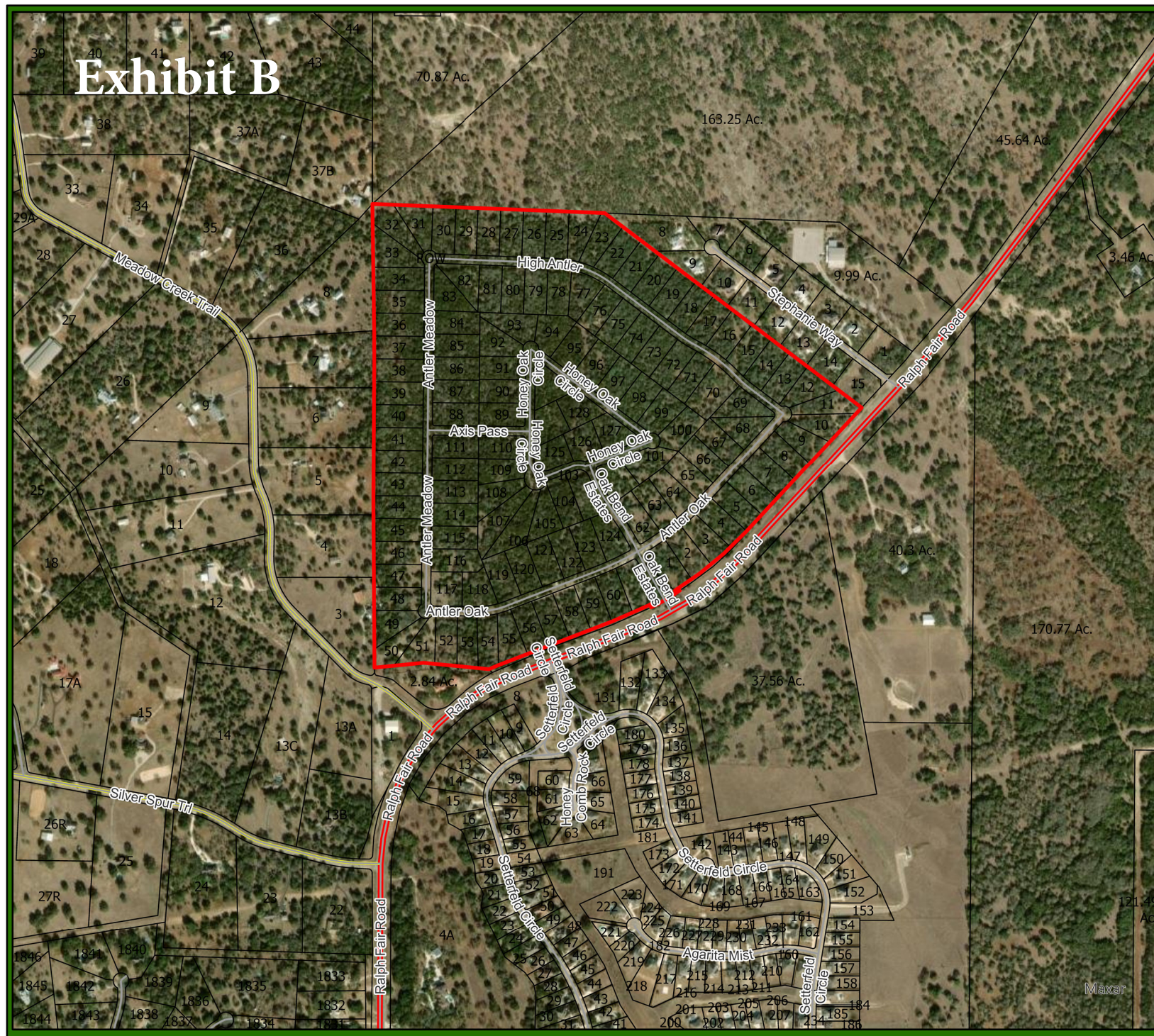
Oak Bend Estates
Variance Application Number:
PV# 2024-01

Legend

-  Subject Property
-  Parcels
-  Fair_Oaks_Roads



1,000
US Feet

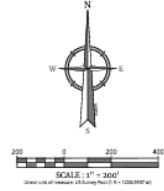


Disclaimer – The City of Fair Oaks Ranch (COFOR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFOR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated 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. - PUBLIC RECORDS OF CODAL COUNTY, TEXAS
- PLU/R. - 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

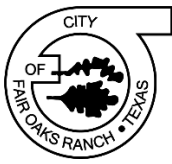
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

** 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.



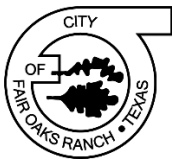
S10

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.



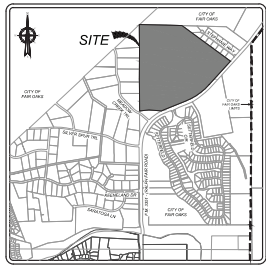
7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

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

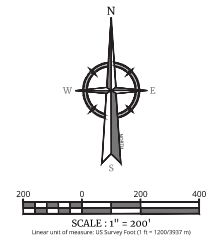
- Tree Plan designating all trees proposed for removal or preservation and describing the measures proposed to protect remaining trees during development as per Unified Development Code Section 8.8. Tree Plan needs to be approved prior to Preliminary Plat approval.
- Electronic copies of the required 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	Direction
L.1	207.00	N00°00'00" E 211.10'
L.1	184.47	S28°12'51" W 171.10'
L.2	201.00	S44°42'20" W 171.10'
L.3	184.47	S00°00'00" E 211.10'
L.4	184.47	S24°10'30" W 171.10'
L.5	184.47	S00°00'00" E 211.10'
L.6	207.00	S00°00'00" E 211.10'

PHASE	RESIDENTIAL ACRES	RESIDENTIAL UNITS
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**

PROFESSIONAL ENGINEER
ALL TEXAS LICENSES ARE IN GOOD STANDING
EXHIBIT D, 106 RESIDENTIAL UNITS
FAIR OAKS RANCH, COMAL COUNTY, TEXAS
PROJECT ADVISORY BOARD STATE

FOR STATE SPECIFIC SUBJECT PHONE NUMBERS VISIT: WWW.CALLIEN.COM

OAK BEND SUBDIVISION

FAIR OAKS RANCH COMAL COUNTY TEXAS

SAN ANTONIO (R.O.W.)
3427 Parkway
San Antonio, TX 78231
Phone: 210.979.8444
Cell: 210.979.8444
Fax: 210.979.8444

Engineering & Design

DATE	DATE	REVISION	BY
AS SHOWN	APRIL 2014	-	-

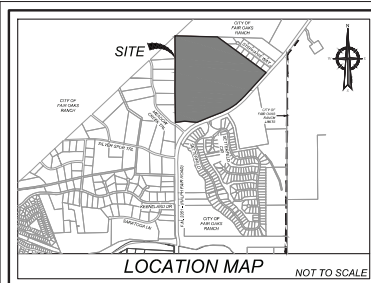
PROJECT NUMBER: 1306003
PROJECT NAME: 106PHASE2

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 INFRASTRUCTURE AND SERVICE FACILITIES...

UTILITY EASEMENT: UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY... 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...

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...

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 33 RESIDENTIAL LOTS, 2 RESERVES AND 1 PRIVATE STREET.

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 33 RESIDENTIAL LOTS, 2 RESERVES AND 1 PRIVATE STREET.

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 TEXAS LAW... OBSTRUCTIONS TO DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNIMPEDED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FORCES CROSS DRAINAGE EASEMENTS.

LOCATION MAP NOT TO SCALE

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

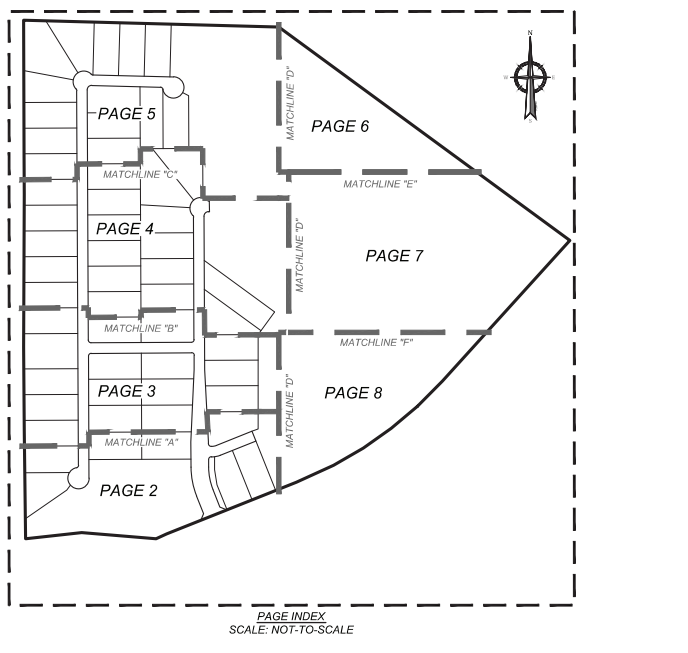
STATE OF TEXAS COUNTY OF BEKAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

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

Table with 3 columns: Curve #, Length, Radius, Delta, Chord, Chord Bearing. Contains curve data for various sections of the plat.

Table with 3 columns: Line #, Length, Direction. Contains line data for various sections of the plat.

EXISTING KEYNOTES: 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)... 22' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AERIA EASEMENT (DOCUMENT NUMBER 20100800743)



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 2008061993 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

San Antonio 3421 Praesanus Parkway San Antonio, TX 78231 Phone: 210.979.8444 COLLIER'S ENGINEERING & DESIGN, INC. 1785 FARM 14 - 14029 TSPS 1500R 1100194550 www.colliersengineering.com DATE OF PREPARATION: August 28, 2024

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.) (0.2019 OF AN ACRE PERMEABLE) 6) DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.0898 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

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.

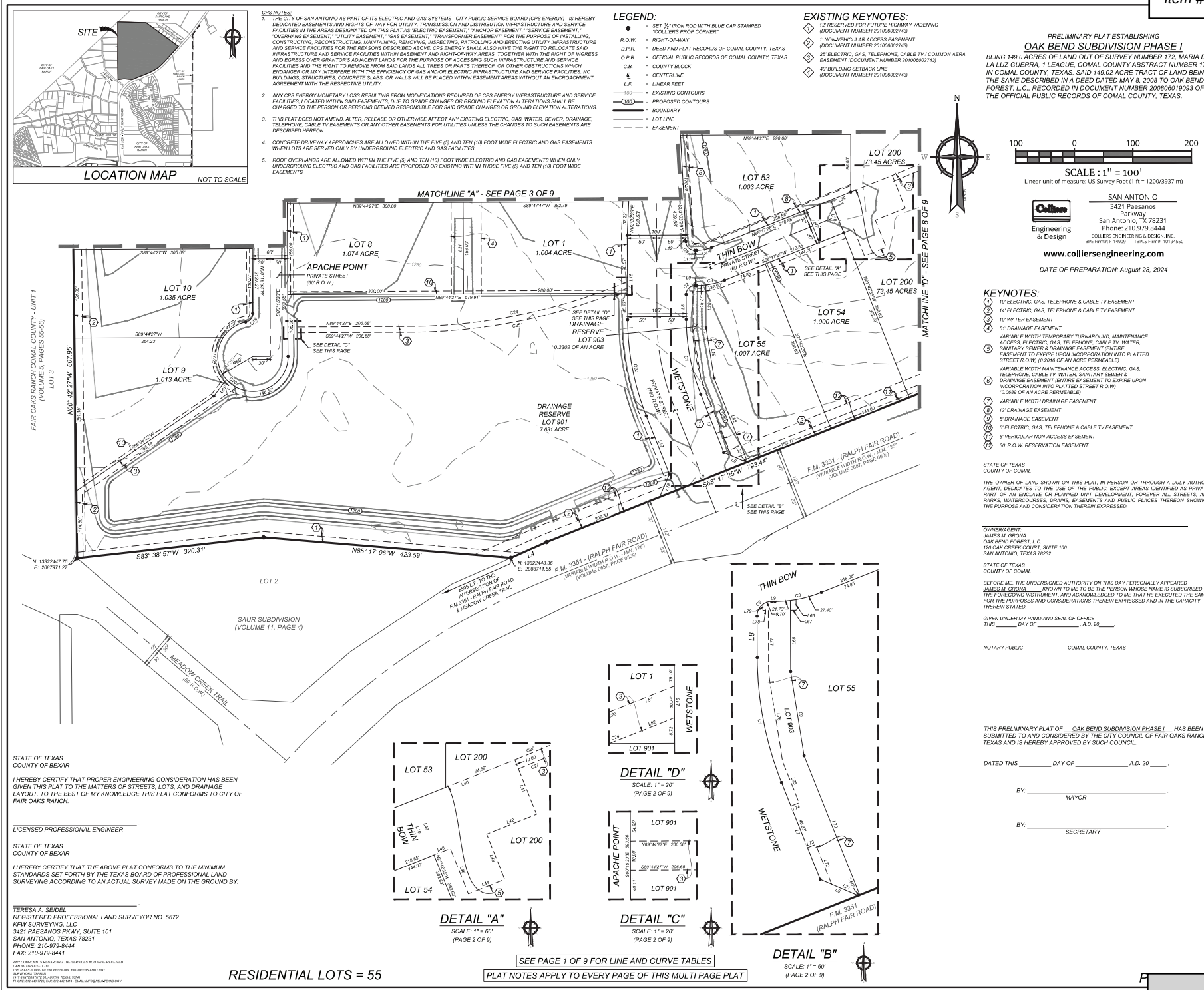
DRAWN BY: JAMES H. GREGG OAK BEND FOREST, L.L.C. 100 OAK CREEK COURT, SUITE 100 SAN ANTONIO, TEXAS 78232 STATE OF TEXAS COUNTY OF COMAL BEFORE ME, THE UNDERSIGNED AUTHORITY TO BE THE PERSON PERSONALLY APPOINTED AND KNOWN TO ME TO BE THE DAY PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, 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 DATED THIS _____ DAY OF _____, A.D. 20____ BY: _____ MAYOR BY: _____ SECRETARY

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.

RESIDENTIAL LOTS = 55

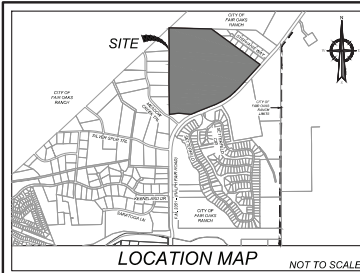
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



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Exhibit D

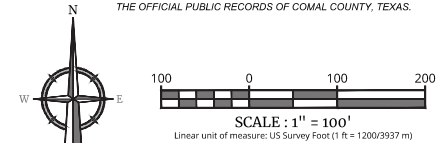
Item #12.



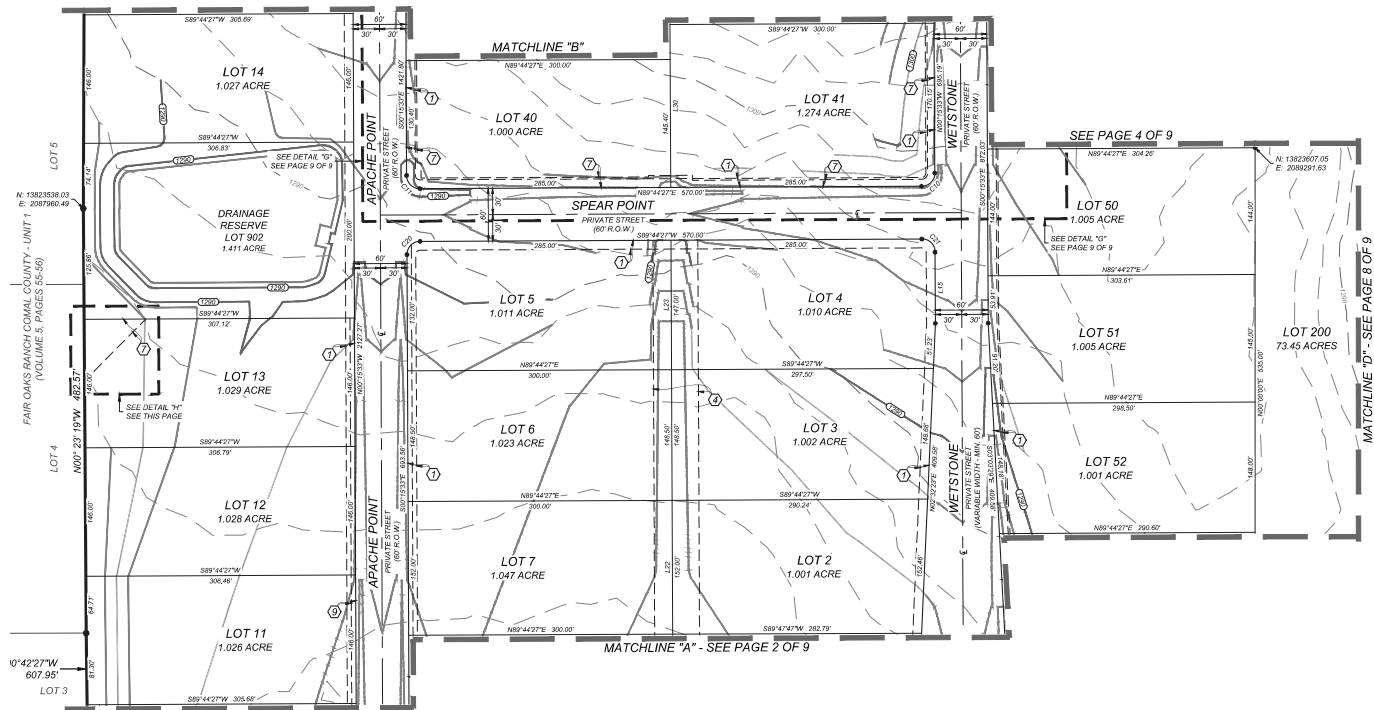
- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "VEHICULAR 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.
 - 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 PLAN 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
 - = CENTERLINE
 - L.F. = LINEAR FEET
 - (10)— = EXISTING CONTOURS
 - (5)— = 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)
 - 25' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AREA EASEMENT (DOCUMENT NUMBER 20100602743)
 - 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)



COLLIERS
Engineering & Design
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. (1/2016 OF AN ACRE PERMABLE)
 - 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 PERMABLE)
 - VARIABLE WIDTH DRAINAGE EASEMENT
 - 12' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
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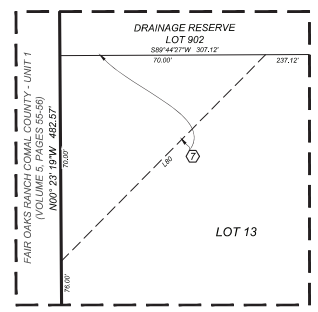
STATE OF TEXAS
COUNTY OF COMAL
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OWNER/AGENT:
JAMES H. GORDON
OAK BEND FOREST, L.L.C.
100 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232
STATE OF TEXAS
COUNTY OF COMAL
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES H. 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



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.
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:

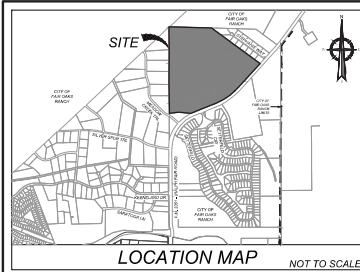
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
RWS SURVEYING, L.L.C.
3421 PASADENS PARKWAY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED SHOULD BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS
1111 FORTRESS DRIVE, SUITE 1000
DALLAS, TEXAS 75224
PHONE: 214-763-4444 FAX: 214-763-4444

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

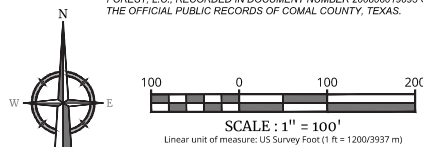
Item #12.



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 - 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:**
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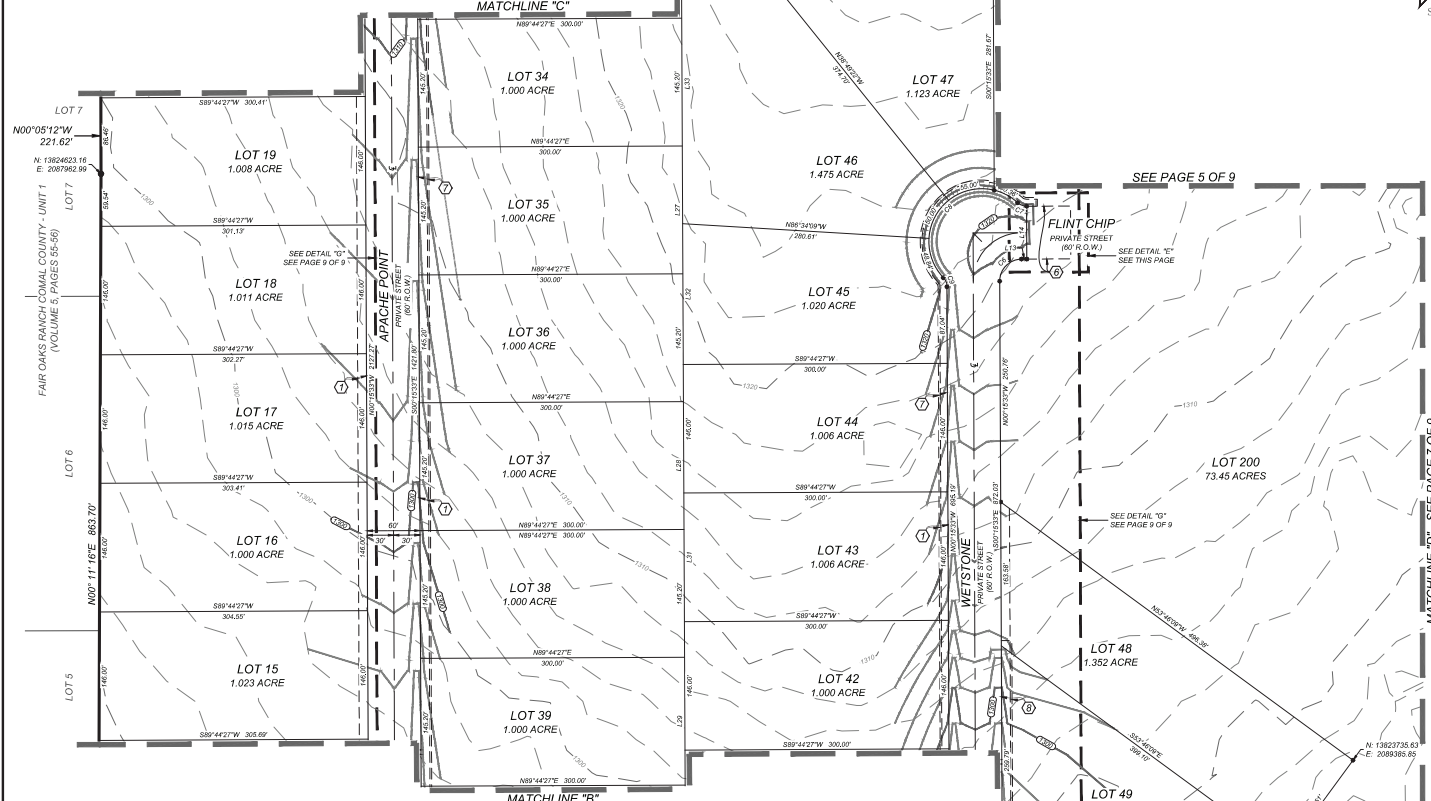


SCALE: 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers Engineering & Design
SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
PHONE: 210-979-8444
COLLIERS ENGINEERING & DESIGN, INC.
TSP# F0146-11-16029 TSP#LS F0146-11-16030

www.colliersengineering.com

DATE OF PREPARATION: August 28, 2024



- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
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 - 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. (0.0881 OF AN ACRE PERMEABLE))
 - 7' DRAINAGE EASEMENT
 - 12' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV 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.
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.

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NOTARY PUBLIC COMAL COUNTY, TEXAS

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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.

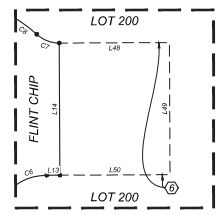
LICENSED PROFESSIONAL ENGINEER

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 IS NOT A PROFESSIONAL OPINION. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.



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

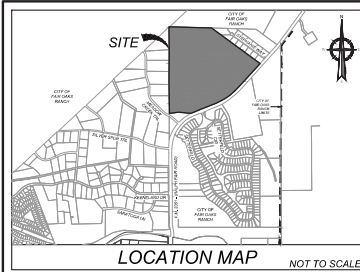
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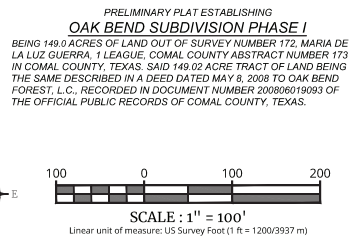
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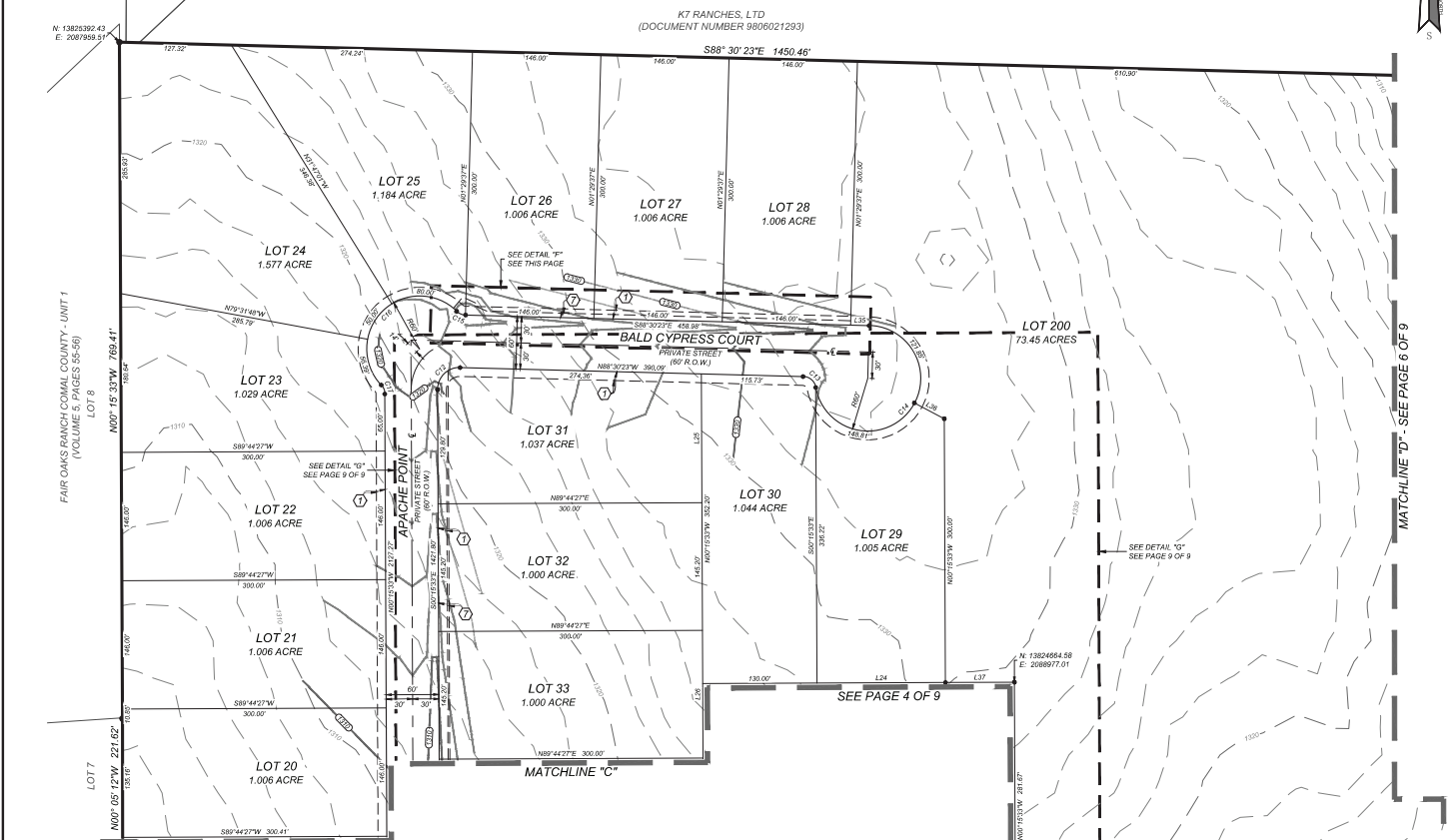
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San Antonio, TX 78231
PHONE: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TSP# F0016-11-0029 TSP#S F0016-11-0029

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

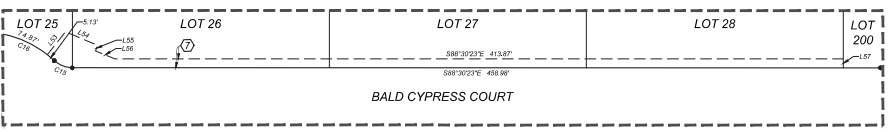
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
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
1011 FREDERICKS BLVD. SUITE 1000
SAN ANTONIO, TEXAS 78204
PHONE: 210-725-7447 TOLLFREE: 1-800-452-5555

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:**
- 1' 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 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.

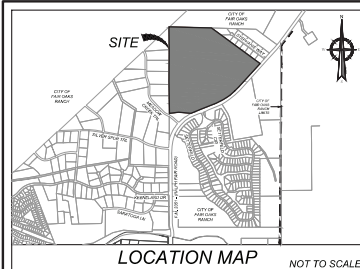
DATED THIS _____ DAY OF _____, A.D. 20__.

BY: _____ MAYOR

BY: _____ SECRETARY

Exhibit D

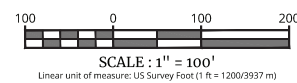
Item #12.



- 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 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.

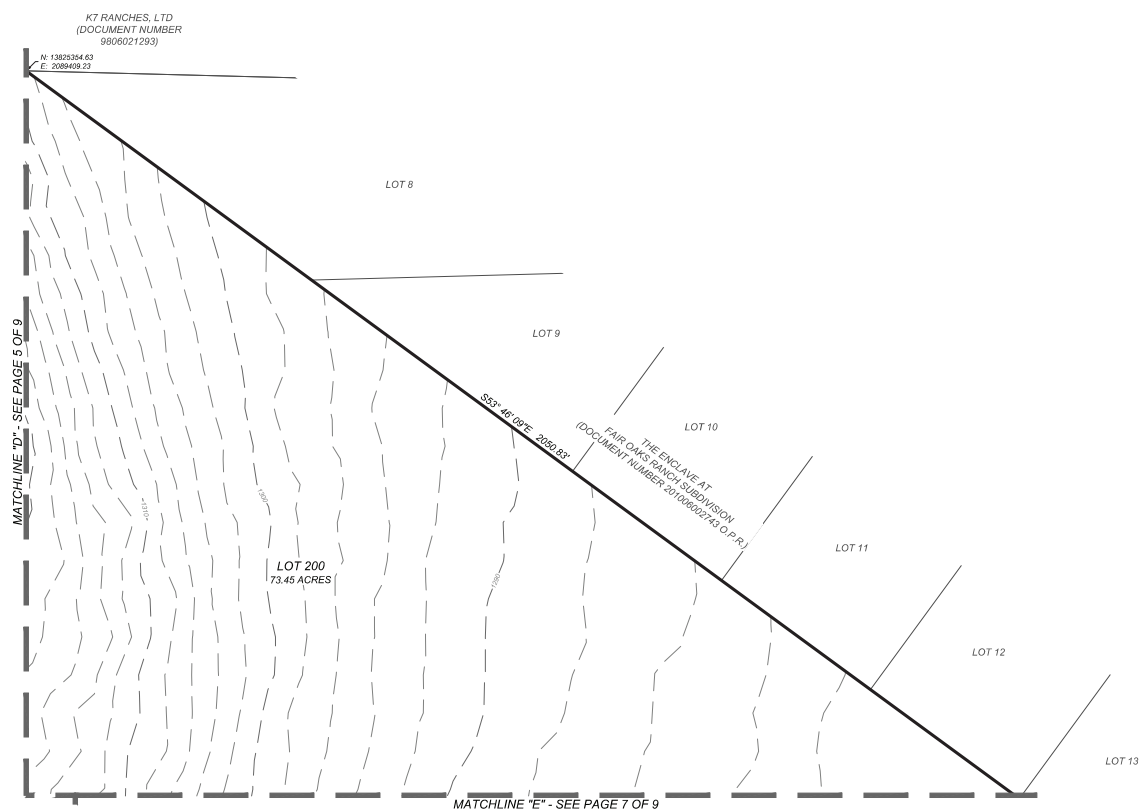
- LEGEND:**
- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROOF CORNER"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - ⊥ = CENTERLINE
 - L.F. = LINEAR FEET
 - 10'— = EXISTING CONTOURS
 - 50'— = 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)
 - 25' 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# F0014-11-0029 TSP#S F0014-10194550

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
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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.

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:

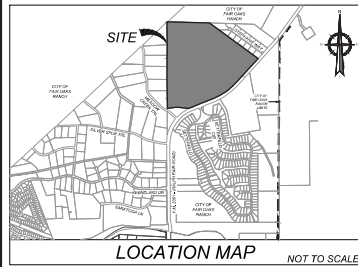
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
1001 FORT BRASS, SUITE 1000
DALLAS, TEXAS 75201
PHONE: 214-752-4400 FAX: 214-752-4401
WWW.TBPLS.TX.GOV

RESIDENTIAL LOTS = 55

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

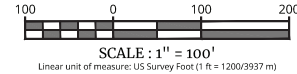
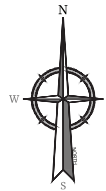
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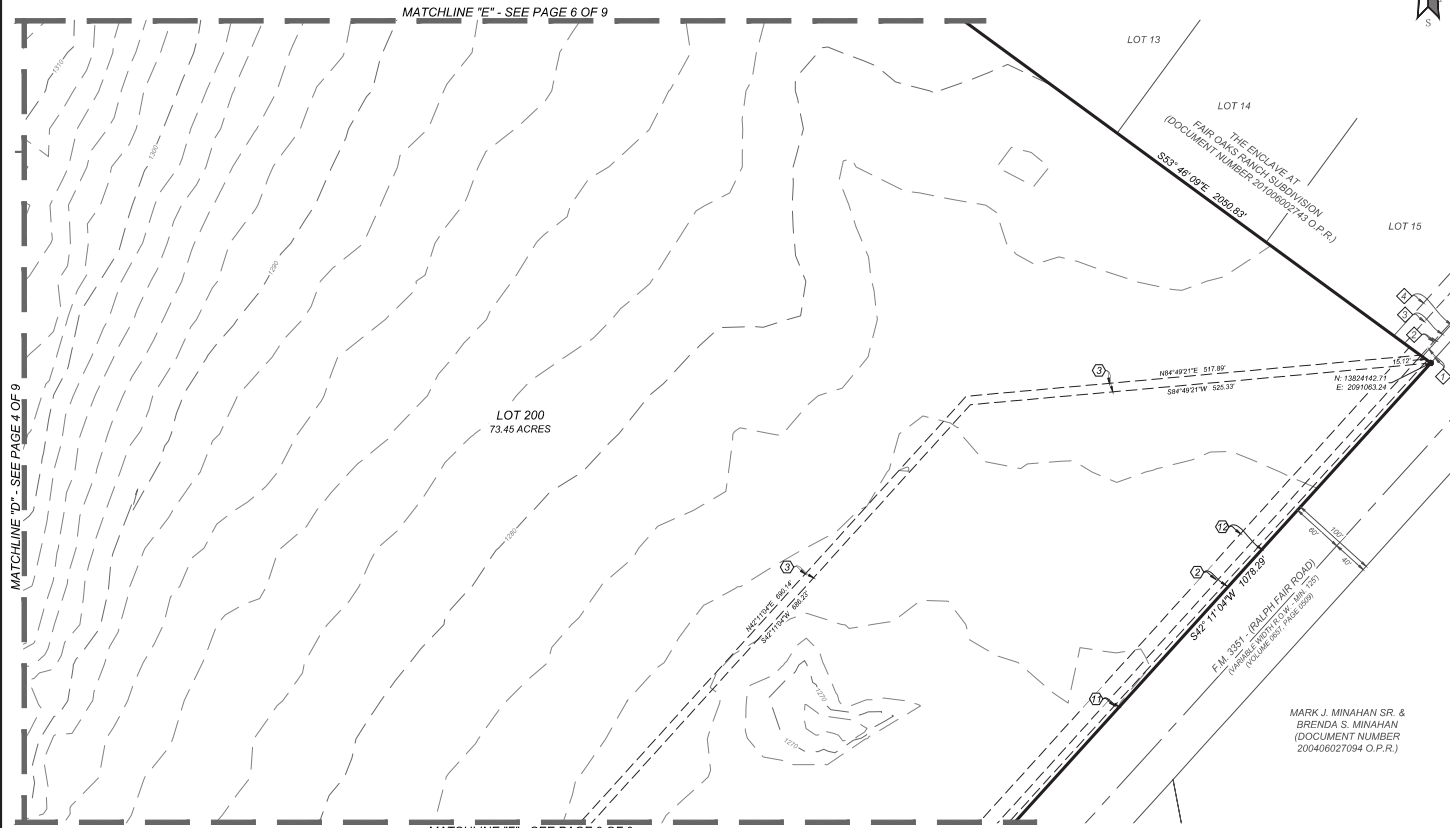
- LEGEND:**
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 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
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SAN ANTONIO
 3421 Paesanos Parkway
 San Antonio, TX 78231
 Phone: 210.979.8444
 COLLIER ENGINEERING & DESIGN, INC.
 TSPE Permit: 12-14929 TSPLS Permit: 10194550

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. 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 APPLIED 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

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 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

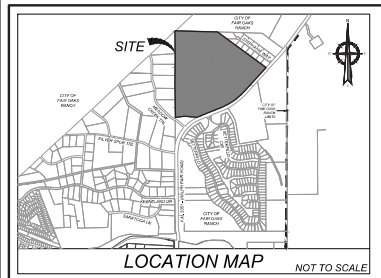
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED FROM THIS SURVEYOR SHOULD BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, 1101 FORT WORTH AVENUE, FORT WORTH, TEXAS 76102. THE BOARD'S WEBSITE IS WWW.TBPLS.COM. ANY QUESTIONS REGARDING THIS PLAT SHOULD BE DIRECTED TO THE SURVEYOR.

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

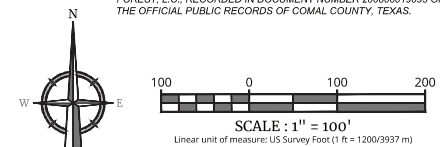
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 - O.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
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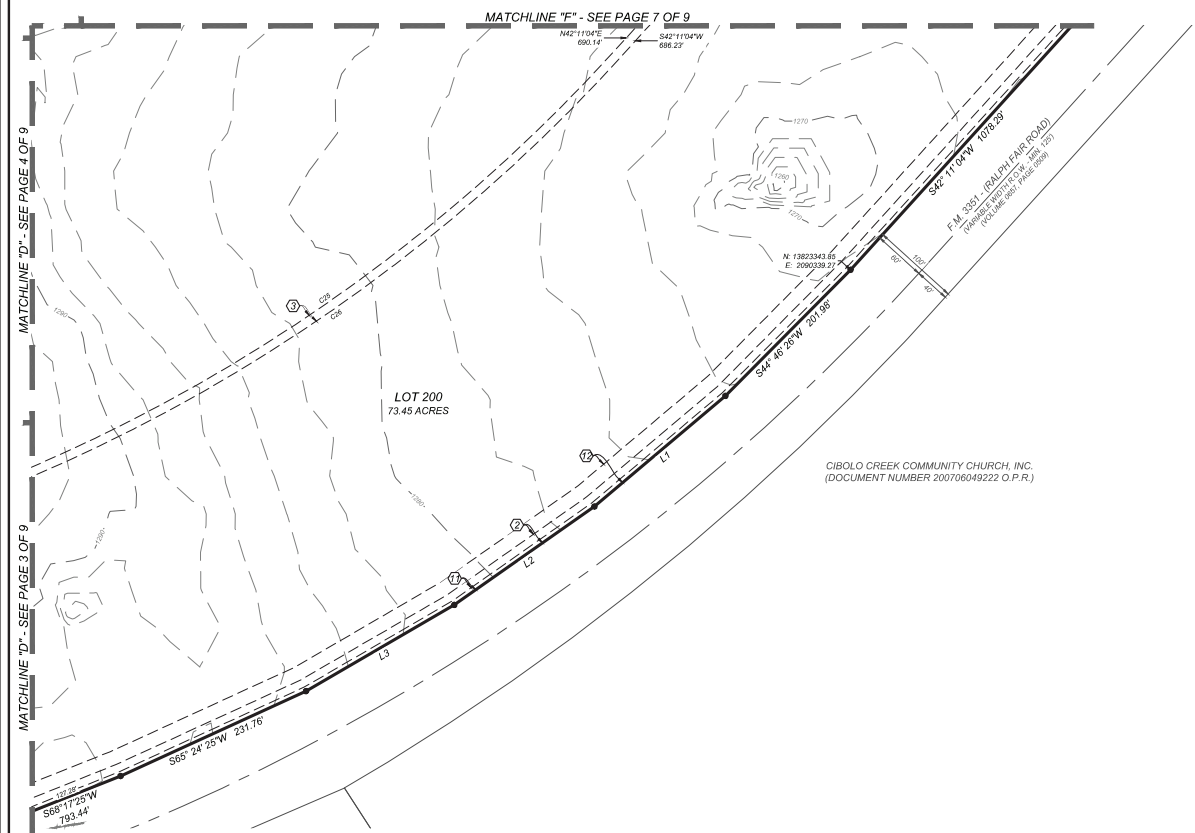
Colliers
Engineering & Design

SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TSP# F0146-11-16029 TSP#S F0146-10194550

www.colliersengineering.com

DATE OF PREPARATION: August 28, 2024

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



- 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 H. 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 H. 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
R&W 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
CAN BE FILED WITH THE BOARD OF PROFESSIONAL LAND SURVEYING
1001 FREDERICKS BLVD, SUITE 1000
SAN ANTONIO, TEXAS 78204
PHONE: 210-979-8444 FAX: 210-979-8441

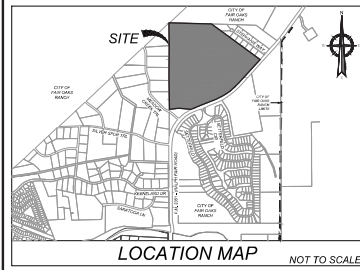
RESIDENTIAL LOTS = 55

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

Exhibit D

Item #12.



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 ACCESS 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 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 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 DOWED 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:

- 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
- 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)
- 10' VEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
- 25' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AERA EASEMENT (DOCUMENT NUMBER 20100602743)
- 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

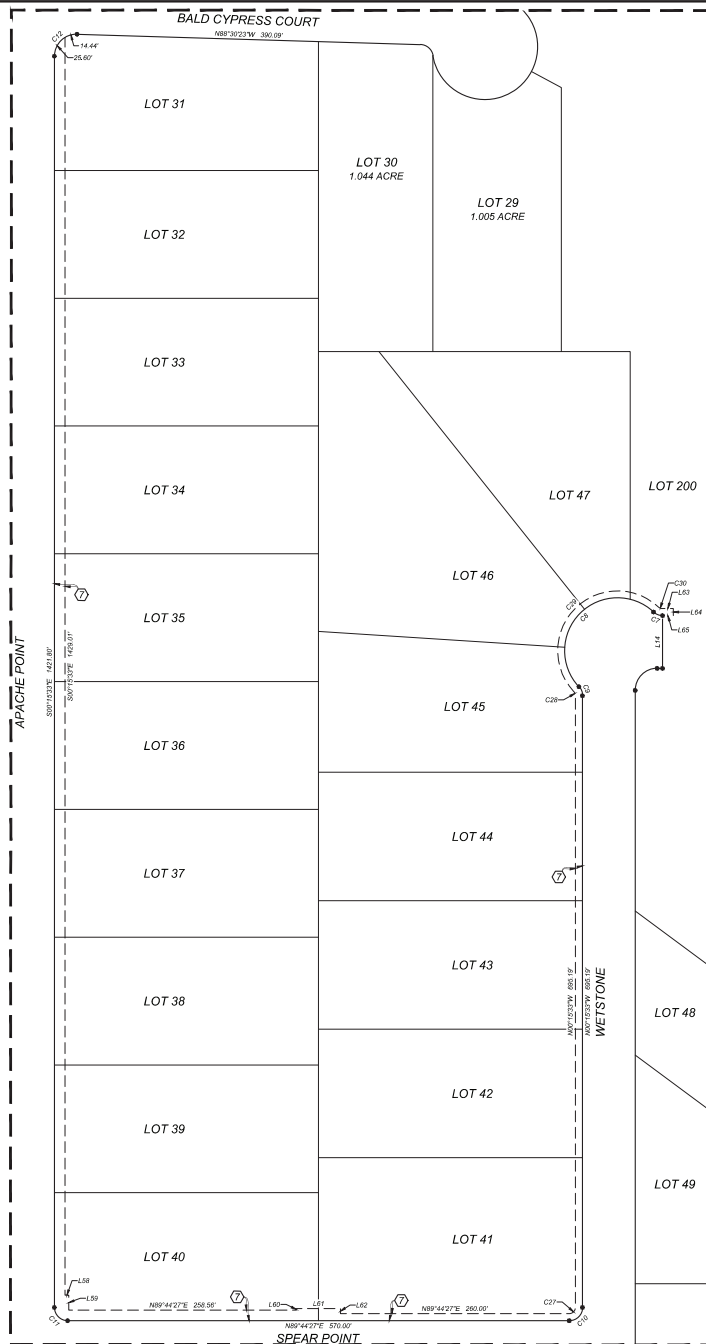
STATE OF TEXAS
COUNTY OF BEXAR

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TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
R/W 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
CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
1111 FORTGRESS ST. SUITE 1000, DALLAS, TEXAS 75201
PHONE: 214-752-4477 FAX: 214-752-4478 EMAIL: AMPL@TBPESLBS.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.



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 TO PLATTED STREET R.O.W. (0.2016 OF AN ACRE PERMEABLE)
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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

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, DEDICATES 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 780466 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

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



John B. Luce 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. Vazant 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.

NOTARIES PUBLIC IN AND FOR THE STATE OF TEXAS

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) 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.

OAK BEND FOREST, L.C. DBA - OAK BEND ESTATES, L.C. OWNER/DEVELOPER

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

STATE OF TEXAS) COUNTY OF BEXAR)

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NOTARIES PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS) COUNTY OF BEXAR)

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NOTARIES PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS) COUNTY OF BEXAR)

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NOTARIES PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS) COUNTY OF BEXAR)

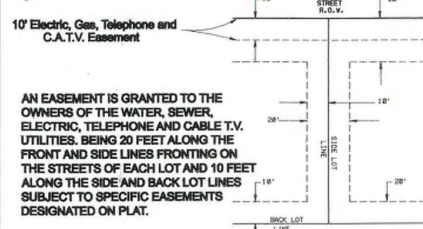
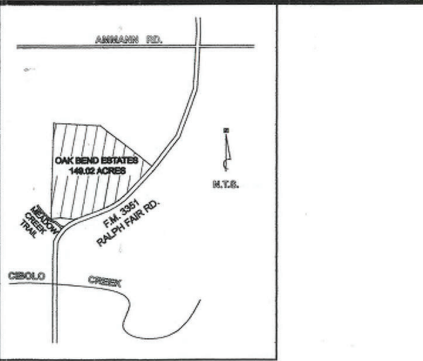
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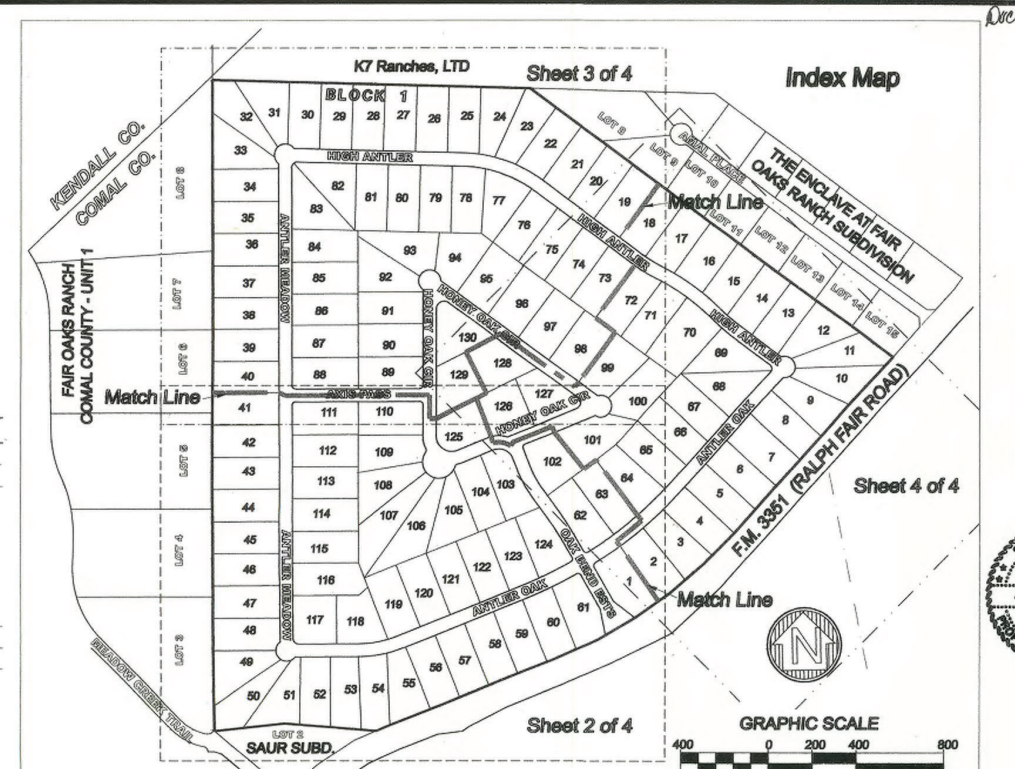
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NOTARIES PUBLIC IN AND FOR THE STATE OF TEXAS



CURVE TABLE with columns: NUMBER, RADIOS, DELTA ANGLE, ARC LENGTH, CHORD LENGTH, TANGENT LENGTH, OFFSET. Includes data for curves 01 through 04.

STREET DESIGN, DRAINAGE DESIGN AND LOT DESIGN PREPARED BY JOHN LUCE CIVIL ENGINEERING CONSULTANT. Includes contact information for ACS INCORPORATED, Land Surveying and Land Planning.



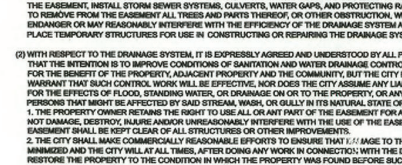
CITY PUBLIC SERVICE BOARD UTILITY EASEMENTS: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on the plat as "Electric Easement", "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, cables, conduits, conductors 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.

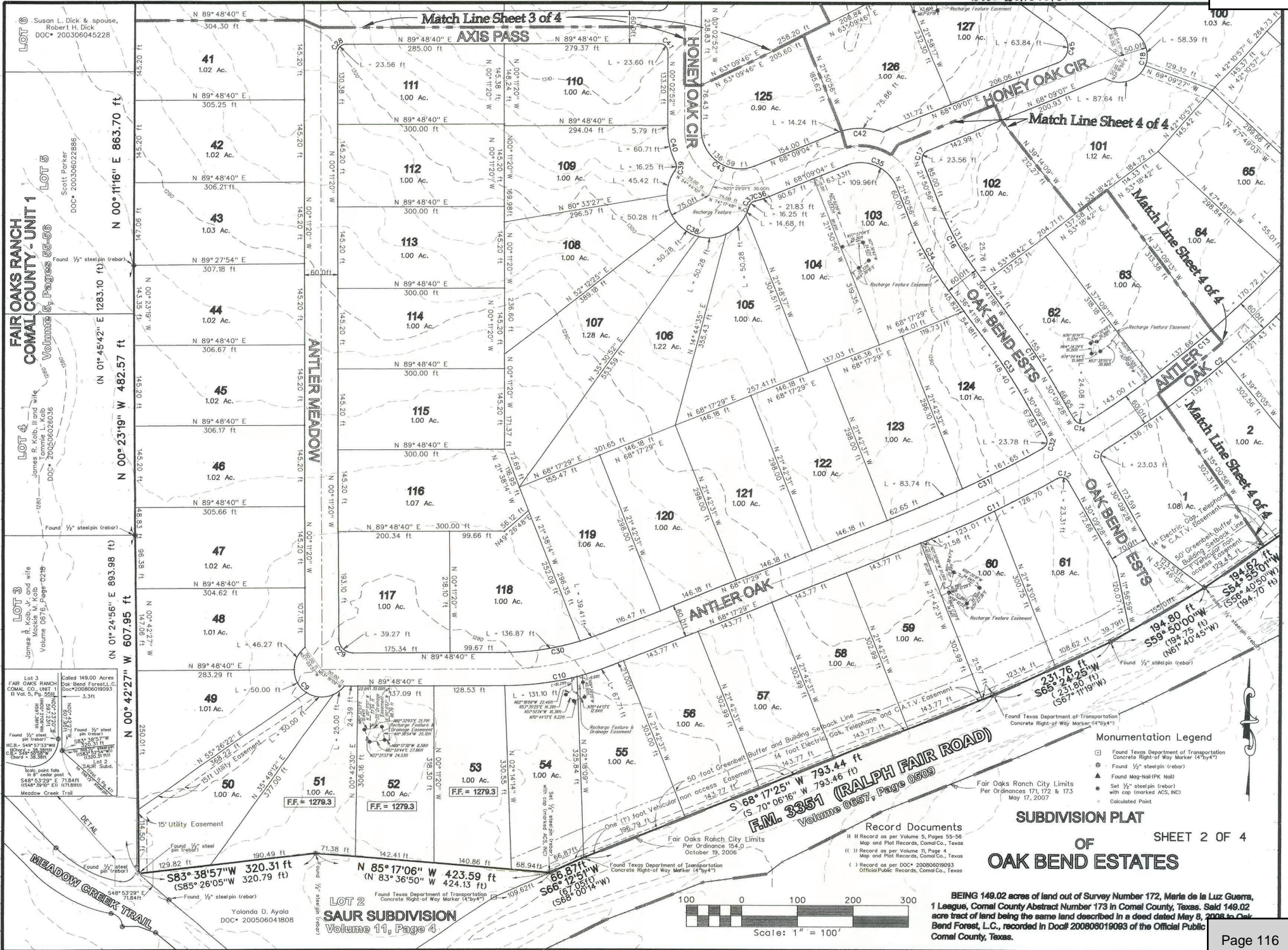
UTILITY EASEMENTS: A. UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES"). B. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND TO OR 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. C. 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. D. THE UTILITY SHALL MAKE COMMERCIALLY 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 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. E. THE MAINTENANCE OF TREES, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER. F. "GATES OR EASEMENTS" (1) DOUBLE SWING GATES SHALL BE 10 FT. AND INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS. G. "OBSTRUCTION OF DRAINAGE" (1) ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS. H. "UTILITY EASEMENTS" (1) AN EASEMENT IS GRANTED TO ALL UTILITIES COVERING ALL LOTS SHOWN HEREIN. I. "ACCURACY OF COORDINATES" (1) THE COORDINATES 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. 1288.14) JOHN B. LUCE, ENGINEER (J. LUCE, L.L.C.) & MICHAEL J. HARRIS, SURVEYOR DO NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL PHOTOGRAPHY. J. "BASIS OF BEARING" (1) GROUND BEARINGS S.P.C. (4204 T&O, C) OPUS SOLUTION AT LOC. 294930, 194077 North, LUCE 993705, 707897 West derived from G.P.S. observation between October 14, 2009 - 10/20/09. UTM ZONE 18Q, DATUM: NAD83, DATUM OFFSET: 0. K. "MONUMENTATION" POINTS FOUND AND/OR SET ARE DEPICTED ON SHEET 2 OF 4; SHEET 3 OF 4 & SHEET 4 OF 4. L. "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 = 0.9999620000. M. "EXISTING WATER WELLS" ALL EXISTING WATER WELLS (NO. 1 - 4) TO BE PLOTTED BY T.C.E.C. CERTIFIED DRILLER.

Subdivision Summary Establishing 130 Lots & 11845 Linear Feet of Road

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 CRATE AND/OR DREDGE A STREAM COURSE, HETTEL, 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; ON 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 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 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 COMMERCIALLY REASONABLE EFFORTS TO INSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE TO 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'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.



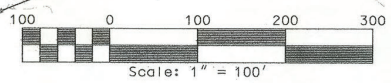
NOTARIES PUBLIC IN AND FOR THE STATE OF TEXAS. Includes notary seal for Michael J. Harris, Notary Public, State of Texas, Commission Expires 05/20/2015.



- 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, INCI)
 - 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 OF OAK BEND ESTATES

SHEET 2 OF 4

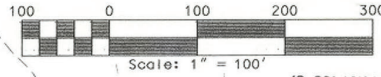
BEING 149.02 acres of land out of Survey Number 172, Marie de la Luz Guerra, 1 League, Comal County Abstract Number 173 in Comal County, Texas. Said 149.02 acre tract of land being the same land described in a deed dated May 8, 2008 to Oak Bend Forest, L.C., recorded in Doc# 200808019083 of the Official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

SUBDIVISION PLAT OF OAK BEND ESTATES

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 (bar)
Found Mag nail (PK) with cap
Found 1/2" steel pin (bar) with cap (marked ACS, INC)
Calculated Point



K7 Ranches, LTD
DOC# 9806021293

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

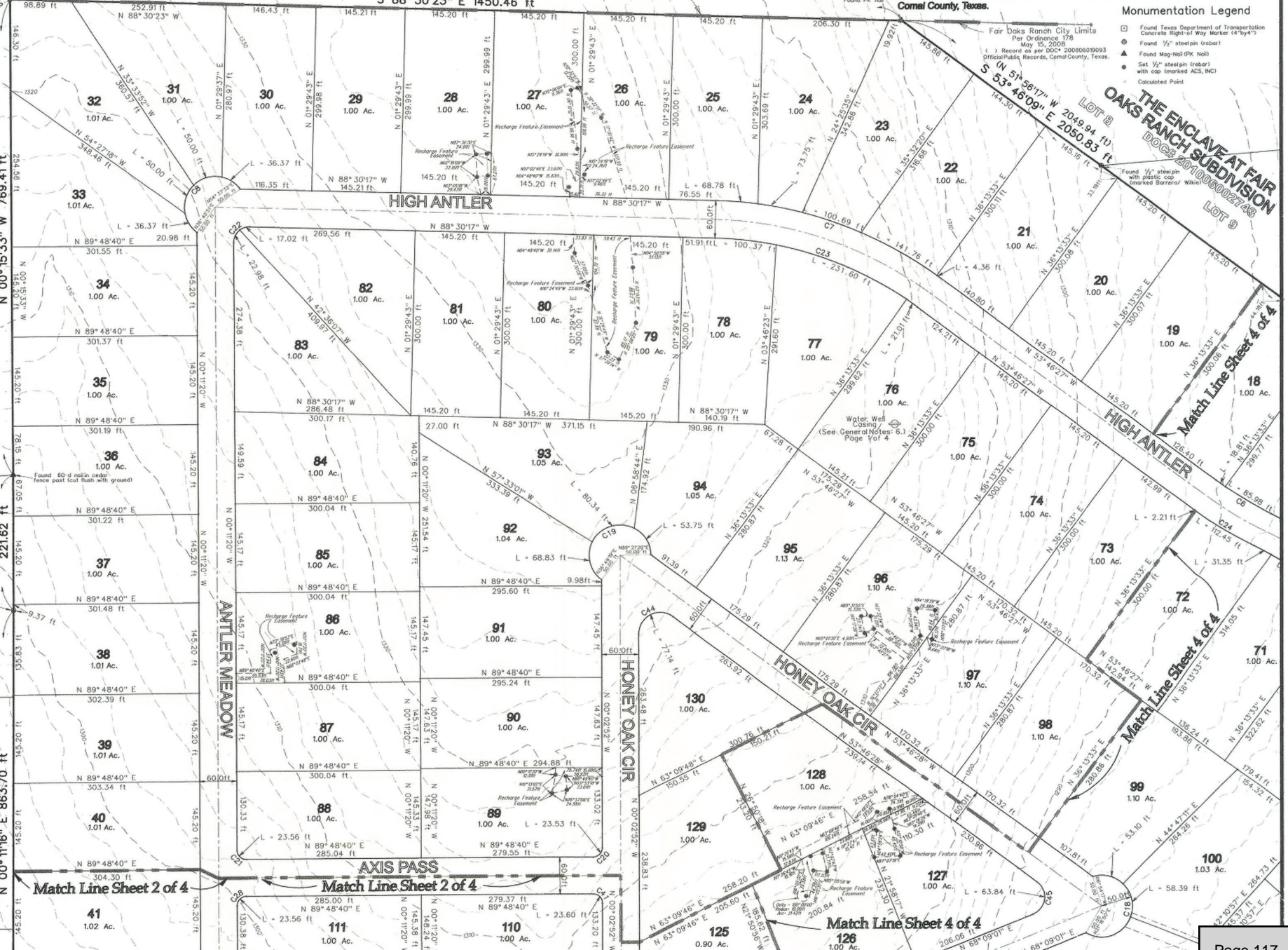
(S 86° 42' 28" E 1451.97 ft)
S 88° 30' 23" E 1450.46 ft

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 Heitzence Family Trust
Steven and Corina Heitzence, Trustees
DOC# 200706042822
Found 1/2" steel pin (bar)

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



THE ENCLAVE AT FAIR OAKS RANCH SUBDIVISION
Doc# 20110602748
LOT 9
Match Line Sheet 4 of 4

Match Line Sheet 4 of 4

Match Line Sheet 4 of 4

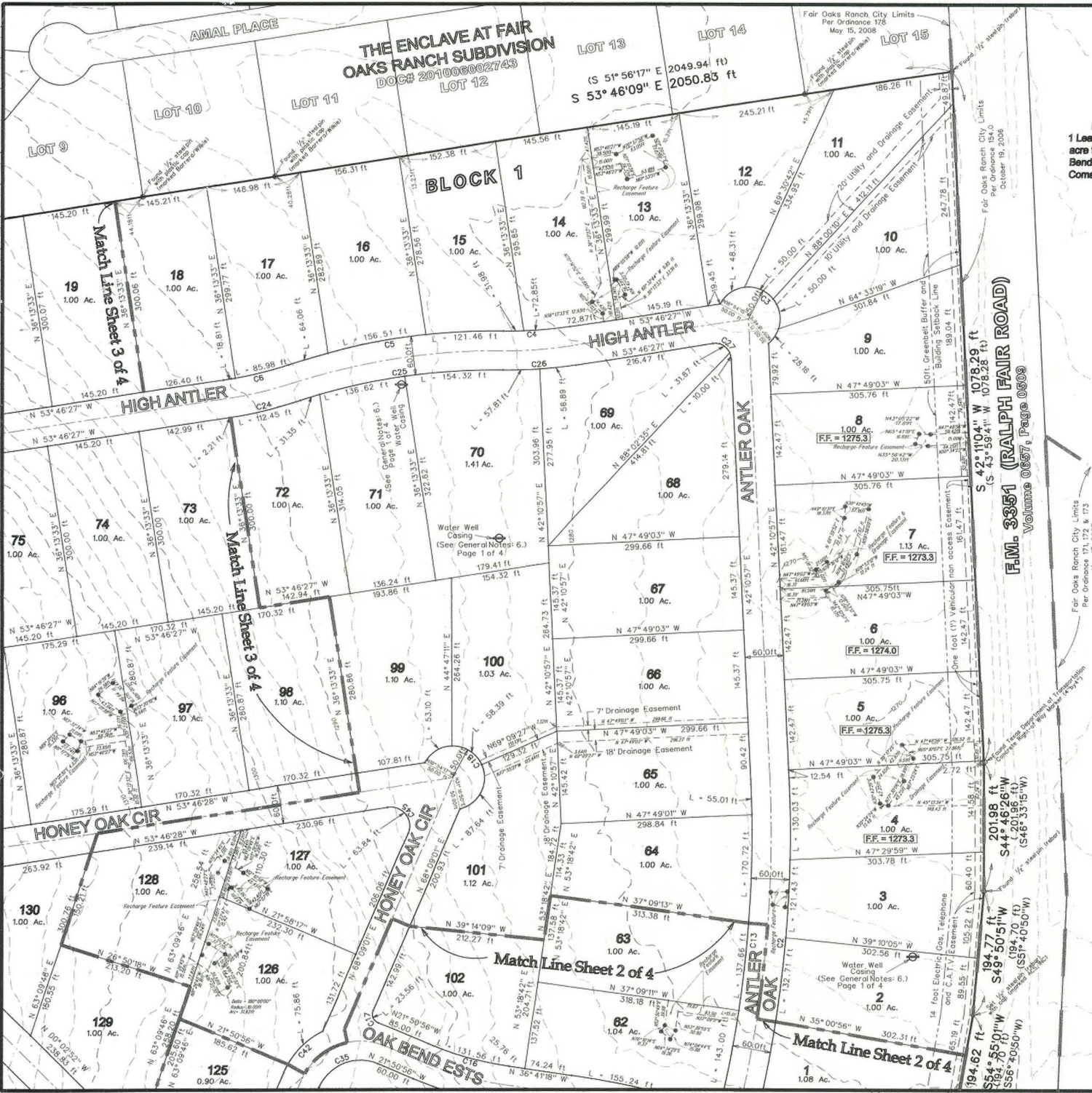
Match Line Sheet 4 of 4

Match Line Sheet 2 of 4

Match Line Sheet 2 of 4

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.

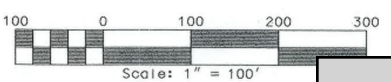


Curve Table

Table with 7 columns: NUMBER, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD DIRECTION, CHORD LENGTH, TANGENT. Contains 45 rows of curve data for the subdivision.

Monumentation Legend

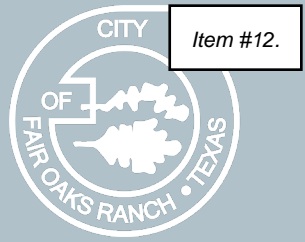
- Found Texas Department of Transportation Concrete Right-of-Way Marker (4"x4")
Found 1/2" steel pin (brown)
Found May-Hall (PK. Nail)
Set 1/2" steel pin (brown) with cap (marked ACS, INCI)
Calculated Point



City Council

Oak Bend Subdivision Phase I

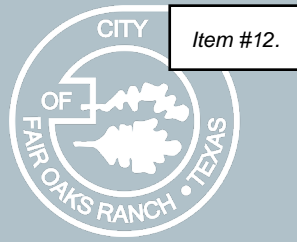
Preliminary Plat



October 03, 2024

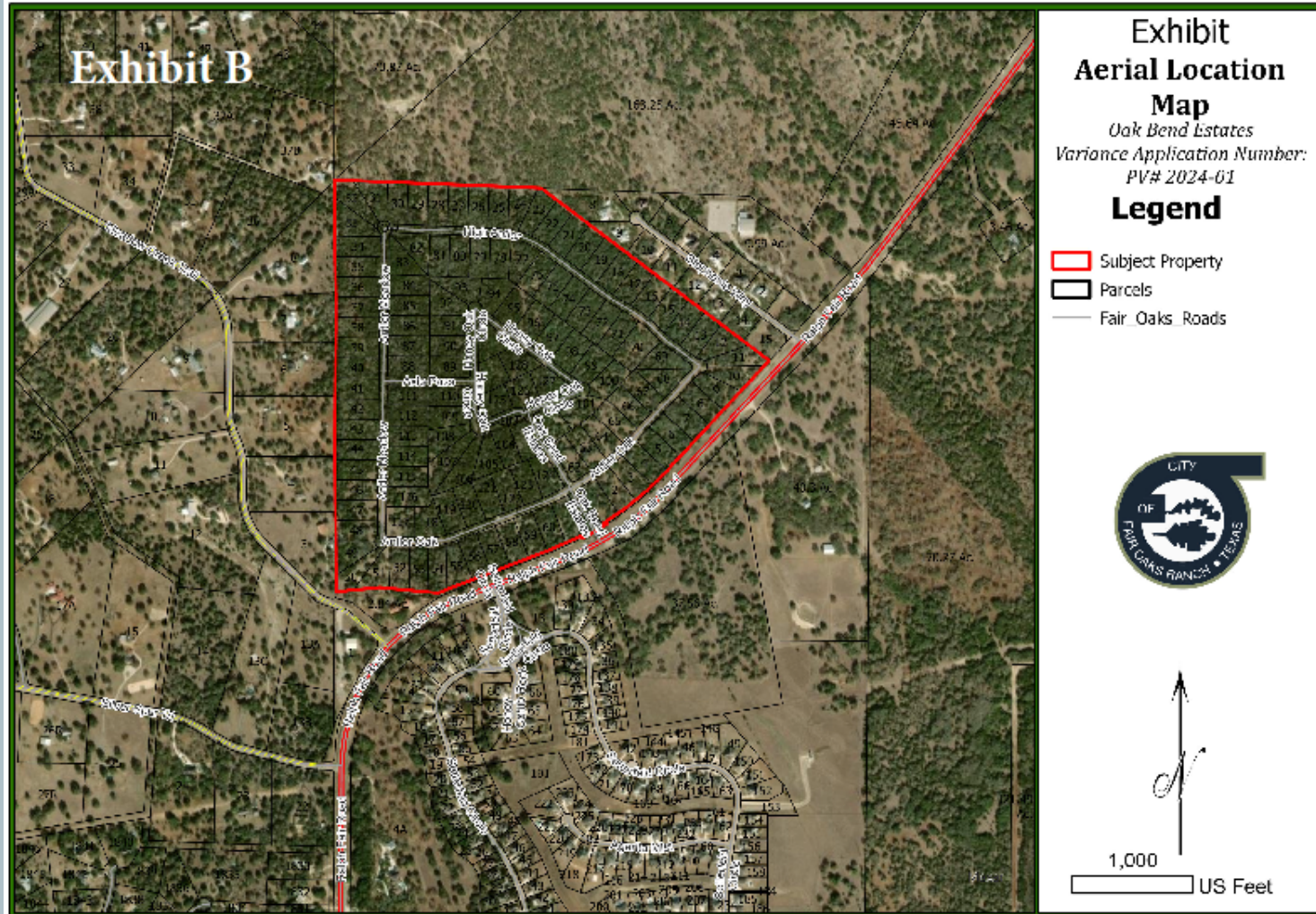
Grant Watanabe, P.E., CFM
Public Works Director

Introduction



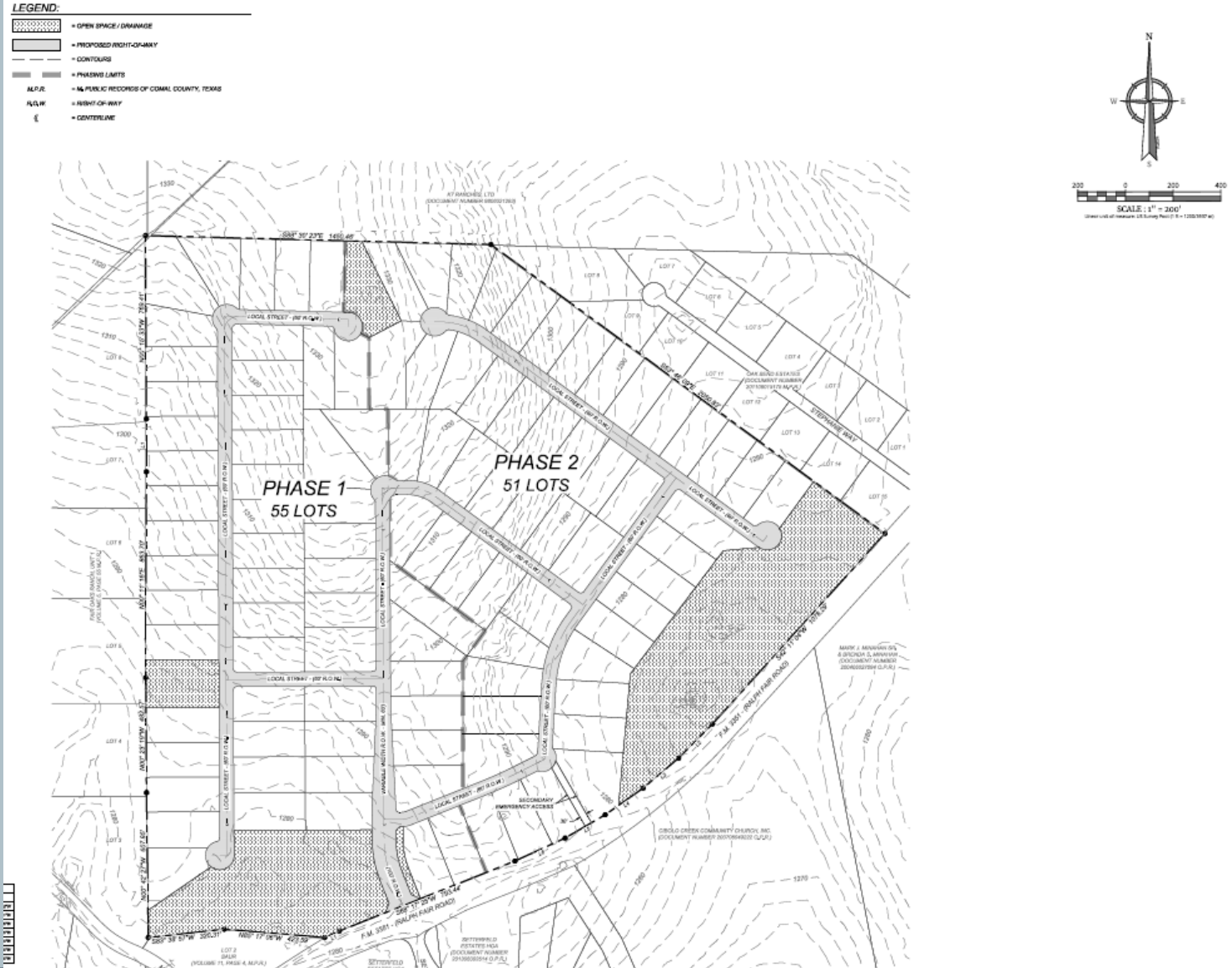
- Generally located north of the intersection of Ralph Fair Road and Honeycomb Rock, City of Fair Oaks Ranch, Texas.
- Approximately 149 acres to be developed in two phases
- Property is zoned Neighborhood Residential (minimum one-acre lots)
- Amended Water Supply Agreement allows for up to 110 residential lots.
- Development vested under Chapter 10 Subdivision Regulations which was in effect at the time the development started.

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 uncollected 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.

Master Plan

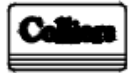


Preliminary Plat



**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

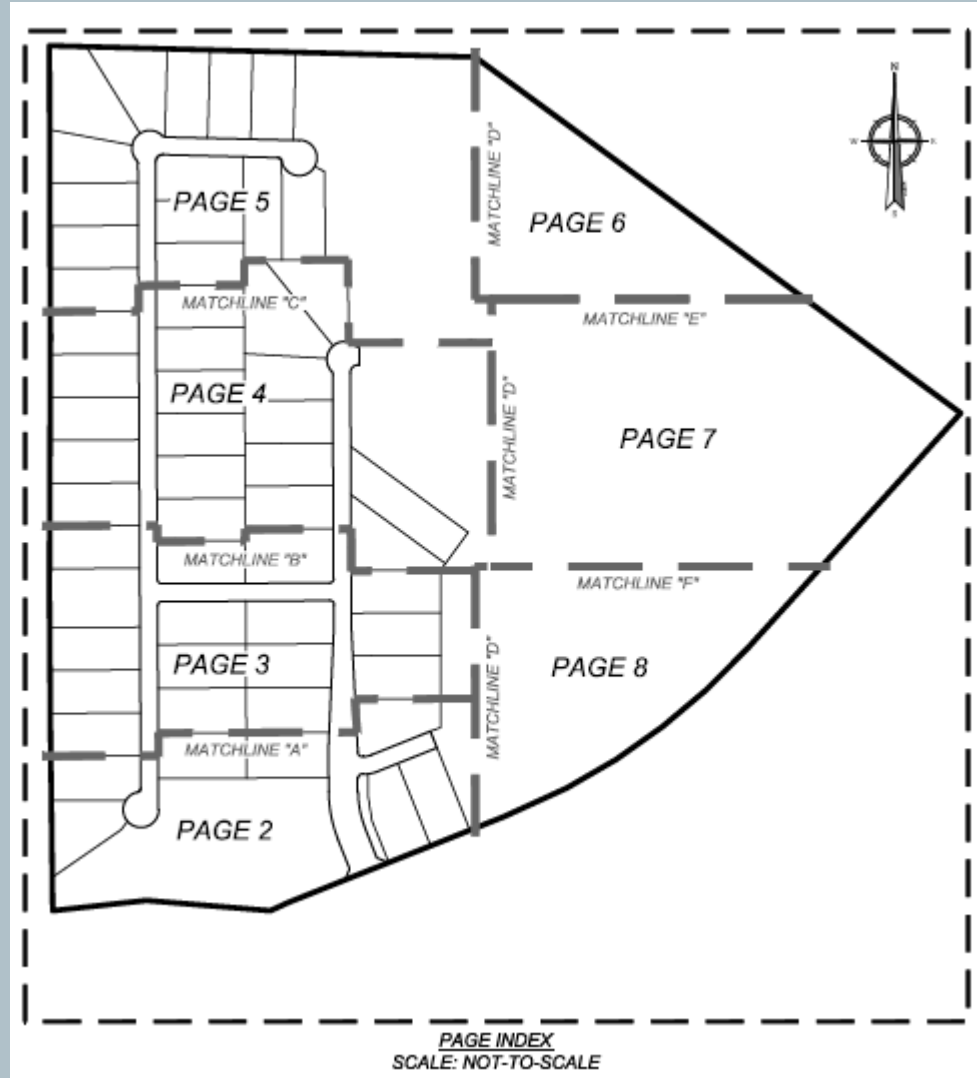
San Antonio, TX 78231

Phone: 210.979.8444

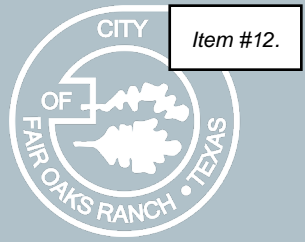
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: August 28, 2024

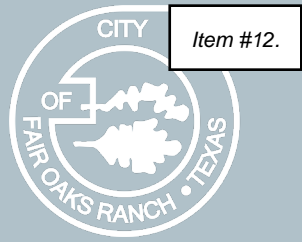


Preliminary Plat Summary



- Oak Bend Subdivision Phase I Preliminary Plat establishes 55 single-family residential lots, three drainage reserves, and five private streets.
- Street access to the subdivision will be provided from Ralph Fair Road. A secondary emergency access will also be established.
- Approximately nine acres of open space, including preservation of karst features within reserve areas
- All residential lots meet the minimum one-acre lot size.
- Variance (PV-2024-01) requested for thirty-eight (38) lots that do not meet the minimum lot frontage of 150 feet.
- If approved, existing recorded plat to be vacated.

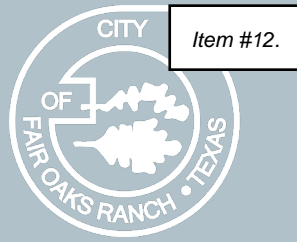
Recommended Motion



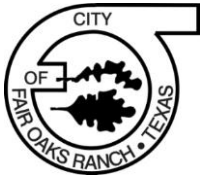
I move to approve the Preliminary Plat for Oak Bend Subdivision Phase I with the following conditions:

1. The approved variance (PV-2024-01) shall apply to only the thirty-eight (38) lots that do not meet the 150-foot street frontage requirement as presented.
2. Applicant to confirm that the proposed development complies with all applicable sections of the Chapter 10 Subdivision Regulations.
3. Applicant to 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.
4. Applicant to 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



5. Applicant to 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.
6. Applicant to add a plat note stating approval of this plat vacates the approved and recorded Oak Bend Estates Plat.



**CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS**

AGENDA TOPIC: Consideration and possible action approving 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: October 3, 2024

DEPARTMENT: Public Works – Engineering Services

PRESENTED BY: Grant Watanabe, P.E., CFM, Director of Public Works and 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 last 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 Unit 2B generally located northwest of the intersection of Rolling Acres Trail and Ammann Road. The subdivision is zoned Existing Residential 2.

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 feet 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 City Council may:

1. Approve or deny the variance request.
2. Table the variance request if it is determined that additional information from the applicant is warranted.

On September 12, 2024, the Planning and Zoning Commission conducted a public hearing to receive public testimony on the variance. No resident spoke in support or against the proposed variance and no written testimony has been received. The commission approved a recommendation to City Council in support of the proposed variance.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Staff recommends the City Council consider the following regarding this request:

1. The minimum street frontages of 108.13 feet, 111.85 feet, and 116.90 feet for lots 219, 220, and 221, respectively.

2. The three (3) lots will have similar lot area to other lots in the subdivision and meets 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.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to approve 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, with street frontages of 108.13 feet, 111.85 feet, and 116.90 feet as presented.



**CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS**

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

DATE: October 3, 2024

DEPARTMENT: Public Works – Engineering Services

PRESENTED BY: Grant Watanabe, P.E., CFM, Director of Public Works and Engineering Services

INTRODUCTION/BACKGROUND:

The Stone Creek Ranch subdivision is generally located northwest of the intersection of Rolling Acres Trail and Ammann Road. 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 property is zoned Existing Residential 2 (ER2) which requires lot sizes between 0.3 and 1.3 acres. In addition, the Unit 2B preliminary plat creates 12 residential lots which will be served by public water and private septic which requires a minimum lot size of one acre and minimum street frontage of 150 feet. All 12 proposed lots are greater than one acre, but three do not meet the minimum 150-foot street frontage requirement unless a variance is approved. Street access to the property is provided from Ranch Heights. All other development requirements under the Chapter 10 Subdivision Regulations have been met.

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.

On September 12, 2024, the Planning and Zoning Commission conducted a public hearing to receive public testimony on the requested variance. No residents spoke in support or against the proposed variance and no written testimony has been received. The Commission approved a recommendation to City Council in support of the proposed variance. The Commission also approved a recommendation in support of the preliminary plat.

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:

If the variance (PV-2024-02) is approved, staff recommends approval of the Preliminary Plat with conditions.

If the variance (PV-2024-02) is denied, staff recommends denial of the preliminary plat since three residential lots do not meet the minimum street frontage requirement.

Proposed Motion:

I move to approve the Preliminary Plat for Stone Creek Ranch Unit 2B with the following conditions:

1. The approved variance (PV-2024-02) shall apply only to the three lots that do not meet the 150-foot street frontage requirement as presented.
2. Applicant to verify that the increased runoff resulting from the proposed development will not have an adverse impact on other properties or drainage systems.

STAFF REPORT

To: City Council
From: Public Works – Engineering Services
Date: October 03, 2024
Re: Preliminary Plat application from Green Land Ventures LTD for Stone Creek Ranch Unit 2B proposing 12 single-family residential lots

SUMMARY:

The 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) which requires lot sizes between 0.3 and 1.3 acres. The Unit 2B preliminary plat creates 12 residential lots which will be served by public water and private septic which requires a minimum lot size of one acre and minimum street frontage of 150 feet. All 12 proposed lots are greater than one acre, but three do not meet the minimum 150-foot street frontage requirement unless a variance is approved. All other development requirements under the Chapter 10 Subdivision Regulations have been met.

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.

On September 12, 2024, the Planning and Zoning Commission conducted a public hearing to receive public testimony on the variance. No residents spoke in support or opposition to the proposed variance and no written testimony was received. The commission approved a recommendation to City Council in support of the proposed variance and the preliminary plat.

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:

Compliance with all relevant sections of the Chapter 10 Subdivision Regulations and UDC.

STAFF RECOMMENDATION:

If the variance (PV-2024-02) is approved, staff recommends approval of the Preliminary Plat with the following condition:

1. Applicant to verify that the increased runoff resulting from the proposed development will not have an adverse impact on other properties or drainage systems.

If the variance (PV-2024-02) is denied, staff recommends denial of the preliminary plat since three residential lots do not meet the minimum street frontage requirement.

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 #14.

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

Legend

-  Subject Property
-  Parcels
-  Fair_Oaks_Roads

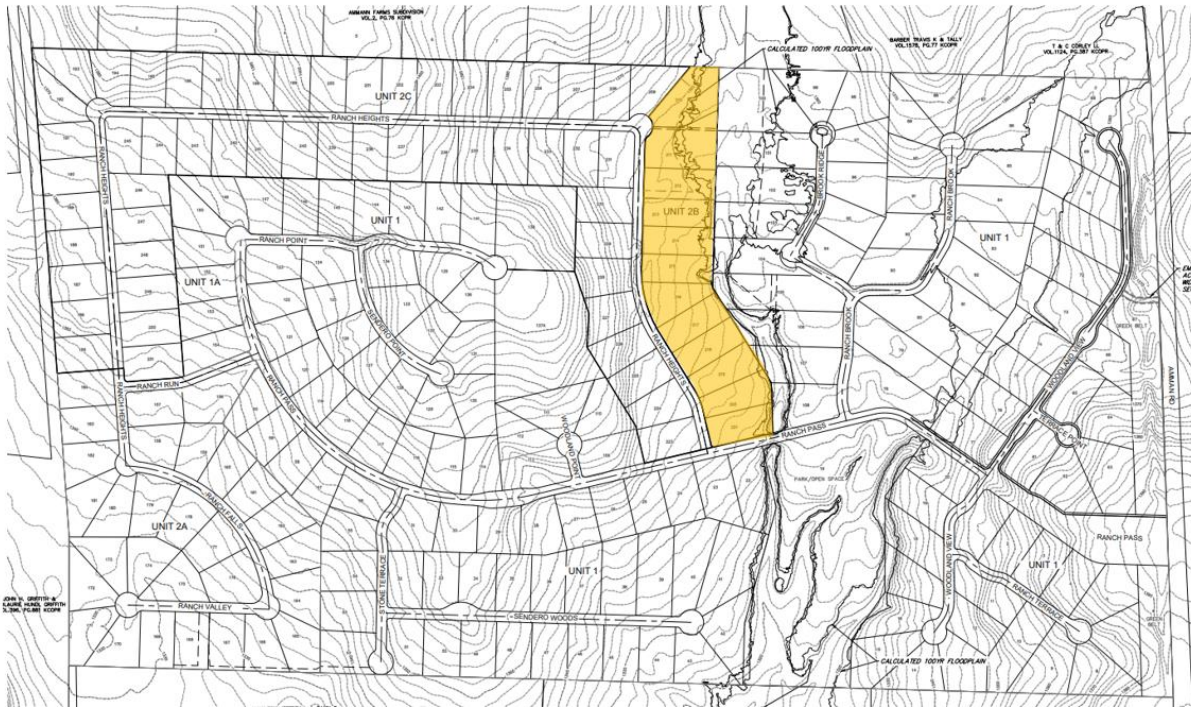


1,000 US Feet



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 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. 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 - Stone Creek Ranch Master Plan

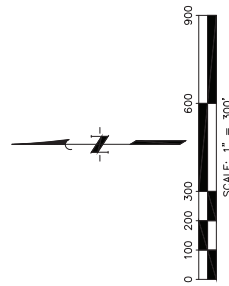


PRELIMINARY PLAT ESTABLISHING STONE CREEK RANCH UNIT 2B

BEING A TOTAL OF 13.671 ACRES OF LAND OUT OF THE W.M. D. LUKS SURVEY NO. 211, CONTAINING A PORTION OF KENDALL COUNTY, TEXAS, CONTAINING A PORTION OF THAT CERTAIN CALLED 357.54 ACRE TRACT DESCRIBED IN RECORDED VOLUME LOGS, 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, AND OTHER ENGINEERED DEVICES.



STATE OF TEXAS COUNTY OF KENDALL THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly AUTHORIZED AGENT, HAS CAUSED THIS PLAT TO BE PREPARED AND APPROVED BY AN ENGINEER AND A LICENSED PROFESSIONAL LAND SURVEYOR AND HAS CAUSED THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, TEXAS, AND HAS CAUSED THE SAME TO BE PRINTED AND SIGNED BY HIMSELF OR HIS AGENT AND TO BE SIGNED BY HIMSELF OR HIS AGENT AND TO BE SIGNED BY HIMSELF OR HIS AGENT AND TO BE SIGNED BY HIMSELF OR HIS AGENT...

OWNER/DEVELOPER: GREY LAND VENTURES, LTD 138 OLD SAN ANTONIO RD, SUITE 206 BOJONE, TEXAS 78006

NOTARY PUBLIC, KENDALL COUNTY, TEXAS

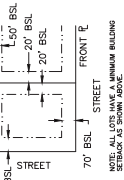
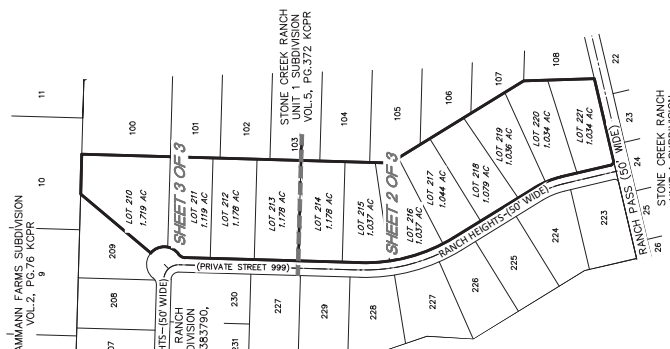
THIS PLAT OF STONE CREEK RANCH UNIT 2B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF COUNTY ENGINEERS WHO HAS GRANTED APPROVAL HEREBY BY APPROVAL OF SUCH COUNCIL, DATED THIS _____ DAY OF _____, A.D. 20____.

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

Item #14.

DRAINAGE NOTES: 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, PAROLLING, OPERATION, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM, THE RIGHT OF CHANGE STREAM, CURBETS, WATER GAPS, AND PROTECTING BARS, THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS MAY REASONABLY BE NECESSARY TO MAINTAIN THE DRAINAGE SYSTEM.

- 1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSES WHICH DOES NOT DAMAGE, DESTROY, OR IMPAIR AND UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES...
2. THE UTILITY SHALL MAKE CONSERVATIVE EFFORTS TO MAKE 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 THE 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.



AN EASEMENT IS GRANTED TO THE OWNERS OF THE UTILITIES SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITY USUAL AND CUSTOMARY PRACTICES AND TO BE SIGNED BY HIMSELF OR HIS AGENT AND TO BE SIGNED BY HIMSELF OR HIS AGENT AND TO BE SIGNED BY HIMSELF OR HIS AGENT...

GENERAL NOTES: 1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE BOUNDARIES OF OTHER SUBDIVISIONS SHALL BE SHOWN AS DOTTED LINES...
2. THE OWNERS HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION HAVE BEEN CORNERED WITH PERMANENT AND STABLE MATERIAL PRIOR TO LOT SALES...
3. THE BEARINGS, DISTANCES, ANGLES AND COORDINATES SHOWN HEREON ARE THE TRUE STATE OF THE LOTS LOCATED WITHIN THIS SUBDIVISION AND THE RIGHT TO PLACE TYPICAL STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES...

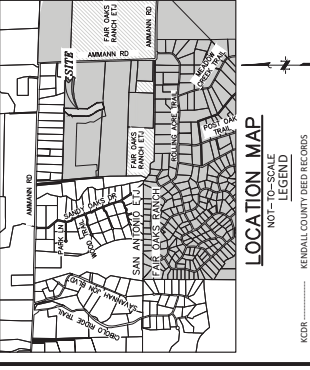
- 4. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). THE PRIVATE STREET (LOT 808) IS AN LCGC DRAINAGE SYSTEM AND UNDERGROUND UTILITY EASEMENT...
5. WATER AND UNDERGROUND UTILITY EASEMENTS ARE SHOWN AS SHADDED AREAS ON THE PLAT WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS...
6. THE UTILITY SHALL MAKE CONSERVATIVE EFFORTS TO MAKE 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 THE WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES...
7. THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

CLEAR VISION EASEMENT NOTES: CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, SIGNAGE, LIGHTS, ETC. THAT ARE HIGHER THAN THREE (3) FEET AND LOWER THAN FOUR (4) FEET ABOVE THE PARAMETER.

- 1. TOTAL OPEN SPACE REQUIRED: 2.43 ACRES

Table with 2 columns: CURVE, RADIUS, ARC LENGTH, CHORD, CHORD BEARING, DELTA ANGLE, TANGENT. Rows C1 through C5.

Table with 2 columns: LINE, BEARING, DISTANCE. Rows L1 through L11.



NOT-TO-SCALE LEGEND: KCDR - KENDALL COUNTY DEED RECORDS, KCCOP - KENDALL COUNTY OFFICIAL PUBLIC RECORDS, KCCPR - KENDALL COUNTY PLAT RECORDS, BBL - BUILDING SETBACK LINE, CVE - CLEAR VISION EASEMENT, EMT - ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT, DE - DRAINAGE EASEMENT, S - CENTER LINE, AC - ACRE, VOL - VOLUME, PG - PAGE, ROW - RIGHT-OF-WAY, V.A.L.E. - VEHICLE NON-ACCESS EASEMENT, PF - PERMANENT FINISHED FLOOR ELEVATION, FG - FINISHING GROUND CONTOUR, FT - FOOTING, LOT - LOT BOUNDARY, FEM (FLOODPLAIN ZONE AT FIRM 483(2)(2)(2)) - 100-YEAR ULTIMATE WATER SURFACE ELEVATION (WSE), UTILITY EASEMENT

UTILITIES, INCLUDING, WITHOUT LIMITATION, POWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL APPURTENANCES HERETO, THE UTILITIES, LATERALS, AND/OR IMPROVEMENTS.

- 1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSES WHICH DOES NOT DAMAGE, DESTROY, OR IMPAIR AND 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 CONSERVATIVE EFFORTS TO MAKE 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 THE 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.

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 10 FEET.

OBSTRUCTIONS OF DRAINAGE ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNIMPURED 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 AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND I AM A MEMBER OF THE PROFESSIONAL LAND SURVEYORS BOARD OF KENDALL COUNTY, TEXAS. I KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS PLANNING AND ZONING DEPARTMENT.

Darren J. McAffee 8/28/2024 LICENSED PROFESSIONAL LAND SURVEYOR DARREN J. MCAFFEE, RE LICENSE NUMBER 12788

COUNTY CLERK OF KENDALL COUNTY, TEXAS HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS FOR THE SUBDIVISION REGULATIONS AND THAT AN ACTUAL SURVEY MADE ON THE GROUND BY QUIDDITY ENGINEERING, INC. IS ON FILE IN MY OFFICE.

REGISTERED PROFESSIONAL LAND SURVEYOR TRACY B. SETH LICENSE NUMBER 6241

STATE OF TEXAS COUNTY OF KENDALL I, 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. _____ IN THE RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. _____

PRELIMINARY PLAT ONLY. THIS PLAT IS PROVIDED FOR INFORMATION ONLY AND SHALL NOT BE RECORDED OR RELEASSED UPON AS A SURVEY DOCUMENT.



PRELIMINARY PLAT ONLY. THIS PLAT IS PROVIDED FOR INFORMATION ONLY AND SHALL NOT BE RECORDED OR RELEASSED UPON AS A SURVEY DOCUMENT.



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



- KCDR KENDALL COUNTY DEED RECORDS
KCDPR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
KCDPR KENDALL COUNTY PLAT RECORDS
KCDPR KENDALL COUNTY DEED PLAT RECORDS
BL BUILDING SETBACK LINE
CVE CLEAR VISION EASEMENT
EMST ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
DE DRAINAGE EASEMENT
(O) OVERALL DIMENSION
CL CENTER LINE
AC ACRE
CB COUNTY BLOCK
VOL VOLUME
PG PAGE
R.O.W. RIGHT-OF-WAY
V.A.E. VEHICLE NON-ACCESS EASEMENT
FF MINIMUM FINISHED FLOOR ELEVATION
EXISTING GROUND CONTOUR
LOT INDIVIDUAL
LOT FLOODPLAIN ZONE A (FIRM 48259C0420)
100 YR ULTIMATE WATER SURFACE ELEVATION (WSE)
UTILITY EASEMENT
UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL APPURTENANCES HERETO (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, MAINTAINING, REPAIRING, REPLACING, IMPROVING, OPERATING, AND USING THE UTILITIES. THE RIGHT TO PLACE ANY OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL LINE AND PARTS THEREOF; OR OTHER OBSTRUCTIONS, WHICH REASONABLE HINDERER OR PARTIES SHOULD BE REQUIRED TO MAINTAIN, REPAIR, REPLACE, IMPROVE, OPERATE 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 PURPOSES NOT SPECIFICALLY SET FORTH IN THIS INSTRUMENT AND FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, IMPROVEMENT, OPERATION AND USE OF THE EASEMENT, HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF THE EASEMENT, INCLUDING THE COSTS OF THE PROPERTY COMMISSION AND THE TITLE FUND TO BE PAID AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO ORIGINAL CONDITION, AND TO THE EXTENT THAT SUCH RESTORATIONS IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.

3. THE MAINTENANCE OF THE TIRB, 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 5 FEET.

UNRESTRICTED 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 INSTRUMENT AND THAT THE SAME COMES WITHIN THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS RANCH CITY COUNCIL.

Darren J. McAffee 8/28/2024
LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER 12788

STATE OF TEXAS
COUNTY OF KENDALL
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH IN THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS RANCH CITY COUNCIL.

Troy 8-28-24
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 6241

PRELIMINARY PLAT ONLY. THIS PLAT IS PROVIDED FOR INFORMATION ONLY AND SHALL NOT BE RECORDED OR RELEASSED AS A SURVEY DOCUMENT.



DARREN J. MCAFFEE
137808
LICENSED PROFESSIONAL ENGINEER

PRELIMINARY PLAT ONLY. THIS PLAT IS PROVIDED FOR INFORMATION ONLY AND SHALL NOT BE RECORDED OR RELEASSED AS A SURVEY DOCUMENT.



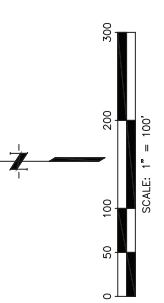
TROY
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 6241

PRELIMINARY PLAT ESTABLISHING
STONE CREEK RANCH UNIT 2B
BEING A TOTAL OF 13.671 ACRES OF LAND OUT OF THE
W.M. D. LUKS SURVEY NO. 211, ABSTRACT NO. 306
KENDALL COUNTY, TEXAS, CONTAINING A PORTION OF
THAT CERTAIN CALLED 357.54 ACRE TRACT DESCRIBED IN
ABSTRACT NO. 306, BEING A PORTION 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
4300 South Loop West, Suite 1000, Dallas, Texas 75246-2701, 469.551.4300



SCALE: 1" = 100'

STATE OF TEXAS
COUNTY OF KENDALL
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly AUTHORIZED AGENT, HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS, AND THAT ALL NECESSARY PERMITS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN ARE SHOWN.

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD
188 OLD SAN ANTONIO RD, SUITE 636
BOJINE, TEXAS 78006

STATE OF TEXAS
COUNTY OF KENDALL
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, OF LEGAL AGE AND SOUND MIND, WHOSE NAME IS SET FORTH IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY, WITHOUT COERCION, UNLAWFUL INFLUENCE, OR UNLAWFUL INDUCEMENT, AND THAT HE IS IN THE POSSESSION AND ENJOYMENT OF THE SAME IN THE COUNTY OF KENDALL, TEXAS, AND THAT HE HAS NOT BEEN CONVICTED OF A CRIME INVOLVING FIDELITY, BREACH OF TRUST, OR OTHER DISHONORABLE CONDUCT.

NOTARY PUBLIC, KENDALL COUNTY, TEXAS
DAY OF _____ A.D. 20____

THIS PLAT OF STONE CREEK RANCH UNIT 2B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS OF KENDALL COUNTY, TEXAS, AND HAS BEEN APPROVED BY SUCH COUNCIL ON THIS _____ DAY OF _____ A.D. 20____.

STATE OF TEXAS
COUNTY OF KENDALL
COUNTY CLERK OF SAUL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____, AND I HEREBY RECORDED THE _____ DAY OF _____ A.D. _____.

STATE OF TEXAS
COUNTY OF KENDALL
COUNTY CLERK OF SAUL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____, AND I HEREBY RECORDED THE _____ DAY OF _____ A.D. _____.

STATE OF TEXAS
COUNTY OF KENDALL
COUNTY CLERK OF SAUL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____, AND I HEREBY RECORDED THE _____ DAY OF _____ A.D. _____.

STATE OF TEXAS
COUNTY OF KENDALL
COUNTY CLERK OF SAUL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____, AND I HEREBY RECORDED THE _____ DAY OF _____ A.D. _____.

STATE OF TEXAS
COUNTY OF KENDALL
COUNTY CLERK OF SAUL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____, AND I HEREBY RECORDED THE _____ DAY OF _____ A.D. _____.

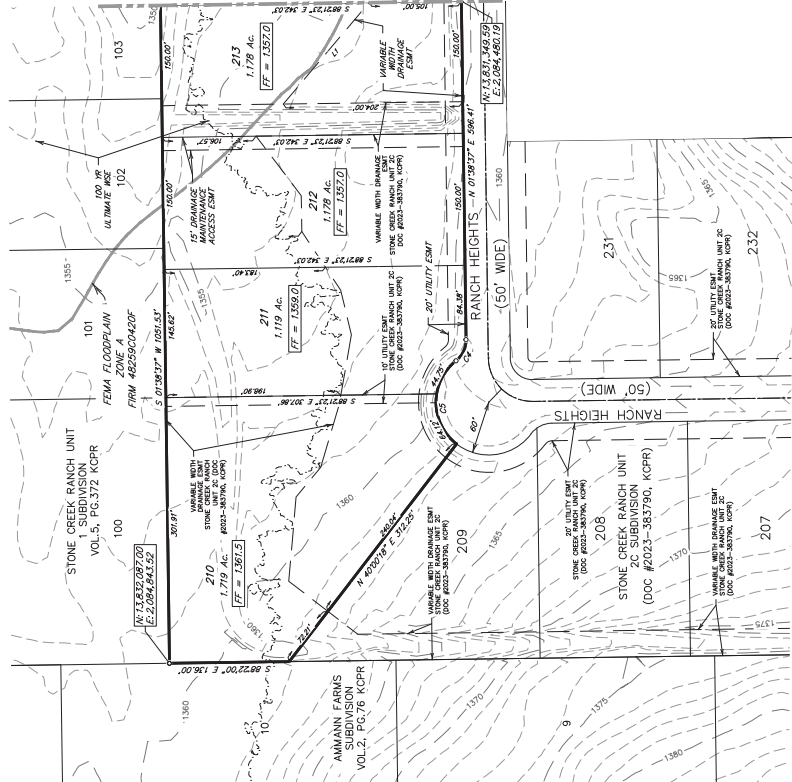
STATE OF TEXAS
COUNTY OF KENDALL
COUNTY CLERK OF SAUL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____, AND I HEREBY RECORDED THE _____ DAY OF _____ A.D. _____.

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



LEGEND
KCDR KENDALL COUNTY DEED RECORDS
KOPR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
KCPR KENDALL COUNTY PLAT RECORDS
KOPR KENDALL COUNTY DEED PLAT RECORDS
BL BUILDING SETBACK LINE
CVE CLEAR VISION EASEMENT
EFTC ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
EASMT EASEMENT
DE DRAINAGE EASEMENT
(LOT) OVERALL DIMENSION
CL CENTER LINE
AL ACRE
CB COUNTY BLOCK
VOL VOLUME
PG PAGE
R.O.W. RIGHT-OF-WAY
V.A.R.E. VEHICLE NON-ACCESS EASEMENT
F.F. MINIMUM FINISHED FLOOR ELEVATION
..... EXISTING GROUND CONTOUR
..... EASEMENT
..... LOT BOUNDARY
..... FEMA FLOODPLAIN ZONE (FIRM 48250402F)
..... 100-YEAR ULTIMATE WATER SURFACE ELEVATION (WSE)
..... UTILITY EASEMENT
..... UTILITIES, INCLUDING, WITHOUT LIMITATION, POWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL APPURTENANCES THERETO (THE UTILITIES)
..... TOGETHER WITH THE BERG OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, OPERATING, IMPROVING, AND UPGRADING THE UTILITIES. THE RIGHT TO PLACE OR MAINTAIN ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL COURSE; THE RIGHT TO PLACE OR MAINTAIN ADDITIONAL STRUCTURES, INCLUDING BUT NOT LIMITED TO, TOWER, TOWER FOUNDATION, AND FOUNDATION; 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 PURPOSES, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION AND IMPROVEMENTS, WITHIN THE EASEMENT, PROVIDED THAT THE PROPERTY OWNER AND THE EASEMENT OWNER SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
..... 2. THE EASEMENT OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF CONSTRUCTION AND IMPROVEMENTS AND THE TITLE SHALL BE AS EASEMENT AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM. RESTORE THE PROPERTY TO THE ORIGINAL CONDITION AND TO THE ORIGINAL SURFACE OF THE EASEMENT AND UNDERSTAND TO THE EXTENT THAT SUCH RESTORATIONS IS REASONABLE IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICES.
..... 3. THE MAINTENANCE OF THE TIRP, 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 BARN 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 8 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 EASEMENT AND THAT THE SAME CONFORMS TO THE MINIMUM STANDARDS REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS RANCH COUNCIL.
..... *Darren J. McAfee* 8/28/2024
..... DARRIN J. MCAFEE, PE
..... LICENSED PROFESSIONAL ENGINEER
..... LICENSE NUMBER 137808
..... STATE OF TEXAS
..... COUNTY OF KENDALL
..... I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS RANCH COUNCIL.
..... *Troy* 8-28-24
..... TROY, REGISTERED PROFESSIONAL LAND SURVEYOR
..... LICENSE NUMBER 6241

MATCHLINE "A"
SEE SHEET 2 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, CONTAINING A PORTION OF
THAT CERTAIN CALLED 357.54 ACRE TRACT DESCRIBED IN
RECORDS OF THE COUNTY CLERK OF KENDALL COUNTY,
RECORDED IN VOLUME LOGS, 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.

QUIDDITY
DATE OF PRINT: August 28, 2024
4300 Rockwall Drive, Suite 1000, Rockwall, Texas 75087-3730 972.551.4300
SCALE: 1" = 100'
0 50 100 200 300

STATE OF TEXAS
COUNTY OF KENDALL
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly AUTHORIZED AGENT,
HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE
ENCLOSURE PLANNED UNIT DEVELOPMENT, FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES,
DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION
HEREIN APPROVED.
OWNER/DEVELOPER: GREY LAND VENTURES, LTD
138 OLD SAN ANTONIO RD, SUITE 206
BOJINE, TEXAS 75006

STATE OF TEXAS
COUNTY OF KENDALL
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly AUTHORIZED AGENT,
AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME
FOR THE PURPOSES AND CONSIDERATION HEREIN SET FORTH IN THE CAPACITY
THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
..... DAY OF A.D. 20

NOTARY PUBLIC, KENDALL COUNTY, TEXAS
MAYOR
CITY SECRETARY
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 SAID COUNTY, IN
DOCUMENT NO. IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE THIS DAY OF A.D.

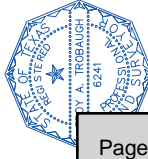
THIS PLAT OF STONE CREEK RANCH UNIT 2B, HAS BEEN SUBMITTED TO AND CONSIDERED BY
THE BOARD OF FAIR OAKS RANCH, TEXAS, AND APPROVED BY THE BOARD ON THIS
..... DAY OF A.D. 20

STATE OF TEXAS
COUNTY OF KENDALL
COUNTY CLERK OF SAID COUNTY, TEXAS
COUNTY CLERK, KENDALL COUNTY, TEXAS

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



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



QUIDDITY
 A PROFESSIONAL ENGINEERING FIRM
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101
 WWW.QUIDDITY.COM

GREEN LAND VENTURES, LTD
 STONE CREEK RANCH
MASTER PLAN

NO.	DATE	REVISIONS	APP.



EMERGENCY ACCESS TO AMMAN RD
 SHALL BE MAINTAINED
 NORTH OF 200' AND COMPACT WITH 1/2"
 SECTION 200' AND APPENDIX D/DL

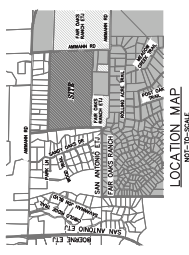
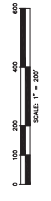


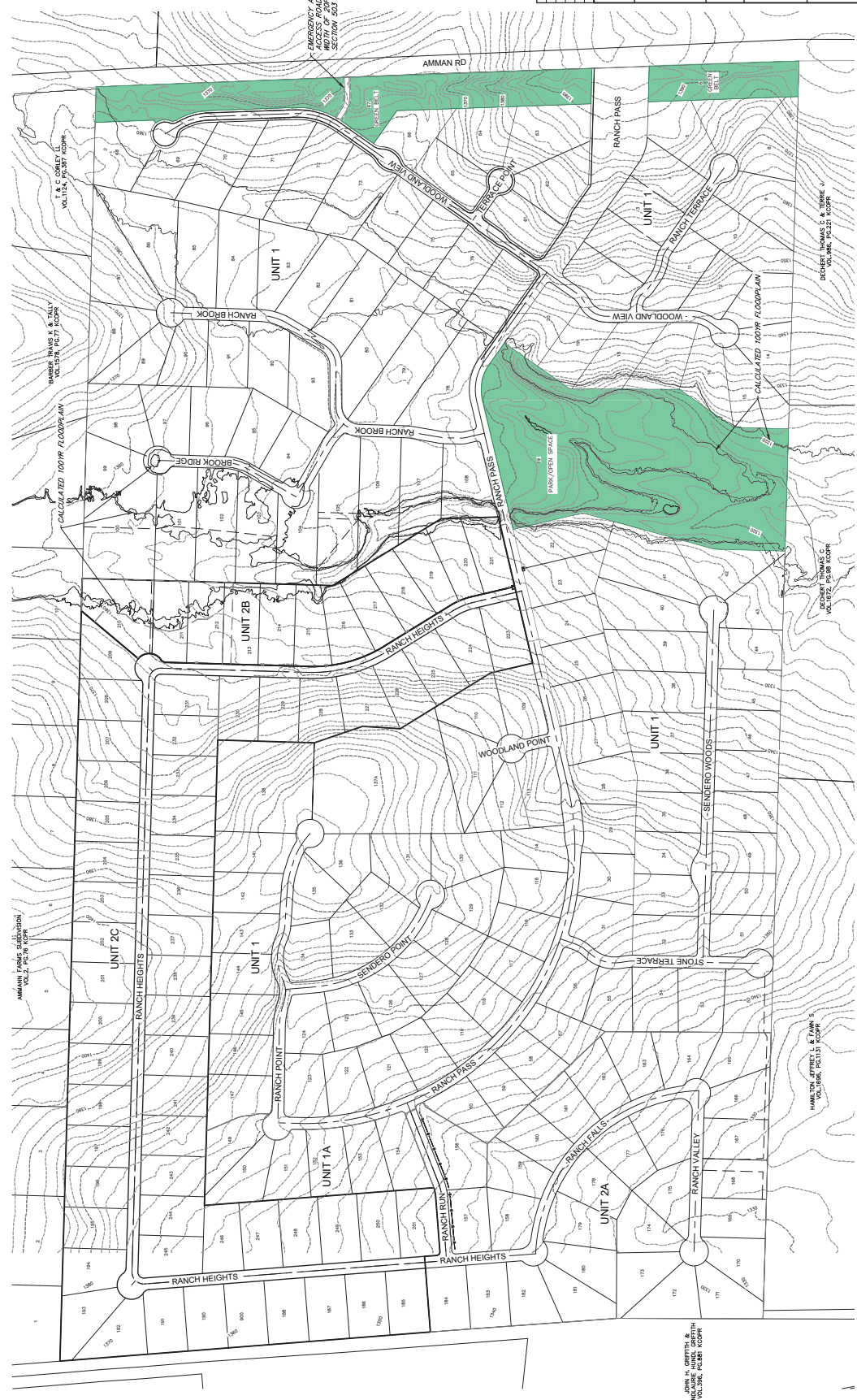
EXHIBIT D



DWELLING UNITS = 242
OPEN SPACE = 25.69 ACRES



OPEN SPACE



EMERGENCY ACCESS TO AMMAN RD
NORTH OF UNIT AND COMPACT WITH IFC
SECTION 303 AND APPENDIX D103.

AMMAN PARK SUBDIVISION
VOL. 2, PLS. 16, KOPR

I & E COBLE L
VOL. 124, PLS. 37, KOPR

BROOK RIDGE
VOL. 15, PLS. 7, KOPR

HAMILTON, JEFFREY L & TERRIE J
VOL. 188, PLS. 13, KOPR

DEBERT THOMAS S & TERRIE J
VOL. 88, PLS. 3, KOPR

DEBERT THOMAS S & TERRIE J
VOL. 88, PLS. 3, KOPR

NO.	DATE	REVISIONS	APP.

GREEN LAND VENTURES, LTD
STONE CREEK RANCH
OPEN SPACE

GUIDDITY
ARCHITECTURE AND PLANNING

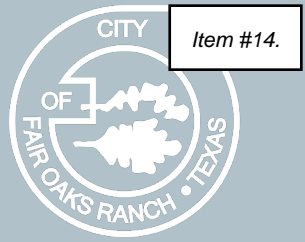
SCALE: AS SHOWN DATE: 08/12/2024
DATE: AUGUST 2024 DRAWN BY: JWG
JOB NO.: 1402-000110-00 PLOT NO.: 000001
SUBMITTED: FEA. NO.: NONE

SHEET NO. 1

City Council

Stone Creek Unit 2B

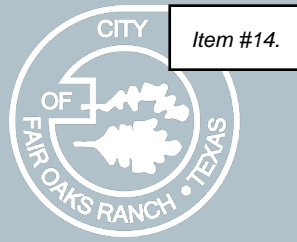
Preliminary Plat



October 03, 2024

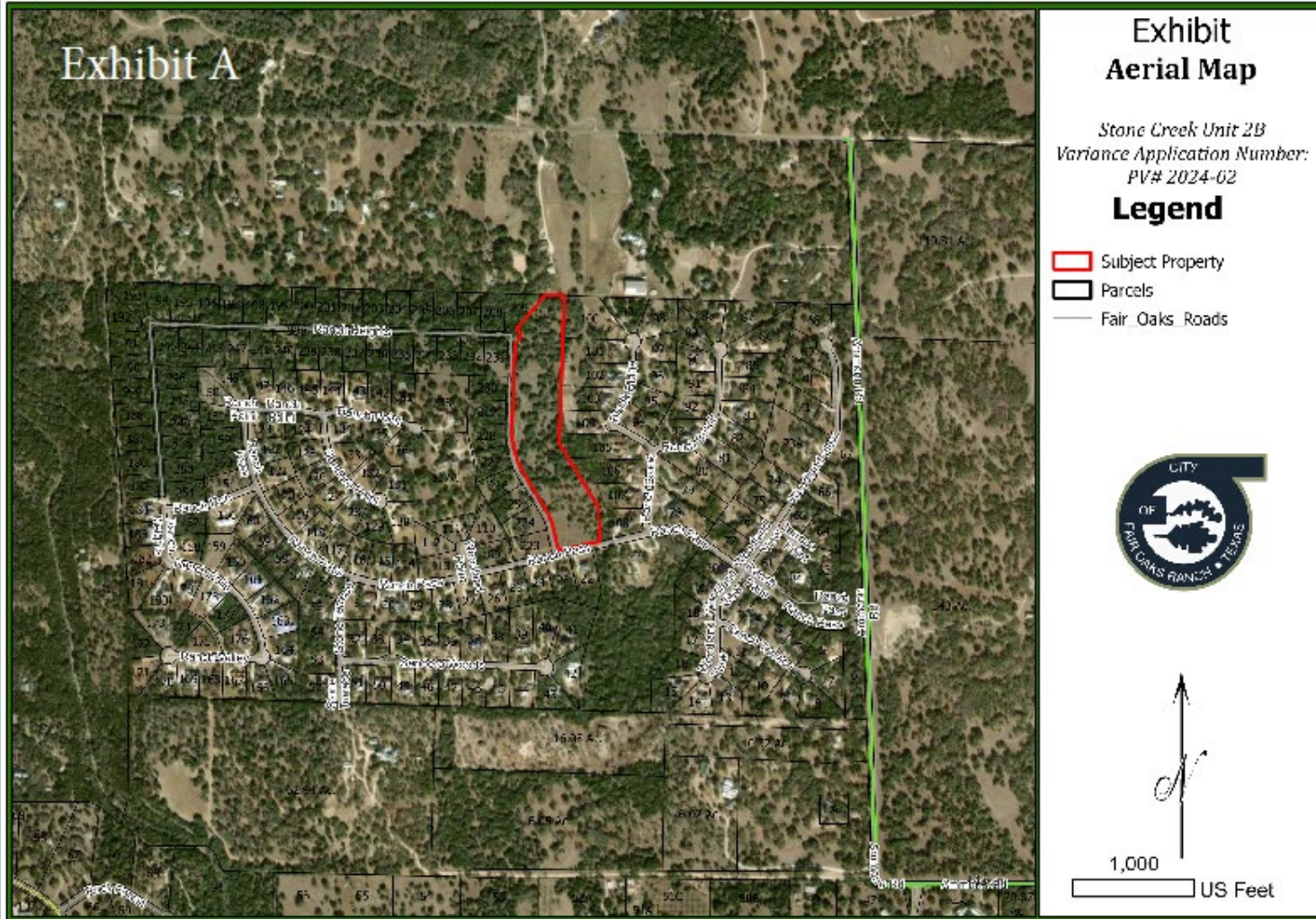
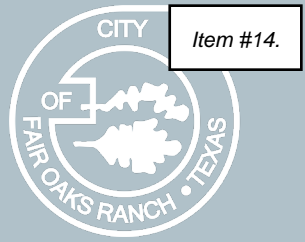
Grant Watanabe, P.E., CFM
Public Works Director

Introduction



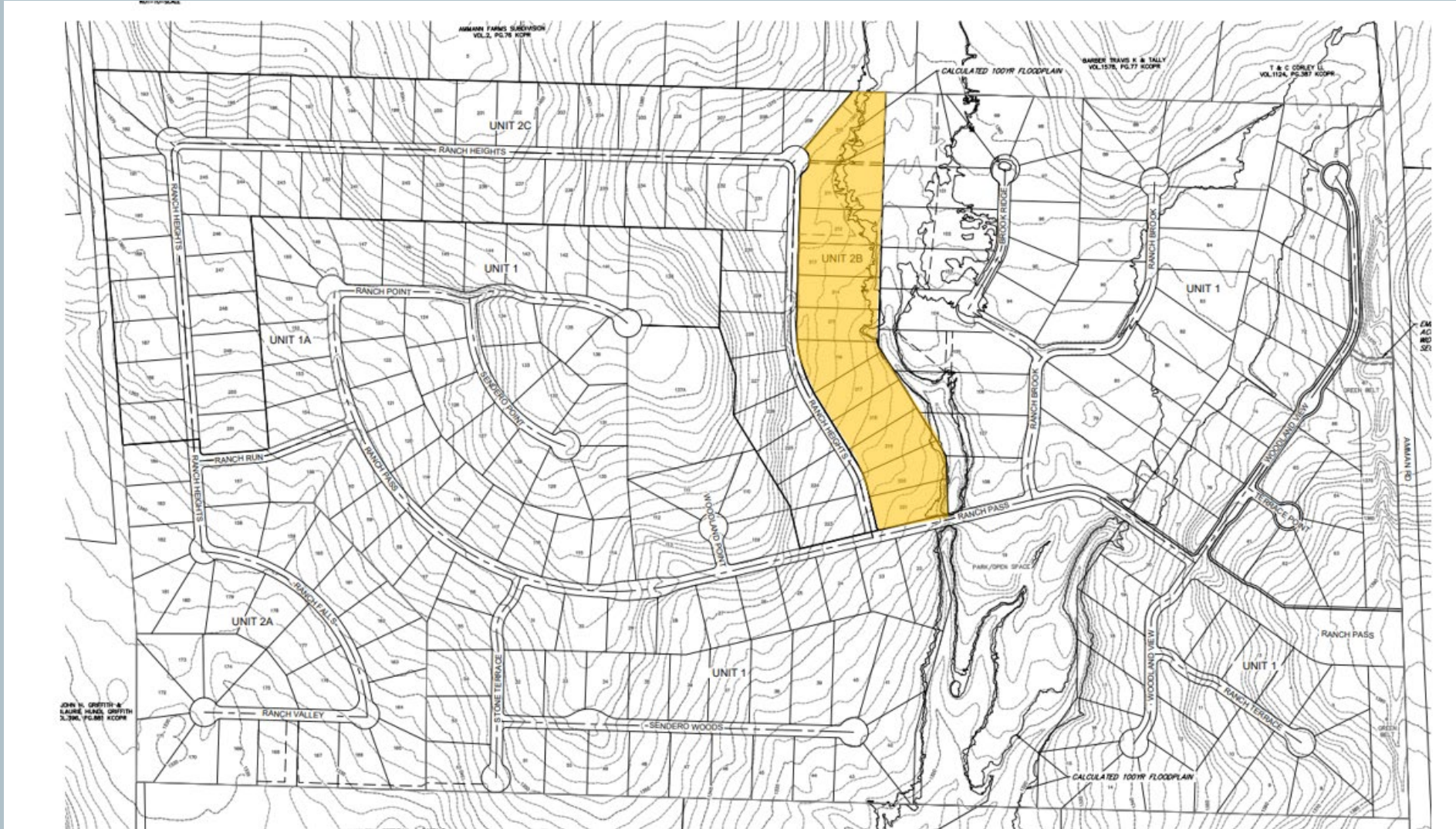
- Generally located northwest of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas.
- Property is zoned Existing Residential 2 (0.3 to 1.3 acre lots).
- Development is served by public water and private sewer.
- Amended Water Supply Agreement allows up to 247 single family residential lots.
- Development vested under Chapter 10 Subdivision Regulations which were in effect at the time the development started.

Aerial Map

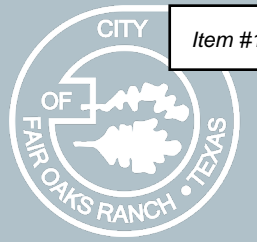


Disclaimer – The City of Fair Oaks Ranch (COFAR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFAR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. In certain circumstances, 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.

Master Plan



Preliminary Plat



Item #14.

PRELIMINARY PLAT ESTABLISHING STONE CREEK RANCH UNIT 2B

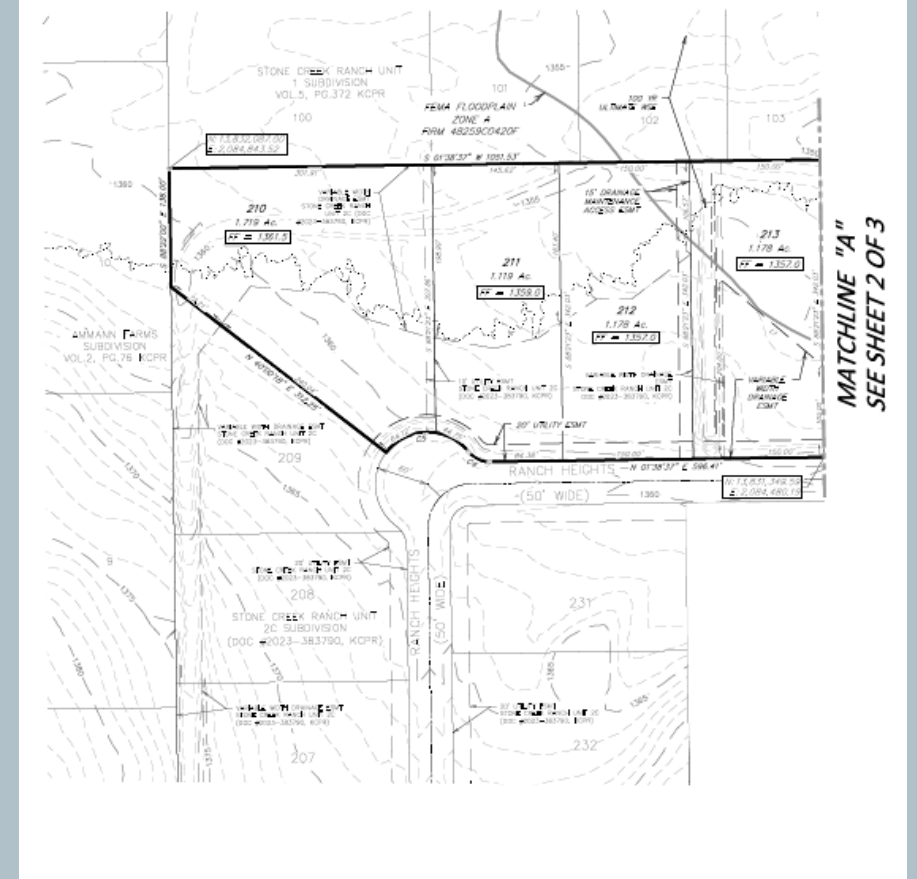
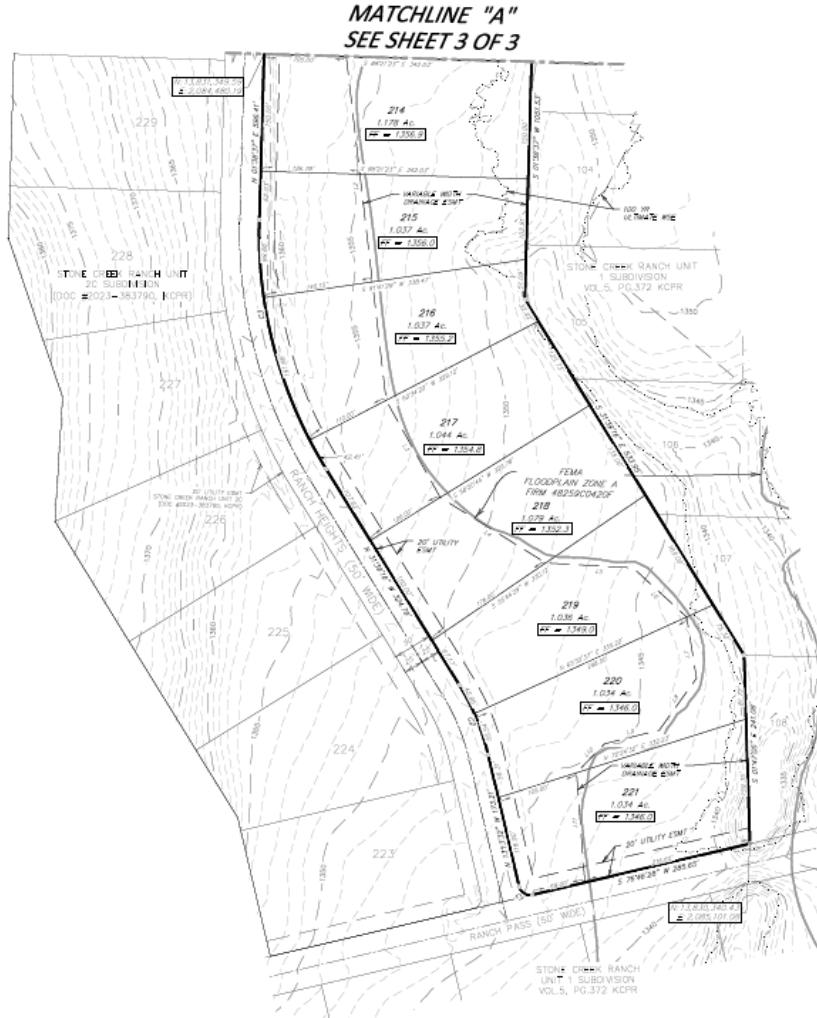
BEING A TOTAL OF 13.671 ACRES OF LAND OUT OF THE WM. D. LUSK SURVEY NO. 211, ABSTRACT NO. 306 KENDALL COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN CALLED 357.94 ACRE TRACT DESCRIBED IN INSTRUMENT TO GREEN LAND VENTURES, LTD. RECORDED IN VOLUME 1076, PAGE 555 OF THE KENDALL COUNTY OFFICIAL PUBLIC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

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

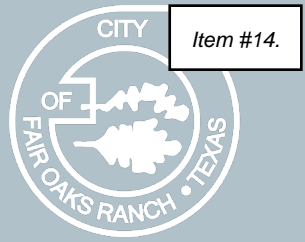


Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: August 16, 2024

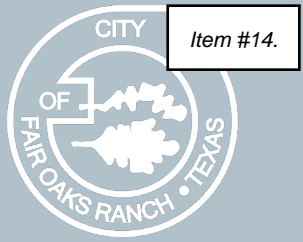


Preliminary Plat Summary



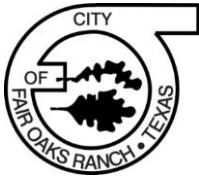
- The Stone Creek Ranch Unit 2B Preliminary Plat establishes 12 single-family residential lots on 13.67 acres of land.
- Street access to Unit 2B will be provided from Ranch Heights.
- Development to be served by public water and private sewer.
- All proposed lots meet the minimum one-acre lot size.
- There is a pending FEMA Letter of Map Revision (LOMR) which may change the floodplain boundary on the east side of the proposed lots.
- Variance (PV-2024-02) requested for three (3) lots that do not meet the minimum lot frontage of 150 feet.

Recommended Motion



I move to approve the Preliminary Plat for Stone Creek Unit 2B with the following conditions:

1. The approved variance (PV-2024-02) shall apply to only the three (3) lots that do not meet the minimum 150-foot street frontage requirement as presented.
2. Applicant to verify that the increased runoff resulting from the proposed development will not have any adverse impact on other properties or drainage systems.



CITY COUNCIL WORKSHOP CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Tree Preservation Workshop Follow-Up
DATE: October 3, 2024
DEPARTMENT: Public Works
PRESENTED BY: Kelsey Delgado, Environmental Program Manager

INTRODUCTION/BACKGROUND:

In February 2023, the City Council held a tree preservation workshop to review the City’s existing tree ordinances, compare with other municipalities and discuss possible updates on protecting trees on private property. Other topics included the creation of an Oak Wilt Fund, a fee-in-lieu of mitigation, and Tree City USA recognition. Based on Council feedback, no action was taken to develop tree preservation requirements for private property.

In July 2024, the City received a request from concerned residents to reevaluate the City’s tree ordinances to protect trees on private property. This workshop will provide an update on the goals outlined in the February 2023 Tree Preservation Workshop and discuss the preservation of mature trees on private property.

Staff seeks Council direction regarding future tree ordinance updates to include the protection of trees on private property. No formal action is required as part of this workshop.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- Supports Project 2.5.6 of the Strategic Action Plan to Develop and Implement Tree Preservation and Oak Wilt Assessment Program.
- The preservation of mature trees contributes to the hill country aesthetic and makes the City a desirable place to live.
- Continues the City’s commitment to protecting the City’s urban canopy.

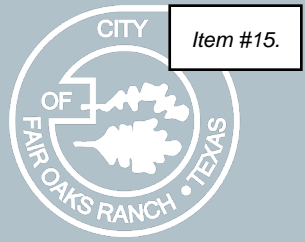
LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A



Tree Preservation Workshop Follow-Up

October 3, 2024



Kelsey Delgado
Environmental Program Manager

Background

February 2023 - City Council Workshop

- Discussed the City's current Tree Preservation Ordinances.
- Presented detailed examples of tree preservation ordinances from other cities (Boerne, Bulverde, Bellaire, West University Place).
- Discussed potential updates to protect trees on private property, Tree City USA recognition, and oak wilt fund.

Where are we now?

Tree City USA

- July 2023 – Amended Code of Ordinances Article 1.07 Trees and Shrubs, Division 2, Tree Maintenance.
 - Assigned the authority and responsibility over public trees.
- Obtained Tree City USA recognition for 2023 and celebrated Arbor Day April 2024.





Oak Wilt Program

Home > Resident Services > Environmental Stewardship > Oak Wilt > Oak Wilt Program

Oak Wilt Program

The Oak Wilt Program: What You Need to Know

In May 2024, Fair Oaks Ranch City Council approved a resolution establishing a Tree Mitigation Fund and creating the Oak Wilt Program. This initiative provides annual funds to incentivize and aid in oak wilt treatment within the city limits through a reimbursement process. Property owners who participate in the program may be eligible for reimbursement of up to 50% of the total cost of eligible services, with a maximum reimbursement amount of \$1,500 per property per fiscal year.

Funding for the remainder FY 2023-24 is currently unavailable. Additional funding for FY 2024-25 will be requested during the City's annual budgeting process. Please check back in October 2024.

Services Eligible for Reimbursement:

- 1. Injectable Therapeutic and/or Preventative Treatment**
- 2. Removal of Diseased Red Oak Trees**
- 3. Trenching to contain an Oak Wilt center**



FAIR OAKS RANCH
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 Fair Oaks Ranch, TX 78015
 Office 210-698-0900 Fax 210-698-3565
kidgabo@fairoaksranchtx.org



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Fair Oaks Ranch Oak Wilt Treatment Reimbursement Request

Please read the following information to determine if you qualify for reimbursement:

The City of Fair Oaks Ranch is making funds available to its citizens to incentivize and assist in oak wilt treatment within its city limits. Reimbursement from approved applications is on a first-come, first-served basis and will only be processed when funds are available. Specific guidelines must be followed to be eligible for reimbursement through this program.

Guidelines

To be eligible for reimbursement, a property must have a confirmed diagnosis of oak wilt or be at risk of getting oak wilt due to its proximity to an infected property as determined by a certified arborist. All treatment must be completed by a certified arborist. To receive reimbursement, an invoice from an approved City of Fair Oaks Ranch registered tree contractor and treatment plan must be provided to the City alongside the application no later than 30 days after treatment has been completed.

Services Eligible for Reimbursement:

- 1) Injectable Therapeutic and/or Preventative Treatment
- 2) Removal of Diseased Red Oak Trees
- 3) Trenching to contain an Oak Wilt center

Applicants are eligible for reimbursement of up to 50% of the total cost of eligible services, with a maximum payout of \$1,500 per fiscal year per property.

Reimbursement Process

The Environmental Program Manager will gather the application, invoice and treatment plan from the property owner, ensure all requirements are met, and will determine the eligible reimbursement amount. A determination of the request shall be approved by the Manager of Engineering Services. Reimbursement to the applicant will be made within 30 days of application approval. Any applications for ineligible services or incomplete applications will not be processed until a corrected or complete application is received.

Fill out all information completely and attach supporting documentation.

Print Name: _____ Date: _____

Mailing Address: _____ Phone #: _____

Certified Arborist: _____ Oak Wilt Qualified No: _____

Check all that apply:

Therapeutic/Preventative Treatment Removal of Diseased Red Oak Trenching

Description of Treatment: _____

Expected / Completed Treatment Date: _____

I am requesting reimbursement for oak wilt treatment that was completed on my property. I acknowledge that if my application is approved, reimbursement will be up to 50% of the total cost of eligible services, with a maximum payment of \$1,500 per fiscal year per property.

I acknowledge a paid receipt/invoice for treatment and a treatment plan from a certified arborist is attached as required to review my request.

Signature _____ Date _____

Requestor shall submit this form, a W-9 form, and all required attachments within 30 days of treatment.

OAK WILT TREATMENT REIMBURSEMENT REQUEST FORM WILL NOT BE ACCEPTED UNLESS ALL INFORMATION IS COMPLETED AND ALL REQUIRED SUPPORTING DOCUMENTATION IS ATTACHED.

Where are we now?

Oak Wilt Program

- April 2024 - Tree Mitigation Fund established.
 - Funds collected from developers are reserved for specific uses.
- May 2024 - Oak Wilt Program established.
 - Budget amendment allocated \$10,000 for the remainder of FY2023-24.
 - FY2024-25 budget allocates \$15,000 for the program.

For FY2023-24:

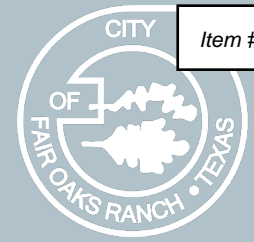
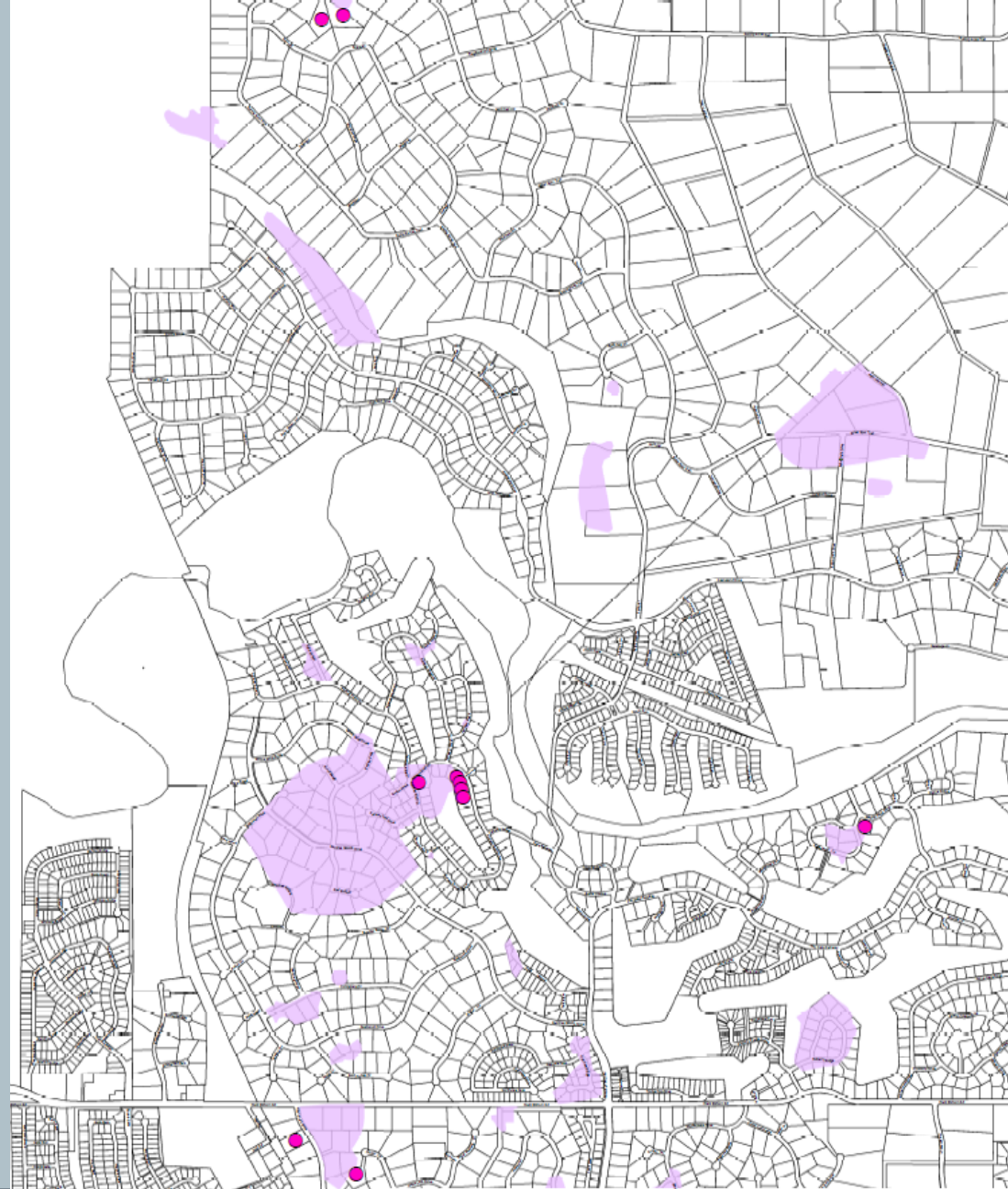
Applications Approved: 10


Total Treatment Cost: \$40,995.49

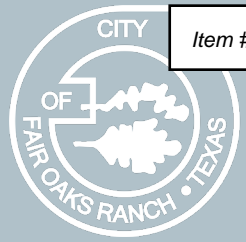
Funds Reimbursed: \$10,000

Lowest Reimbursement: \$340.99

Highest Reimbursement: \$1,500



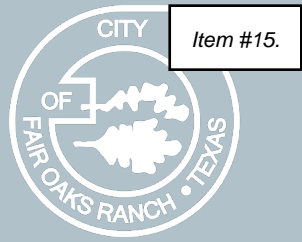
-  Affected Area
-  Approved Application



Considerations

What more can we do to preserve our urban canopy?

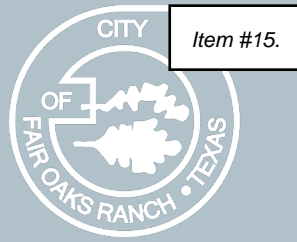
February 2023 Tree Preservation Workshop – Private Property



The following suggestions were discussed at the previous Tree Preservation Workshop.

- Require a Tree Preservation Plan for the removal of trees on private lands.
- Implement a permit process to remove any Protected Tree (28” circumference/ 9” diameter).
- Disallow the removal of any Heritage Tree (75” circumference/ 24” diameter) without City Council Approval.
- Permit shall require mitigation of all circumference inches removed in a 1:1 TC ratio.
- Trees planted for mitigation shall be planted on site; if unable to replant on site, trees may be planted at a different location with city approval.

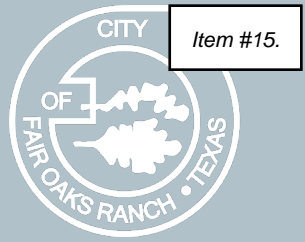
February 2023 Tree Preservation Workshop – Private Property



Exceptions:

- Location: Tree is within 10 ft of building footprint (new or existing) or within the footprint of a permitted project.
- Trees diseased or dead.
- Exempted Species such as Hackberry, Chinaberry and Ligustrum or Ashe Juniper and Mesquite under 48 diameter inches.

Tree Preservation - Private Property



- Disallow the removal of Heritage Trees (24” diameter) without a permit.
- Permit allows for the removal of a Heritage Tree meeting specific reasons:
 - Location: Tree is within 10 ft of building footprint (new or existing) or within the footprint of a permitted project.
 - Tree is dead, diseased or deemed hazardous.
 - Exempted Tree Species such as Hackberry, Chinaberry and Ligustrum.
- Potentially require mitigation for the removal of a Heritage Tree through means of replanting or fee.

Note: Tree protection for private property is allowable due to the city’s close proximity to a military installation. Otherwise, state law prohibits the regulation of trees for private property.



Enforcement

Education based approach.

Information provided during the building permit or project permit process.

Complaint driven or by staff observation.



Violations

Heritage Tree removal without a Permit.

Heritage Tree removal inconsistent with Permit.

Violation by Act of Omission.



Penalties

Fine for the unauthorized removal of trees.

Property Owners may have the opportunity to remedy the fine by mitigating OR submitting an appeal.

Questions or Suggestions?

To: Honorable Mayor Gregory C. Maxton and City Council Members
City of Fair Oaks Ranch

**Capital Improvements Advisory Committee Semiannual Progress Report
September 5, 2024 Meeting**

Overview:

A Capital Improvements Plan is required by LGC § 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties and Certain other Local Governments*. The plan is to identify capital improvements or facility expansions required by new service units projected; and to include a description of the service area and projection of changes in land uses, densities, intensities, and populations in the service area over a 10-year period. Since the City imposes an impact fee, a periodic review shall be performed at least every five years to determine the need of updating the plans and/or impact fees.

To partially pay for the extension of its Water and Wastewater systems attributable to new development, the City of Fair Oaks Ranch has opted to charge impact fees as allowed under Texas Local Government Code Title 12. Subtitle C. Chapter 395 (Code).

The Code requires the governing body (City) to appoint a Capital Improvements Advisory Committee (CIAC). The CIAC serves in an advisory capacity and is established to:

1. advise and assist the City in adopting land use assumptions;
2. review the capital improvements plan and file written comments;
3. monitor and evaluate implementation of the capital improvements plan;
4. file semiannual reports with respect to the progress of the capital improvements plan and report to the City any perceived inequities in implementing the plan or imposing the impact fee; and
5. advise the City of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

Progress Report:

Chairperson Mebane called the semi-annual CIAC meeting to order at 9:00 AM, Thursday, September 5, 2024. Below are the members present along with their designation and term expiration:

- Paul Mebane, Chair (At Large) 9/30/25
- Chris Weigand, Vice Chair (Real Estate) 9/30/25
- John Guidry (At Large) 9/30/24
- Marcus Garcia (Development) 9/30/25
- Jamin Kazarian (At Large) 9/30/26

Chairperson Mebane declared a quorum present.

Absent was:

- Joe DeCola (Real Estate) 9/30/24
- Seth Mitchell (At Large) 9/30/24
- Dana Green (Development) 9/30/25
- Ben Koerner (At Large) 9/30/25

Council and Staff Present:

- Emily Stroup, Council Representative
- Jim Williams, Assistant City Manager
- Grant Watanabe, P.E., Director of Public Works & Engineering Services
- Amanda Wade, Public Works Administrative Assistant
- Steve Fried, Assistant Director of Public Works
- Amanda Valdez, TRMC, Deputy City Secretary
- Rachel Brown, Building Codes Administrative Assistant

Following introductions, staff provided updates on Capital Improvement Plans and Impact Fee Capital Projects. Staff also provided an update on Land Use Assumptions and answered questions of the members.

COMMITTEE RECOMMENDATIONS:

1. In accordance with Texas Local Government Code §395.052, a political subdivision imposing an impact fee shall update the land use assumptions (LUA) and capital improvement plan (CIP) at least every five years. The City’s water and wastewater impact fees were last updated and adopted on March 5, 2020, and, therefore, are due for an update in 2025. In addition, LGC §395.014 states that political subdivisions shall use qualified professionals to prepare the capital improvement plan and to calculate the impact fee. Freese and Nichols, Inc completed the City’s Water, Wastewater and Reuse Master Plan and conducted the 2015 and 2020 impact fee updates. They have experience working with the City’s Capital Improvements Advisory Committee (CIAC) in calculating proposed impact fees and developing recommendations to City Council.
2. City Council approved the contract with Freese and Nichols for a “Water and Wastewater Impact Fee Update” on September 5th of this year. The CIAC expects to review the status of their work and draft report at our next regularly scheduled meeting in March 2025. It is expected that the impact fee update would be presented to Council at a May meeting.

The next Semi Annual CIAC meeting will take place on March 6, 2025.

Signed: Paul Mebane
Paul Mebane, CIAC Chairperson

Date: October 3, 2024