

FAIR OAKS RANCH - LAND USE ASSUMPTIONS
LOT INVENTORY BREAKDOWN - COMBINED SHEET -
Master adjusted to MP
July 2023

COUNTY	SUBDIVISION	UNITS/SUBDIVISION	NON Res Lots	Non Res Conn Connections	# OF RES LOTS	Improved	IMPACT FEES PAID		Non Res Water Conn	NO. OF CONNECTIONS			NO. REMAINING ALLOWED	
							WATER	SEWER		Res W	Total Water	SEWER	WATER	SEWER
BEXAR	66	THE ARBORS - Unit 1	7	1	44	39	\$216,000.00	\$80,450.00	1	39	40	39	5	5
BEXAR	66	THE ARBORS - Unit 2	5		47	22	\$190,747.26	\$133,510.08		22	22	22	25	25
BEXAR	79	UNIT - B			68	65	\$0.00	\$0.00		65	65	65	3	3
BEXAR	108	UNIT - B1			71	70	\$0.00	\$0.00		70	70		1	
BEXAR	111	UNIT - B2		3	55	53	\$0.00	\$0.00	3	53	56		2	
BEXAR	115	UNIT - B3	1	1	99	90	\$0.00	\$0.00	1	90	91		9	
BEXAR	106	UNIT - B4			62	62	\$0.00	\$0.00		62	62			
BEXAR	100	UNIT - B5			41	38	\$0.00	\$0.00		38	38		3	
BEXAR	105	UNIT - B6		1	56	52	\$0.00	\$0.00	1	52	53		3	
BEXAR	102	UNIT - B7			30	30	\$0.00	\$0.00		30	30			
BEXAR	102	UNIT - B8			2	1	\$0.00	\$0.00		1	1		1	
BEXAR	102	UNIT - B13			1	1	\$0.00	\$0.00		1	1			
BEXAR	58	BLACKJACK ESTATES - UNIT 1			34	34	\$0.00	\$0.00		34	34		34	
BEXAR	49	BLACKJACK ESTATES - UNIT 2	1	1	31	31	\$0.00	\$0.00	1	31	32		31	
BEXAR	65	BLACKJACK OAKS - UNIT 1	1	1	57	57	\$0.00	\$0.00	1	57	58		57	
BEXAR	65	BLACKJACK OAKS - UNIT 2			55	55	\$0.00	\$0.00		55	55		55	
BEXAR	53	BLACKJACK OAKS - UNIT 3A	1	1	52	52	\$960.00	\$1,028.00	1	52	53		52	
BEXAR	42	BLACKJACK OAKS - UNIT 3B	1	1	17	17	\$0.00	\$0.00	1	17	18		17	
BEXAR	57	BLACKJACK OAKS - UNIT 3C			12	11	\$0.00	\$0.00		11	11		1	1
BEXAR	89	UNIT - C			55	52	\$0.00	\$0.00		52	52		3	3
BEXAR	103	CHARTWELL SUBDIVISION SD ID 103	2	1	32	30	\$0.00	\$0.00	1	30	31		2	2
BEXAR	117	CITY OF FAIR OAKS RANCH PROPERTIES	6	6	0	10	\$0.00	\$0.00	6	6	4		3	1
BEXAR	77	UNIT - D1 (THE GARDENS)			19	18	\$0.00	\$0.00		18	18		1	1
BEXAR	77	UNIT - D2 (THE GARDENS)	2	2	29	29	\$0.00	\$0.00	2	29	31		29	
BEXAR	77	UNIT - D3 (THE GARDENS)			19	19	\$0.00	\$0.00		19	19		19	
BEXAR	71	UNIT - D4			7	7	\$0.00	\$0.00		7	7		7	
BEXAR	71	UNIT - E	4	4	46	45	\$0.00	\$0.00	4	45	49		1	1
BEXAR		ELKHORN RIDGE UNIT 1	7		61	58	\$0.00	\$0.00						
BEXAR		ELKHORN RIDGE UNIT 2	3		18	18	\$0.00	\$0.00						
BEXAR		ELKHORN RIDGE UNIT 3 - Recorded 7-1-20 // Amended Plat recorded 6/29/2021	4		15	15	\$0.00	\$0.00						
BEXAR		ELKHORN RIDGE UNIT 4 - Recorded 6-16-23	1		26	4								
BEXAR		ELKHORN RIDGE UNIT 5 - Recorded 5-6-2021	5		47	43	\$0.00	\$0.00						
BEXAR		ELKHORN RIDGE UNIT 6A	1		15	15	\$0.00	\$0.00						
BEXAR		ELKHORN RIDGE UNIT 6B	1		22	22	\$0.00	\$0.00						
BEXAR		ELKHORN RIDGE UNIT 8	1		27	24	\$0.00	\$0.00						
BEXAR		Elkhorn Ridge Unit 7	2	0	18	5	\$0.00	\$0.00						
BEXAR		ELKHORN RIDGE UNIT 9	2		43	43	\$0.00	\$0.00						
BEXAR	ADD	EXECUTIVE PLAZA	1	1	0	0	\$0.00	\$0.00	1		1			
BEXAR	88	UNIT - F1 (THE VILLAGE)	1	1	29	29	\$0.00	\$0.00	1	29	30			
BEXAR	87	UNIT - F2	3		25	22	\$0.00	\$0.00		22	22		3	3
BEXAR		FAIR OAKS CONDOS	1	1	13	1	\$0.00	\$0.00	1	12	13		1	1
BEXAR	93	FAIR OAKS RETAIL, INC. (NOONERS)	1	1	1	1	\$0.00	\$0.00	1		1			
BEXAR		FAIR OAKS VILLAGE	4		4	4	\$0.00	\$0.00						
BEXAR		FRONT GATE UNIT 1	4		55	55	\$0.00	\$0.00						
BEXAR		FRONT GATE UNIT 2A	2		19	19	\$0.00	\$0.00						
BEXAR		FRONT GATE UNIT 2B	2		26	26	\$0.00	\$0.00						
BEXAR		FRONT GATE UNIT 3	2		56	56	\$0.00	\$0.00						
BEXAR		FRONT GATE Unit 4	6		65	63	\$0.00	\$0.00						
BEXAR		FRONT GATE Unit 5 - Recorded 4-30-2021	3		49	34	\$0.00	\$0.00						
BEXAR		Front Gate Unit 6 Recorded 10-4-2022	3		44	22	\$0.00	\$0.00						
BEXAR		FRONT GATE Unit 7 - Recorded 5/20/2022	5		20	15	\$0.00	\$0.00						
BEXAR		FRONT GATE UNIT 8	4		48	48	\$0.00	\$0.00						
BEXAR		FRONT GATE UNIT 9	3		54	54	\$0.00	\$0.00						
BEXAR		FRONT GATE UNIT 10	3		44	44	\$0.00	\$0.00						
BEXAR		FRONT GATE UNIT 12	4		62	61	\$0.00	\$0.00						
BEXAR	97	UNIT - H			5	5	\$0.00	\$0.00		5	5			
BEXAR	80	UNIT - I			6	6	\$0.00	\$0.00		6	6			
BEXAR	90	UNIT - J			32	30	\$0.00	\$0.00		30	30		2	2
BEXAR	73	UNIT - L			20	20	\$0.00	\$0.00		20	20			
BEXAR	98	UNIT - M	2	2	26	26	\$0.00	\$0.00	2	26	28			
BEXAR	86	UNIT - N			44	44	\$0.00	\$0.00		44	44			
BEXAR	63	UNIT - O			32	32	\$0.00	\$0.00		32	32			

* 2 Sewers

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								WATER	SEWER		Res W	Total Water	SEWER	WATER
BEXAR	63		UNIT - O2	1	1	6	7	\$0.00	\$0.00	1	6	7	7	7
BEXAR	92		OAKWOOD HEIGHTS - UNIT 1			59	57	\$0.00	\$0.00		57	57	57	2
BEXAR	92		OAKWOOD HEIGHTS - UNIT 2			30	29	\$0.00	\$0.00	2	29	31	29	1
BEXAR	72		UNIT - P		2	25	25	\$0.00	\$0.00		8	25	0	0
BEXAR	74		UNIT - P2			8	8	\$0.00	\$0.00		8	8	8	0
BEXAR	109		UNIT - PFE (LESLIE PFEIFFER)			25	22	\$0.00	\$0.00	1	21	22	0	0
BEXAR	113		PFEIFFER RANCH CORNERS - UNIT 1		1	25	22	\$0.00	\$0.00		0	0	0	0
BEXAR	116 / 114		PFEIFFER RANCH CORNERS - UNIT 2					\$0.00	\$0.00		0	0	0	0
BEXAR	67		UNIT - Q			22	22	\$0.00	\$0.00		22	22	22	0
BEXAR	75		RAINTREE WOODS - UNIT A			82	82	\$0.00	\$0.00		82	82	0	0
BEXAR	75		RAINTREE WOODS - UNIT AA			28	28	\$0.00	\$0.00		28	28	0	0
BEXAR	75		RAINTREE WOODS - UNIT AB			53	50	\$0.00	\$0.00		50	50	0	0
BEXAR	75		RAINTREE WOODS - UNIT AC			43	43	\$0.00	\$0.00	0	44	44	0	0
BEXAR	75		RAINTREE WOODS - UNIT AD		1	7	7	\$0.00	\$0.00		7	7	0	0
BEXAR	75		RAINTREE WOODS - UNIT AE		1	13	13	\$0.00	\$0.00	1	13	14	6	0
BEXAR	75		RAINTREE WOODS UNIT REF			9	9	\$0.00	\$0.00		9	9	0	0
BEXAR	64		UNIT - R		1	31	28	\$0.00	\$0.00	1	28	29	28	3
BEXAR	64		UNIT - S			19	18	\$0.00	\$0.00		18	18	18	1
BEXAR	70		UNIT - T			7	7	\$0.00	\$0.00		7	7	7	0
BEXAR	95		THE CROSSING		1	16	16	\$0.00	\$0.00	1	16	17	16	0
BEXAR	82		THE FALLS		1	31	30	\$0.00	\$0.00	1	30	31	30	1
BEXAR	99		THE FOUNTAINS		3	30	26	\$28,800.00	\$30,840.00	2	26	28	26	4
BEXAR			THE WOODS - UNIT 1		5	92	92							
BEXAR			THE WOODS - UNIT 2		6	50	49							
BEXAR			THE WOODS - UNIT 3		1									
BEXAR			THE WOODS - UNIT 4 - GREENWOOD		5	34	34		0					
BEXAR	96		UNIT - V			8	7	\$0.00	\$0.00		7	7	7	1
BEXAR	68		UNIT - W			29	29	\$0.00	\$0.00		29	29	29	
BEXAR	101		WINDERMERE SUBDIVISION - UNIT 1		1	45	42	\$0.00	\$0.00	1	42	43	2	3
BEXAR	104		WINDERMERE SUBDIVISION - UNIT 2		1	59	55	\$1,669.58	\$1,006.95	1	55	56	50	4
BEXAR	118		BISD FOR Elem		1	1	1			1	1	1	1	1
2 Bexar	84		Fire Stations SD ID 84		2	2	2			1	1	1	0	1
BEXAR COUNTY -				145	43	2,968	2,792	\$ 438,176.84	\$ 226,835.03	43	1,865	1,908	1,189	97
Bexar	69		Louis Voelcker Const. DA 252148 35.74 ac SU 69 Parcel 35		0	8	0				1	1	0	8
BEXAR COUNTY - D.A. in ETJ TOTALS				0	0	1	1				1	1	0	0
BEXAR COUNTY TOTALS				145	43	2,977	2,793	\$438,176.84	\$226,835.03	43	1,866	1,909	1,189	105
COMAL	16		Ralph Fair Road		0	1	0				0	0	0	1
COMAL	29		UNIT - C1		0	26	25	\$4,140.00	\$0.00		6	6	0	1
COMAL	35		UNIT - C2		0	16	15	\$0.00	\$0.00		15	15	0	0
COMAL	44		UNIT - C3		1	8	9	\$1,439.00	\$0.00	1	8	9	0	0
COMAL	44		UNIT - C4		0	34	32	\$0.00	\$0.00		32	32	0	2
COMAL	46		UNIT - C5		0	12	10	\$0.00	\$0.00		10	10	0	0
COMAL	NONE		UNIT - C6		2	0	0	\$0.00	\$0.00	2	0	2	0	0
COMAL	43		UNIT - C7 (CIBOLO TRAILS 1)		2	42	42	\$41,029.58	\$42,126.95		41	42	42	1
COMAL	43		UNIT - C8 (CIBOLO TRAILS 2)		2	62	59	\$100,425.22	\$59,410.05	2	59	61	59	3
COMAL	61		UNIT - C9 (CIBOLO TRAILS UNIT 3)		1	38	38	\$63,444.04	\$38,264.10	2	38	38	38	0
COMAL	NONE		UNIT - C10 (7.71 AC.) - CIBOLO FORHOA Walking Path		0	0	0			0	0	0	0	0
COMAL	54		UNIT - C11		0	1	0	\$0.00	\$0.00		0	0	0	1
COMAL	57		UNIT - C12 (TRAILSIDE)		3	31	31	\$51,756.98	\$31,215.45	1	31	32	31	0
COMAL	50		UNIT - C13 (TRAILSIDE)		4	19	19	\$31,722.02	\$19,130.79	0	19	19	19	0
COMAL	52		UNIT - C14 (RIVER VALLEY) - UNIT 1 29.98 AC.		9	66	66	\$111,861.86	\$66,458.28	2	66	68	66	0
COMAL	NONE		UNIT - C15 (RIVER VALLEY) - UNIT 2 6/29/20		5	47	47	\$409,176.09	\$285,226.08	1	47	48	47	0
COMAL	31		CIBOLO CREEK COMMUNITY CHURCH PROPERTIES		0	15	0	\$0.00	\$0.00		0	0	0	15
COMAL	25		OAK BEND ESTATES		1	118	0	\$0.00	\$0.00	1	0	1	0	118
COMAL	39		SETTERFELD ESTATES - UNIT 1A		0	4	3	\$5,008.74	\$1,006.95		3	3	1	0
COMAL	39		SETTERFELD ESTATES - UNIT 1		10	55	55	\$91,826.90	\$55,382.25	3	55	58	55	0
COMAL	39		SETTERFELD UNIT 2		5	54	54	\$90,157.32	\$54,375.30	0	54	54	54	0
COMAL	39		SETTERFELD ESTATES UNIT 3		4	0	48	259200	74400	0	48	48	48	0
COMAL	39		SETTERFELD ESTATES 4		4	0	48	\$416,175.84	\$291,294.42	0	48	48	48	0
COMAL	24		THE ENCLAVE Ralph Fair LLC		0	15	13	\$21,704.54	\$0.00		13	13	0	2
COMAL	23		First Baptist, 10 acres		0	3					0	0	0	3
COMAL	27		MINAHAN 40 ACRES		0	26	0	0	0	0	0	0	0	26

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							WATER	SEWER		Res W	Total Water	SEWER	WATER
COMAL	34	PENNINGTON 10.0 ACRES	0	0	2	0			0	0	0	0	0
COMAL COUNTY -			54	14	791	614	\$1,699,068.13	\$1,018,290.62	14	593	607	508	179
COMAL	55	Powell 33.3 ac 30260 Saratoga	0	0	6	1			0	1	1	0	5
COMAL	55	J. FAIR - GUEST HOUSE- DA- 105768 2.17 ac.	0	0	1	1			0	1	1	0	0
COMAL	55	J. FAIR - River Rock Center 2.13 ac - DA -	0	0	1	1			0	1	1	0	0
COMAL	55	Ralph Fair 4.8 ac (45.39 ac Sold & Split)	0	0	1	0			0	0	0	0	1
COMAL	55	Epple 6.99 Acres	0	0	1	0			0	0	0	0	1
COMAL	55	Epple 15.29 Acres was Grangean 30261 Saratoga sold to Epple	0	0	3	1			0	1	1	0	2
COMAL	28	WHITWORTH, NOLL & NOLL - DA 282.56 ac Parcel 14 SDID 28	0	0	39	0			0	0	0	0	39
COMAL	84	Firestation #3 City 30955 MCT SD ID 84	1	1	0	0			1	0	1	0	0
COMAL COUNTY -	IN ETJ - W/ DEVELOPMENT AGREEMENTS 12/2017		1	1	52	4	\$0.00	\$0.00	1	4	5	0	48
COMAL COUNTY TOTALS			55	15	843	618	\$1,699,068.13	\$1,018,290.62	15	597	612	508	227
KENDALL	19	UNIT - K1	0	0	63	58	\$0.00	\$0.00	0	4	4	0	0
KENDALL	14	UNIT - K2	0	0	58	53	\$0.00	\$0.00	0	53	53	0	0
KENDALL	21	UNIT - K3	0	1	33	31	\$0.00	\$0.00	1	31	32	0	2
KENDALL	32	UNIT - K4	0	0	28	23	\$0.00	\$0.00	0	23	23	0	0
KENDALL	26	UNIT - K5	0	0	36	35	\$0.00	\$0.00	0	35	35	0	1
KENDALL	20	UNIT - K6	0	1	93	88	\$0.00	\$0.00	1	88	89	0	5
KENDALL	22	UNIT - K7	0	0	4	4	\$0.00	\$0.00	0	4	4	0	0
KENDALL	36	UNIT - K8	0	0	3	2	\$0.00	\$0.00	0	3	3	0	0
KENDALL	30	DEER MEADOW ESTATES - UNIT 9	5	5	90	89	\$960.00	\$1,028.00	5	89	94	89	1
KENDALL	30	DEER MEADOW ESTATES - UNIT 10	2	0	58	56	\$55,199.00	\$57,568.00	0	56	56	56	2
KENDALL	30	DEER MEADOW ESTATES - UNIT 11	2	0	39	37	\$34,560.00	\$37,008.00	0	37	37	37	2
KENDALL	30	DEER MEADOW ESTATES - UNIT 12	1	1	67	64	\$107,812.54	\$64,465.90	1	64	65	65	2
KENDALL	30	DEER MEADOW ESTATES - UNIT 13	3	0	51	48	\$79,430.26	\$48,354.65	0	47	47	47	4
KENDALL	NONE	UNIT - 14 (9.86 AC.) - CIBOLO FORHOA Walking Path											
KENDALL	NONE	K-15 EXTENSION OF COMAL COUNTY 1.86 ac UNIT-13 (within 100 yr floodplain)											
KENDALL	3	STONE CREEK RANCH - UNIT 1	6	4	141	130	\$220,384.93	\$0.00	4	130	134	0	11
KENDALL	3	STONE CREEK RANCH - UNIT 1A	1	0	6	0	\$0.00	\$0.00	0	0	0	0	6
KENDALL	3	STONE CREEK RANCH - UNIT 2A	1	0	29	19	\$31,722.02	\$0.00	0	19	19	0	10
KENDALL	3	STONE CREEK RANCH - UNIT 2B	0	0	60	0	\$0.00	\$0.00	0	0	0	0	60
KENDALL COUNTY			21	12	859	737	\$530,068.75	\$208,424.55	12	683	695	294	116
KENDALL	6	The Reserve Sub Division 6	0	0	645	0	0	0	0	0	0	0	645
KENDALL	38	Pennington 5.ac . Parcel 39 SD ID 38	0	0	1	0	0	0	0	0	0	0	1
KENDALL	9	Hamilton- DA- 46193 62.94 ac SD 9 Parcel 1	0	0	11	0	0	0	0	0	0	0	11
KENDALL	12	G. Trace - DA - 3.88 ac 6.02 ac SD 12 Parcel 4	0	0	2	0	0	0	0	0	0	0	2
KENDALL -	IN ETJ W/ DEVELOPMENT AGREEMENTS 12/2017				659	0			0	0	0	0	659
KENDALL COUNTY TOTALS			21	12	1,518	737	\$530,068.75	\$208,424.55	12	683	695	294	775
COUNTY					# OF								
BEXAR		UNITS/SUBDIVISION			LOTS	IMPROVED	WATER	SEWER		WATER	SEWER		
BEXAR		BEXAR	145	43	2,977	2,793	\$438,176.84	\$226,835.03	43	1,866	1,909	1,189	105
COMAL		COMAL	55	15	843	618	\$1,699,068.13	\$1,018,290.62	15	597	612	508	227
KENDALL		KENDALL	21	12	1,518	737	\$530,068.75	\$208,424.55	12	683	695	294	775
LOT INVENTORY COUNT		TOTALS	221	70	5,338	4,148	\$2,667,313.72	\$1,453,550.20	70	3,146	3,216	1,991	1,107
		TOTALS FORWARD	221	70	5,338	4,148	\$2,667,313.72	\$1,453,550.20	70	3,146	3,216	1,991	1,107
		Subdivisions & Parcels on Master Plan not identified above			# Lots								
B/C	59	Parcel 19 67.49 ac			15								WW
Bexar	62	Parcel 20 19.2 ac			4								15
Bexar	76	Parcel 21 4.8 ac			6								4
Bexar	83	Parcel 22 - Corley Prop 160.9 ac			215								6
Bexar	85	Parcel 23 Botanica 16.06 acres 61?			61								215
Bexar	91	Parcel 24 Botanica 3.32 acres 61?			61								61
Bexar	94	Parcel 25 4.72 acres 61 corms?			61								61
Bexar	112	Parcel 29 Bank Property			3								3
Bexar	106	Parcel 34 12.52 ac			17								17

2 counties
4
6
215
61
61
4.72 ac 61 ?
0
0

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							WATER	SEWER		Res W	Total Water	WATER	SEWER
Bexar	60	4.53 Acres of 12.52 Pfeiffer Ranch Unit 1A 3913 Fair Oaks Parkway			1	1				1	1		
		Parcel 36 100.96 acres			22							22	0
		Bexar Totals			466	1				1	1	465	423
Comal	11	Parcel 09			6							6	6
	8	Parcel 10			9							9	9
	17	Parcel 12			36							36	36
	18	Parcel 13			10							10	10
	37	Parcel 15			33							33	33
	41	Parcel 16			7							7	7
	47	Parcel 17			7							7	7
	51	Parcel 18			9							9	9
	48	Parcel 42 3.88 acres			1							1	0
		Comal Totals			118							118	117
Kendall	10	Parcel 02			10							10	0
	7	Parcel 03			2	1				0	0	2	0
	13	Parcel 05			4							4	0
	2	Parcel 06			25							25	25
	4	Parcel 07			19							19	19
	5	Parcel 08 MP Addition Error/ Corrected			3							3	3
	15	Parcel 11			16							16	16
	33	Parcel 37 9.44 acres Yanti /Paul S			2							2	0
	38	Parcel 39 Pennington 5 Acres			1							1	0
	40	Parcel 40 24.76 acres			6							6	0
	45	Parcel 41 6.46 acres			1							1	0
		Kendall Totals			89	1						89	63
		Grand Totals	221	70	6,011	4,150	\$2,667,313.72	\$1,453,550.20	70	3,147	3,217	1,779	1,425
									3,217				