



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: Stone Creek Ranch Unit 2C Acreage: 40.37
 Brief Description of Project: Low density single family residential subdivision
 Is property platted? ☒ No ☐ Yes Subdivision name: Stone Creek Ranch Unit 2C No. of Lots: 35
 Recordation #: Vol. 1076, Pg. 555, KCOPR 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: Varies Bed #: Varies Bath #: Varies 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 Hutzler, PE
 Address: 916 E. Blanco, Suite 100 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, PE Contact Name: JONES | CARTER
 Address: 4350 Lockhill Selma Rd. Suite 100 City/State/ZIP: San Antonio, TX 78249
 Phone: (210) 494-5511 E-mail: dmcafee@jonescarter.com

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

Signature: [Signature] Date: 12/02/21
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

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

DATE REC'D: _____ BY: _____
 FEES PAID: _____ APPROVED BY: _____
 DATE APPROVED: _____
 APPLICATION/PERMIT NO: _____ EXP DATE: _____

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

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

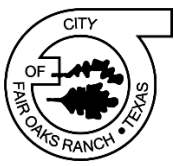
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

** 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.



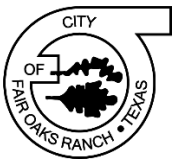
S10

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.



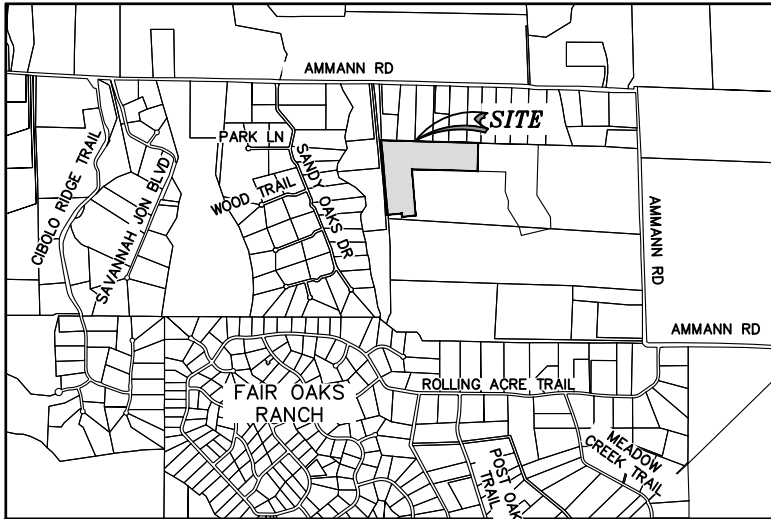
City of Fair Oaks Ranch

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- ☒ Tree Plan designating all trees proposed for removal or preservation and describing the measures proposed to protect remaining trees during development as per Unified Development Code Section 8.8. Tree Plan needs to 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.



LOCATION MAP
NOT-TO-SCALE

LEGEND

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

IMPACT FEE PAYMENT NOTE

ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAS RANCH WATER AND WASTEWATER UTILITIES IMPACT FEES 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 REASONABLE INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

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. 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 IS 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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF ____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF ____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
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 (NAVD'88).
5. THE SETBACKS IMPOSED ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR KENDALL COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY 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.

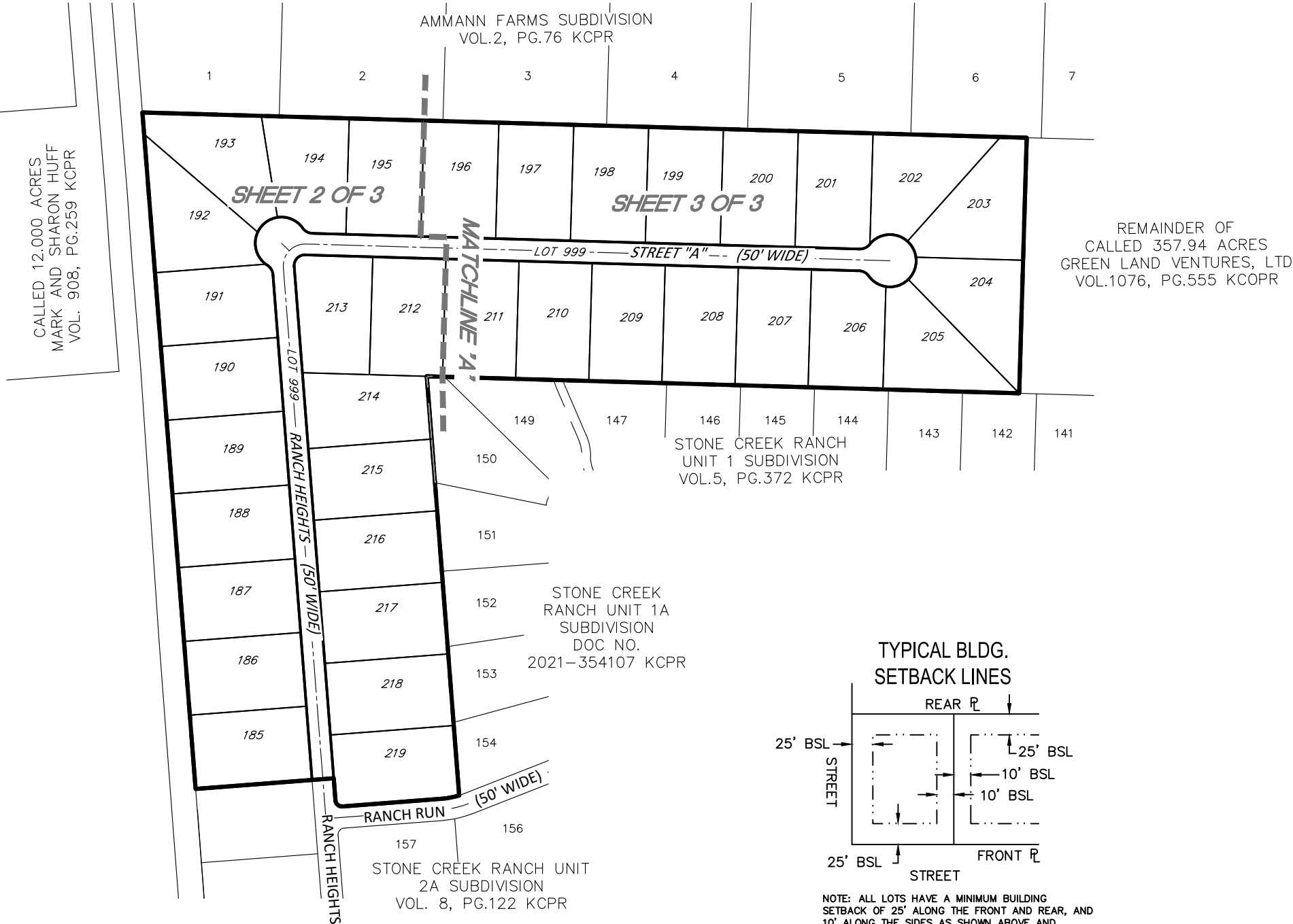
(THE "DRAINAGE SYSTEM")

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 PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

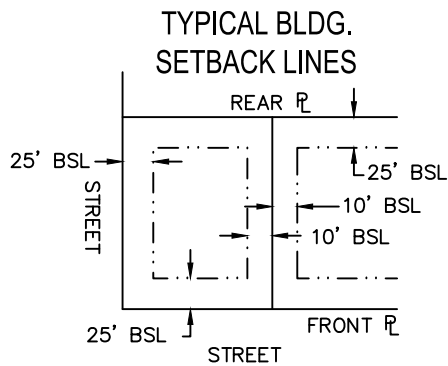
1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE UTILITY SHALL MAKE COMMERCIALY 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 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.

INDEX MAP



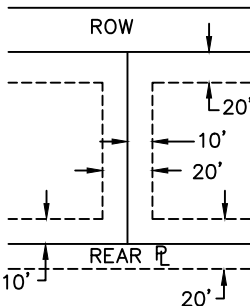
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 04°24'16" W	50.97'
L2	N 46°23'07" W	24.77'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	15.00'	23.56'	90°00'27"	N49°24'37"W	21.21'	15.00'
C2	175.00'	40.33'	13°12'12"	S78°59'04"W	40.24'	20.25'
C3	25.00'	41.91'	96°03'27"	S43°36'53"W	37.17'	27.79'
C4	50.00'	83.83'	96°03'27"	S43°36'53"W	74.35'	55.59'
C5	30.00'	27.40'	52°19'48"	N30°34'44"W	26.46'	14.74'
C6	60.00'	210.19'	200°43'04"	N43°36'53"E	118.04'	328.24'
C7	30.00'	27.40'	52°19'48"	S62°11'29"E	26.46'	14.74'
C8	30.00'	27.40'	52°19'48"	N65°28'43"E	26.46'	14.74'
C9	60.00'	298.10'	284°39'37"	S1°38'37"W	73.33'	46.32'
C10	30.00'	27.40'	52°19'48"	N62°11'29"W	26.46'	14.74'



NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' ALONG THE FRONT AND REAR, AND 10' ALONG THE SIDES AS SHOWN ABOVE, AND SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS.

TYPICAL UTILITY EASEMENTS



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

THIS PROJECT WILL CONSIST OF 35 RESIDENTIAL LOTS AND 1 LOT FOR A PRIVATE STREET.

LOT 999 IS A PRIVATE ROAD AND UTILITY EASEMENT ALSO, THERE WILL BE NO INHABITABLE STRUCTURES ALLOWED IN THIS LOT.

THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS AS RECORDED FOR THIS UNIT IN THE PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS.

EACH BUILDER WILL BE REQUIRED TO PLANT TWO TREES PER LOT WITH A CALIPER OF AT LEAST 2 1/2".

SUBDIVISION PLAT ESTABLISHING
STONE CREEK RANCH UNIT 2C

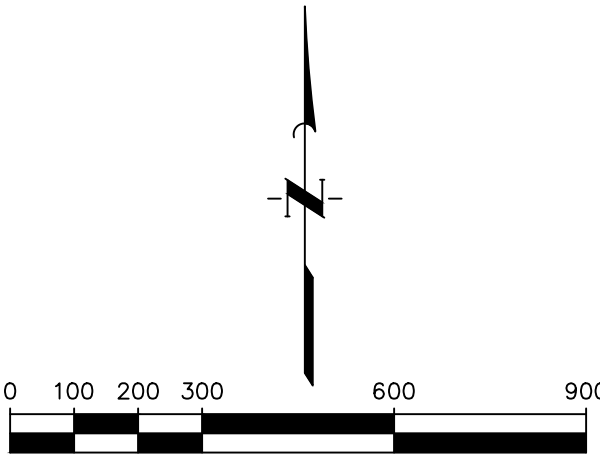
BEING A TOTAL OF 40.369 ACRES OF LAND OUT OF THE WM. D. LUSK SURVEY NO. 211, ABSTRACT NO. 306 KENDALL COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN CALLED 357.94 ACRE TRACT DESCRIBED IN INSTRUMENT TO GREEN LAND VENTURES, LTD. RECORDED IN VOLUME 1076, PAGE 555 OF THE KENDALL COUNTY OFFICIAL PUBLIC RECORDS.



JONES & CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: November 2, 2021



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
DANA GREEN PRESIDENT
916 E. BLANCO, SUITE 100
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF KENDALL

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 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 2C, 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 ____

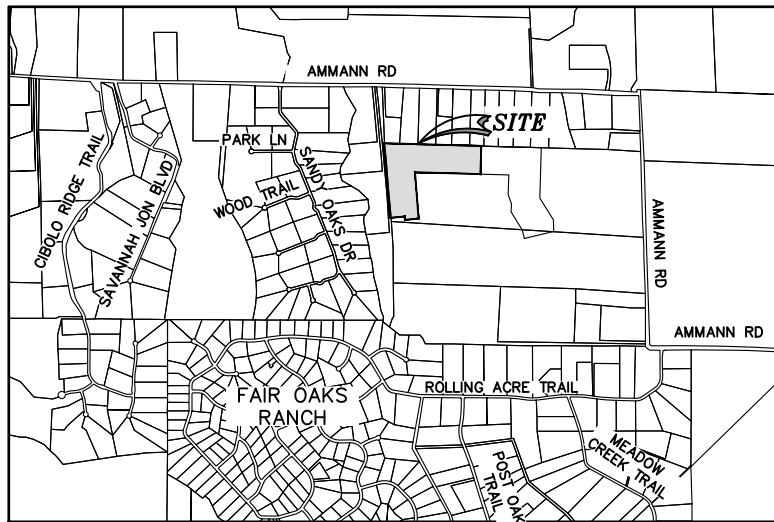
A.D. ____ AT ____ M AND DULY RECORDED THE ____ DAY OF ____

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

BOOK DOCUMENT NO. ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND

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

COUNTY CLERK, KENDALL COUNTY, TEXAS



LOCATION MAP

NOT-TO-SCALE

LEGEND

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

IMPACT FEE PAYMENT NOTE

ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAS 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. THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLE ENDANGER OR MAY REASONABLE INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

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. 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 IS 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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF ____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF ____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SUBDIVISION PLAT ESTABLISHING STONE CREEK RANCH UNIT 2C

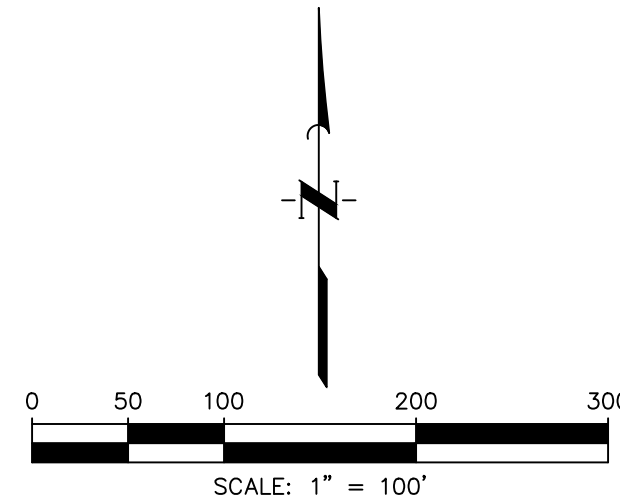
BEING A TOTAL OF 40.369 ACRES OF LAND OUT OF THE WM. D. LUSK SURVEY NO. 211, ABSTRACT NO. 306 KENDALL COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN CALLED 357.94 ACRE TRACT DESCRIBED IN INSTRUMENT TO GREEN LAND VENTURES, LTD. RECORDED IN VOLUME 1076, PAGE 555 OF THE KENDALL COUNTY OFFICIAL PUBLIC RECORDS.



JONES & CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: November 2, 2021



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
DANA GREEN PRESIDENT
916 E. BLANCO, SUITE 100
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF KENDALL

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 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 2C, 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 ____

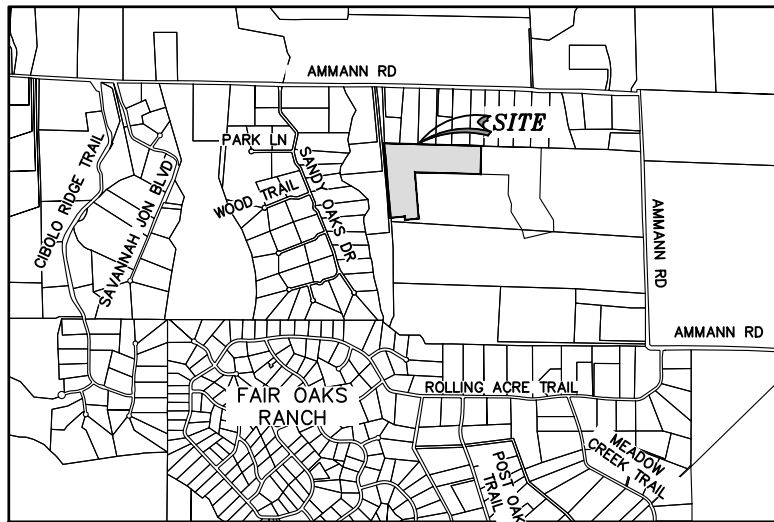
A.D. ____ AT ____ M IN THE RECORDS OF ____ OF SAID COUNTY, IN

BOOK DOCUMENT NO. ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND

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

COUNTY CLERK, KENDALL COUNTY, TEXAS

SHEET 2 OF 3



LOCATION MAP

NOT-TO-SCALE

LEGEND

- KCDR KENDALL COUNTY DEED RECORDS
- KCOPR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
- KCPR KENDALL COUNTY PLAT RECORDS
- KCDPR KENDALL COUNTY DEED PLAT RECORDS
- BSL BUILDING SETBACK LINE
- CVE CLEAR VISION EASEMENT
- EGTC ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- ESMT EASEMENT
- DE DRAINAGE EASEMENT
- (LOT) OVERALL DIMENSION
- ε 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

IMPACT FEE PAYMENT NOTE

ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAS 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. THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES. THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLE ENDANGER OR MAY REASONABLE INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

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LICENSED PROFESSIONAL ENGINEER

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REGISTERED PROFESSIONAL LAND SURVEYOR

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MATCHLINE "A" - SEE SHEET 2 OF 3

N: 13,831,573.42
E: 2,082,249.14

STONE CREEK RANCH UNIT
1A SUBDIVISION
DOC NO. 2021-354107 KCPR

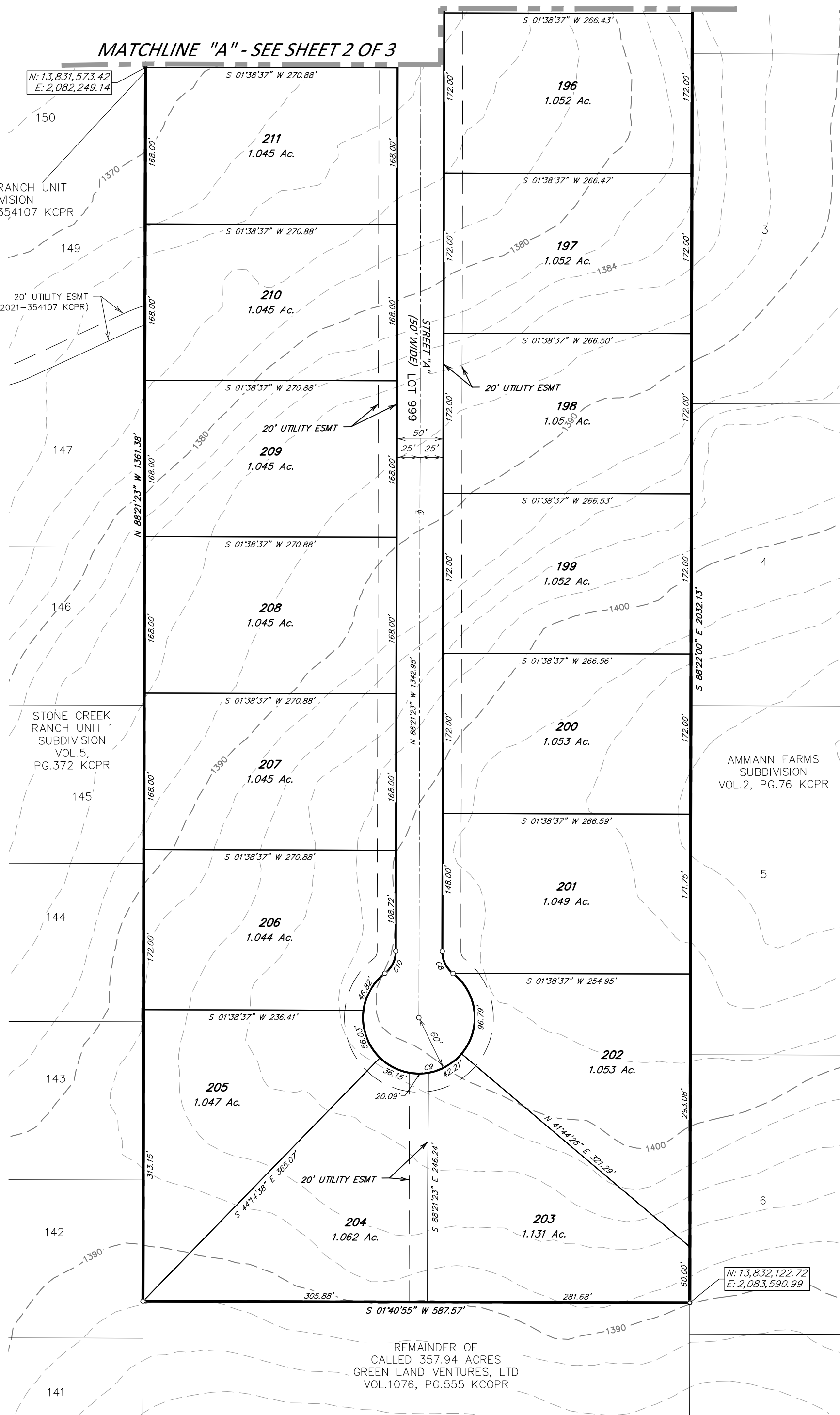
20' UTILITY ESMT
(DOC NO. 2021-354107 KCPR)

STONE CREEK RANCH UNIT 1
SUBDIVISION
VOL. 5,
PG. 372 KCPR

142

141

MATCHLINE "A" - SEE SHEET 2 OF 3



REMAINDER OF
CALLED 357.94 ACRES
GREEN LAND VENTURES, LTD
VOL. 1076, PG. 555 KCOPR

SUBDIVISION PLAT ESTABLISHING STONE CREEK RANCH UNIT 2C

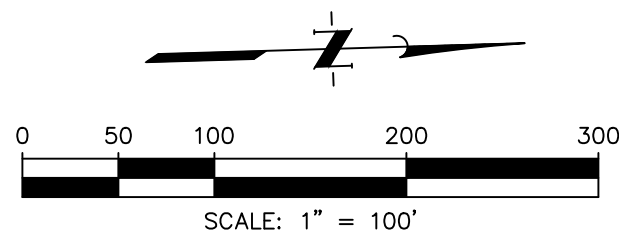
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A.D. ____ AT ____ M AND DULY RECORDED THE ____ DAY OF _____

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

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

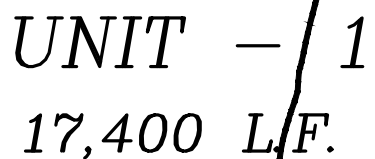
OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____ A.D. ____

COUNTY CLERK, KENDALL COUNTY, TEXAS

SHEET 3 OF 3

Civil Job No. 16205-0012-00

File: K:\16502\16502-0012-00 Stone Creek Ranch Unit 2C\2 Design Phase\Phase\CA01\16502-0012-00 Plat 2C.dwg



143.434 ACRES
VOL 130 PG. 161

[illegible]



4350 Lockhill Selma Rd., Suite 100
San Antonio, Texas 78249-2166
Tel: 210.494.5511
Fax: 210.494.5519
www.jonescarter.com

Attachment #5

January 5, 2022

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

RE: Stone Creek Ranch Unit 2C
Time Extension Request

Dear Ms. Schweitzer,

This letter serves as a request for a time extension for the Stone Creek Unit 2C Preliminary Plat on behalf of Green Land Ventures, LTD. It is requested that this plat not be considered on the January 13th Planning and Zoning Commission Agenda in order to address staff comments prior to consideration by the Planning and Zoning Commission in February.

Sincerely,

Jeffrey J. Hutzler, PE
Green Land Ventures, LTD



Public Works ▪ 7286 Dietz Elkhorn ▪ Fair Oaks Ranch TX, 78015 ▪ (210) 698-0900

January 5, 2022

Darren McAfee, P. E.
JONES/CARTER
4350 Lockhill Selma Rd. Suite 100
San Antonio, TX 78249

RE: Preliminary Plat of Stone Creek Ranch Unit 2C- Plat Review

Mr. McAfee,

The Preliminary Plat submittal for Stone Creek Ranch Unit 2C was received by city staff on December 8, 2021. Based on the review, the following items need to be addressed.

1. Staff has concerns regarding the provision of only one means of ingress and egress for the entire development that encompasses over 240 lots. In this regard, staff also recommends that the existing unpaved gated access from Ammann Road be designated as an access easement and be improved to provide emergency access.
2. Connect Sections 2C and 2B that are not yet platted by joining the cul-de-sacs. This will provide two means of access to 60+ lots being platted in these sections and will be in conformance with Article II, Procedures that states - *"Where streets in an adjoining subdivision dead-end at the property line of the new subdivision, the said streets shall be continued through the new subdivision, either on a straight line, or a curve, as provided elsewhere herein. Where no adjacent connections are platted, the streets in the new subdivision must be the reasonable projections of streets in the adjacent subdivided tracts. All streets in new subdivisions shall be platted so that a continuation of said streets may be made in other subdivisions in the future."*
3. Provide an outside roadway diameter of eighty (80) feet and a street right-of-way diameter of one hundred (100) feet for the turnarounds.
4. Provide a copy of the approved Development Agreement, if one exists, to ensure compliance. The subject parcel is zoned Existing Residential 2 (R2). The Unified Development Code (UDC) requires that all lot, building, landscaping and other standards will be controlled by the applicable deed restrictions in these neighborhoods.
5. Provide a copy of the approved Master Plan and Open Space Plan, if these were approved.
6. Provide a letter of intent as required with the Universal Application.
7. Submit proof that the owner's agent listed on the plat is the authorized representative.
8. The Universal Application indicates that there is a recordation number for this plat. Please clarify.
9. Use different line types for the various items listed in the legends. Currently the same line type is used for all the items.
10. Remove Building Setback Line (BSL) from the legend.
11. Clarify the maintenance responsibility of all the streets. Indicate if they are public or private

in the plat notes.

12. Indicate if streets are designed as underground utility easements.
13. Show all bearings that match the metes and bounds and title report on the index map (sheet 1).
14. Designate a street name for all streets.
15. Remove the term lot from a street.
16. Add signatures and license numbers of the engineer and the surveyor.
17. Provide a copy of the subdivision deed restrictions referenced in the plat notes.
18. Remove tree planting requirement as marked-up.
19. Add floodplain information to the plat notes.
20. Add the reason for the Preliminary Plat in the title block.
21. Correct the title to "Preliminary Plat" as marked up.
22. Add plat revision date.
23. Show two-foot contour interval surveys tied to known reference points or USGS benchmarks.
24. The bearings on the metes and bounds do not match the title commitment document.
25. Mark all block corners of streets and alleys with a ½-inch iron rod two (2) feet long, or with an appropriate concrete marker.
26. Show accurate location of subdivision in reference to the real estate records of the county, showing a tie to a well-established point for plats inside the City limits or to a survey corner.
27. Provide volume and page for all easements, including the vehicle non access easement, as listed in the legend.
28. Correct the plat note (General Notes #5) to remove the county reference as marked up.
29. Indicate zoning designation on the plat.
30. Show city limits on the keymap.

Please submit a revised submittal packet addressing the above comments. A response letter that explains how each comment is addressed is also required.

Please note that removal of protected trees needs to be approved by staff and removal of Heritage trees need to be approved by the P & Z and CC, prior to Preliminary Plat approval.

Sincerely,

Katie Schweitzer, P.E.,
Manager of Engineering Services

cc: (via email)
Tobin Maples, AICP, City Manager
Carole Vanzant, Assistant City Manager
Grant Watanabe, Director of Public Works & Engineering Services
Sandy Gorski, Public Works Admin. Assistant