



### City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015  
PH: (210) 698-0900.FAX: (210) 698-3565. [awade@fairoaksranchtx.org](mailto:awade@fairoaksranchtx.org) [www.fairoaksranchtx.org](http://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: *James Grona* Date: 02/04/2005  
 Print Name: JAMES GRONA

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

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

DATE REC'D: 02/11/2025 BY: Lee Muñoz, P.E., CFM  
 FEES PAID: 02/14/2025 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-S25). Please check the appropriate type below:**

**Land Use Policy Related**

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

**Subdivision and Property Development Related**

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

**Site Development Related**

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

**Miscellaneous Permits**

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

**Building Permits Related**

For the following permits, please visit:

<http://fairoaksranchtx.org/77/Building-Codes>

**Commercial**

New/Remodel/Addition

**Residential**

New Home

Remodels/Additions

Detached Buildings

**Others**

Fence

Solar Panels

Swimming Pools

Backflow Device/Irrigation System

Signs

Master/ Common Signage Plan

Water Heater or Water Softener

Miscellaneous

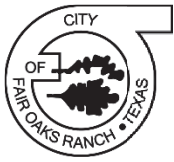
\*These types of applications require additional information as listed in the Specific Application Form.

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

**Application Checklist for all Applications**

- Universal Application Form (Form UA).
- Items listed in the checklist for the Specific Application Form (Form S#) <sup>1</sup>. (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)

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

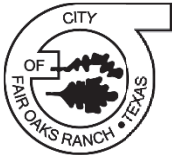


# S11 SPECIFIC APPLICATION FORM - FINAL PLAT

## Section 3.8 (5) of the Unified Development Code

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

- A completed Universal Application and checklist signed by the owner/s of the property.
- Payment of all other applicable fees (see Schedule of Fees).
- An accurate metes and bounds description of the subject property (or other suitable legal description).
- Location/vicinity map showing the location and boundaries of the subject parcel. Indicate scale or not to scale (NTS) and provide north arrow.
- Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- Pre-Application Conference prior to application submittal (if required).
- Approved copy of the Preliminary Plat, Replat and Concept Plan or other approved plats, if applicable.
- A copy of approved sets of construction plans.
- Concept plan approval (if required).
- A title report.
- A copy of proposed plat.
- Letter of Acceptance of Public Improvements by the City, or Fiscal Surety for Public Improvements.
- Maintenance Bond for Public Improvements.
- Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Timewarner, Grey Forest, GBRA, Spectrum, etc.).
- Letter from USPS and other service providers to ensure the name of the proposed subdivision, 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.
- A certificate of ownership and dedication to the City of all streets, easements, alleys, parks, playgrounds or other dedicated public uses, signed and acknowledged before a notary public by



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the owners and by any holders of liens against the land. The dedications must be absolute. In lieu of a separate document, a note on the face of the plat meeting all of the above requirements is acceptable.

- Approved 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.

Note: Removal of Protected trees need approval by staff. Removal of Heritage trees need approval by Planning and Zoning Commission.

- 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.
- Acknowledgment that the applicant or representative will attend all Planning and Zoning Commission meetings, City Council meetings, and any other applicable meetings where this request is discussed.

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



**Callham**  
Engineering & Design  
www.callhamengineering.com

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Project Name: **FAIR OAKS RANCH**  
Project Location: **COMAL COUNTY, TEXAS**  
Project Number: **106**  
Date: **11/14/14**

Project Manager: **DAVID L. CALLHAM**  
Project Engineer: **DAVID L. CALLHAM**  
Project Designer: **DAVID L. CALLHAM**

Project Status: **CONCEPTUAL PLAN**

Scale: **1" = 200'**

North Arrow

Project Name: **FAIR OAKS RANCH**  
Project Location: **COMAL COUNTY, TEXAS**  
Project Number: **106**  
Date: **11/14/14**

Project Manager: **DAVID L. CALLHAM**  
Project Engineer: **DAVID L. CALLHAM**  
Project Designer: **DAVID L. CALLHAM**

Project Status: **CONCEPTUAL PLAN**

Scale: **1" = 200'**

North Arrow

NO. OF SHEETS	10
TOTAL SHEETS	10
NO. OF SHEETS	10
TOTAL SHEETS	10
NO. OF SHEETS	10
TOTAL SHEETS	10
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TOTAL SHEETS	10
NO. OF SHEETS	10
TOTAL SHEETS	10

**OAK BEND SUBDIVISION**

**FAIR OAKS RANCH  
COMAL COUNTY  
TEXAS**

**Callham**  
Engineering & Design  
www.callhamengineering.com

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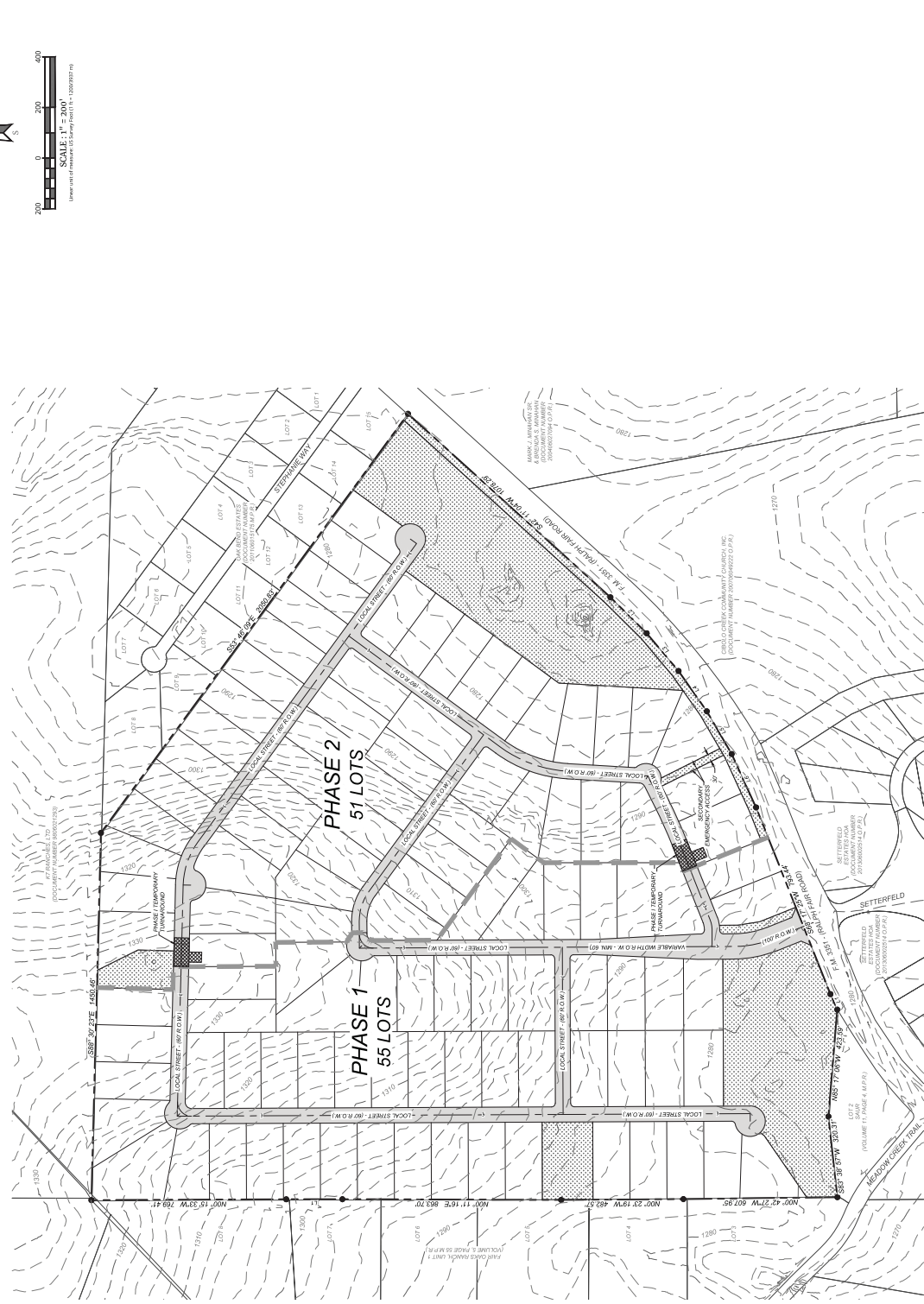
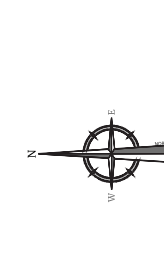
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Scale: **1" = 200'**

North Arrow



LAND USE	RESIDENTIAL	TOTAL
PHASE 1	55	55
PHASE 2	51	51
TOTAL	106	106

NO.	DATE	BY	DESCRIPTION
1	11/14/14	DAVID L. CALLHAM	CONCEPTUAL PLAN

1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



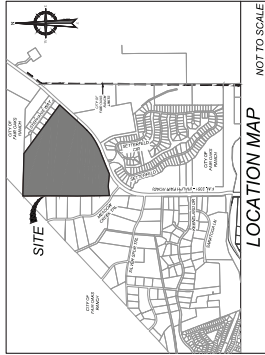






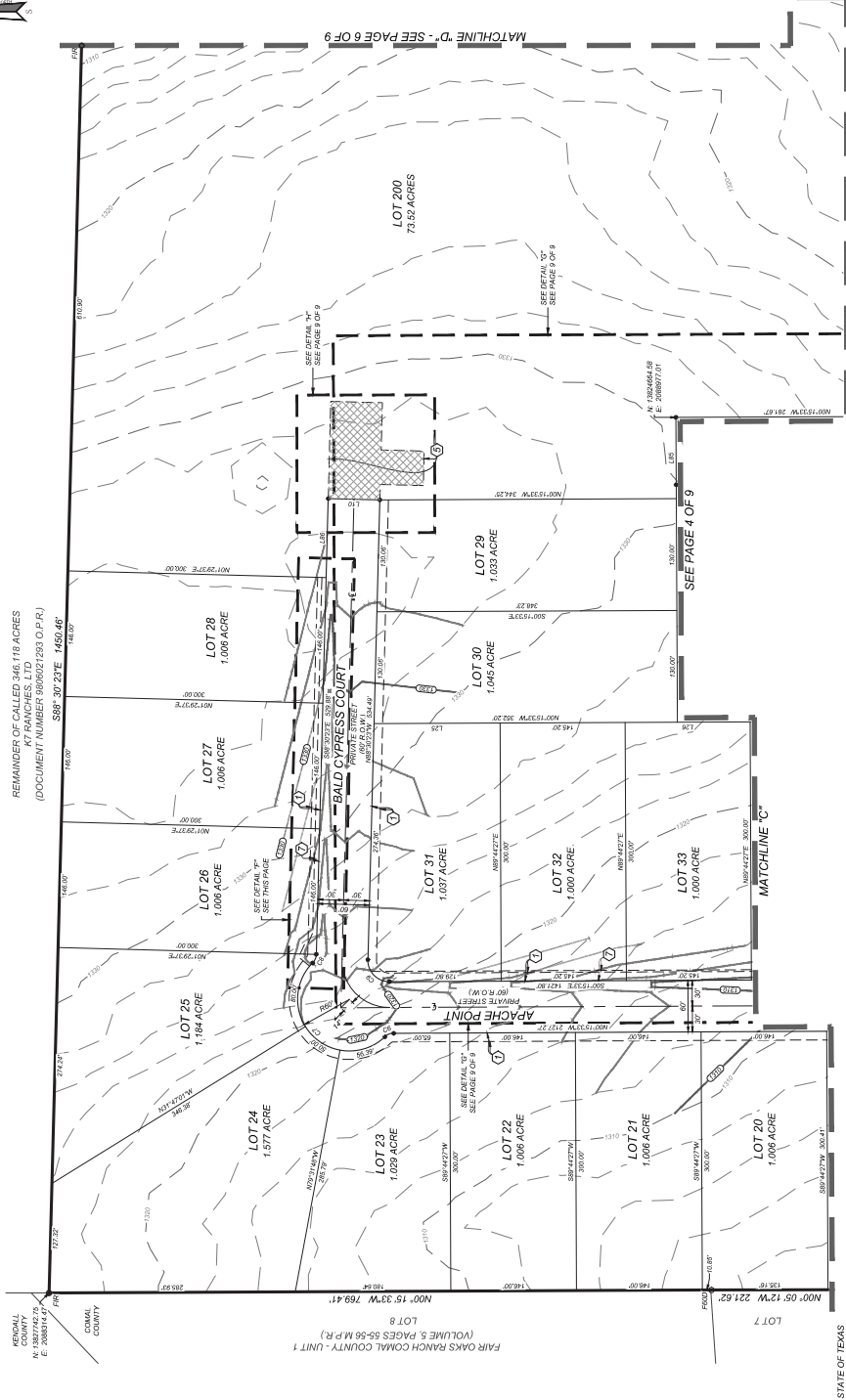






**NOTES:**

1. ALL UTILITIES ARE SHOWN AS EXISTING. CITY, STATE, FEDERAL, AND PRIVATE UTILITIES ARE SHOWN AS EXISTING. THE PLAT IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD PLATS AND AS SHOWN ON THE PLAT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD PLATS AND AS SHOWN ON THE PLAT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD PLATS AND AS SHOWN ON THE PLAT.
2. ANY OPERATIONAL MONITORING LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS ENERGY INFRASTRUCTURE AND SERVICE CHARGES TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE THE RESPONSIBILITY OF THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AFFECT OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE OR OTHER UTILITIES OR FACILITIES OR ANY OTHER FACILITIES FOR UTILITIES UNLESS THE CHANGES TO SUCH FACILITIES 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. ROAD 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 AS EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



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 AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

\_\_\_\_\_  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEKAR

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

\_\_\_\_\_  
 COREY CAMPBELL  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076  
 COLLIER ENGINEERING & DESIGN, INC.  
 3421 PARKWAY  
 SAN ANTONIO, TEXAS 78221  
 PHONE: 210-978-9444  
 FAX: 210-978-9444  
 WWW.COLLIERENGINEERING.COM  
 COLLIER ENGINEERING & DESIGN, INC. IS AN EQUAL OPPORTUNITY EMPLOYER AND CONTRACTOR.

**EXISTING KEYNOTES:**

- 1. RECORDED FOR UTILITY (HIGHWAY) WIDENING (DOCUMENT NUMBER 2010080743)
- 2. ELECTRIC, GAS, TELEPHONE, CABLE TV (COMMON AREA) (DOCUMENT NUMBER 2010080743)
- 3. SANITARY SEWER (COMMON AREA) (DOCUMENT NUMBER 2010080743)
- 4. WATER (COMMON AREA) (DOCUMENT NUMBER 2010080743)
- 5. DRAINAGE (COMMON AREA) (DOCUMENT NUMBER 2010080743)
- 6. MAINTENANCE ONLY (DOCUMENT NUMBER 2010080743)

**LEGEND:**

- SET 1/2" ROW ROAD WITH BLUE CAP STAMPED
- TOLLING PROP CORNER
- FOUND FROM ROW OR AS NOTED
- RIGHT-OF-WAY
- OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- CENTERLINE
- EMERGENCY ROUTES
- PROPOSED CONTOURS
- BOUNDARY
- LOT LINE
- EASEMENT
- TEMPORARY TURNAROUND EASEMENT

**FINAL PLAT ESTABLISHING OAK BEND SUBDIVISION PHASE I BEING 49.0 ACRES OF LAND OUT OF MARA DELA LUZ SIERRA SURVEY NUMBER 172, 1 LEAGUE, ABSTRACT NUMBER 173, IN COMAL COUNTY, TEXAS, SAID 49.00 ACRE TRACT OF LAND BEING THE SAME AS SHOWN ON MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 20080919098 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.**

SCALE: 1" = 100'

DATE OF PREPARATION: February 26, 2025

www.collierengineering.com

COLLIER ENGINEERING & DESIGN  
 3421 PARKWAY  
 SAN ANTONIO, TEXAS 78221  
 PHONE: 210-978-9444  
 FAX: 210-978-9444  
 WWW.COLLIERENGINEERING.COM

**KEYNOTES:**

- 1. ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 2. WATER EASEMENT
- 3. DRAINAGE EASEMENT
- 4. SANITARY SEWER EASEMENT
- 5. ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE EASEMENT (ENTIRE STREET FRONTAGE OF AN ACRE PERMEABLE)
- 6. DRAINAGE EASEMENT (ENTIRE EASEMENT TO DEEPEN UPON (0.0089 OF AN ACRE PERMEABLE)
- 7. VARIABLE WIDTH PERMEABLE EASEMENT
- 8. VARIABLE WIDTH PERMEABLE EASEMENT
- 9. ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 10. VEHICULAR NON-ACCESS EASEMENT
- 11. 30' P.O.W. RESERVATION EASEMENT
- 12. VARIABLE WIDTH WATER EASEMENT

DATE OF TEXAS COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THE PLAT IS CORRECT AND ACCURATE AND THAT THE PUBLIC EXCEPT AREAS SHOWN AS PRIVATE OR COMMON AREAS ARE NOT TO BE CONSIDERED AS PUBLIC PLACES. PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREON ARE CORRECT.

NOTARIES PUBLIC  
 JAMES M. GUNDA  
 105 W. WINDYBROOK BLVD.  
 SAN ANTONIO, TEXAS 78222  
 STATE OF TEXAS  
 COUNTY OF COMAL

DATE OF TEXAS COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THE PLAT IS CORRECT AND ACCURATE AND THAT THE PUBLIC EXCEPT AREAS SHOWN AS PRIVATE OR COMMON AREAS ARE NOT TO BE CONSIDERED AS PUBLIC PLACES. PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREON ARE CORRECT.

NOTARIES PUBLIC  
 JAMES M. GUNDA  
 105 W. WINDYBROOK BLVD.  
 SAN ANTONIO, TEXAS 78222  
 STATE OF TEXAS  
 COUNTY OF COMAL

UNDERSIGNED HEREBY APPEARS ON THIS PLAT AS AN INDIVIDUAL PERSON WHOSE NAME IS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND WHOSE SIGNATURE IS SHOWN ON THIS PLAT AND WHOSE NAME IS THE SAME AS THE NAME OF THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND WHOSE SIGNATURE IS SHOWN ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

NOTARIES PUBLIC  
 COMAL COUNTY, TEXAS

THIS FINAL 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

REMAINDER OF CALLED 346.118 ACRES  
 KT RANCHES, LTD.  
 (DOCUMENT NUMBER 9906921293 O.P.F.)  
 S88° 30' 22"E 1450.46'

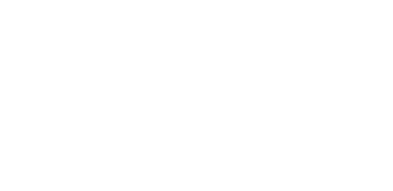
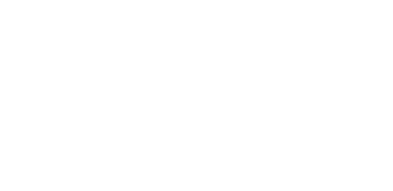
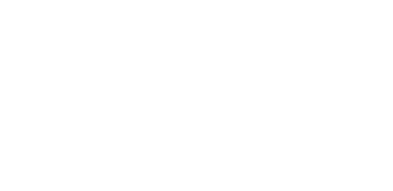
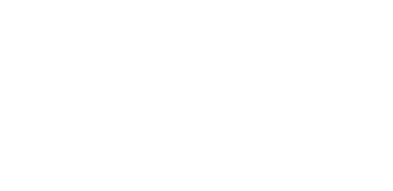
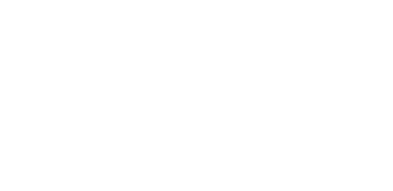
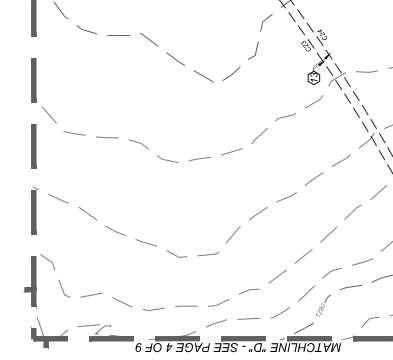
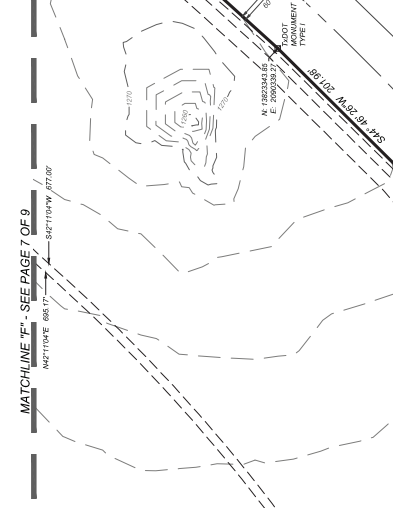
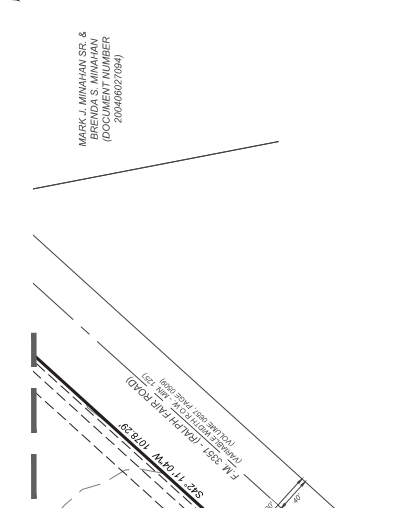
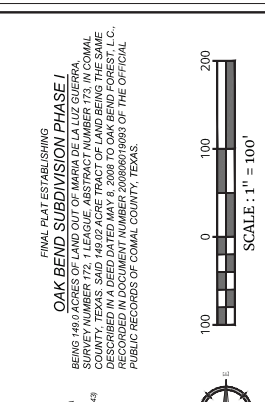
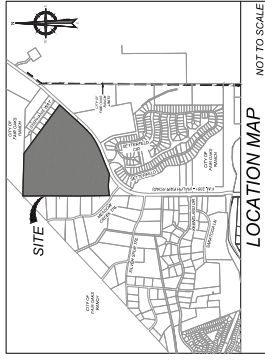
REMANDER OF CALLED 346.118 ACRES  
 KT RANCHES, LTD.  
 (DOCUMENT NUMBER 9906921293 O.P.F.)  
 S88° 30' 22"E 1450.46'

REMANDER OF CALLED 346.118 ACRES  
 KT RANCHES, LTD.  
 (DOCUMENT NUMBER 9906921293 O.P.F.)  
 S88° 30' 22"E 1450.46'





- CONTRACT NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES, SPECIFICATIONS, AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  2. ANY OPEN-ENDED MONUMENTARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS ENERGY INFRASTRUCTURE AND SERVICE CHARGES TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  3. THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DAMAGE LIABILITY, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DEEMED HEREBY.
  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 AT EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.









OF OAK BEND ESTATES (CITY OF FAIR OAKS RANCH)

BEING 149.02 acres of land out of Survey Number 172, Main 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.

STATE OF TEXAS 1 COUNTY OF BEAR) THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO, HAVE AGREED TO SUBSCRIBE TO THE FOLLOWING INSTRUMENTS TO BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, TEXAS, TO WIT: PLATS, PATENTERS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OAK BEND FOREST, L.C. DUESBY DEVELOPER

STATE OF TEXAS 1 COUNTY OF BEAR) HAYDEN GRINA DUESBY DEVELOPER'S DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAYDEN GRINA, who is known to me and acknowledged to me that she executed the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in compliance with the provisions of the instrument.

Notary Public in and for the State of Texas



JOHN B. LUCE REGISTERED PROFESSIONAL ENGINEER FIRM NO. E - 6967

STATE OF TEXAS 1 COUNTY OF BEAR) NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHROUS HENDERSON Notary Public in and for the State of Texas

STATE OF TEXAS 1 COUNTY OF BEAR) NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MICHAEL J. HARRIS Notary Public in and for the State of Texas

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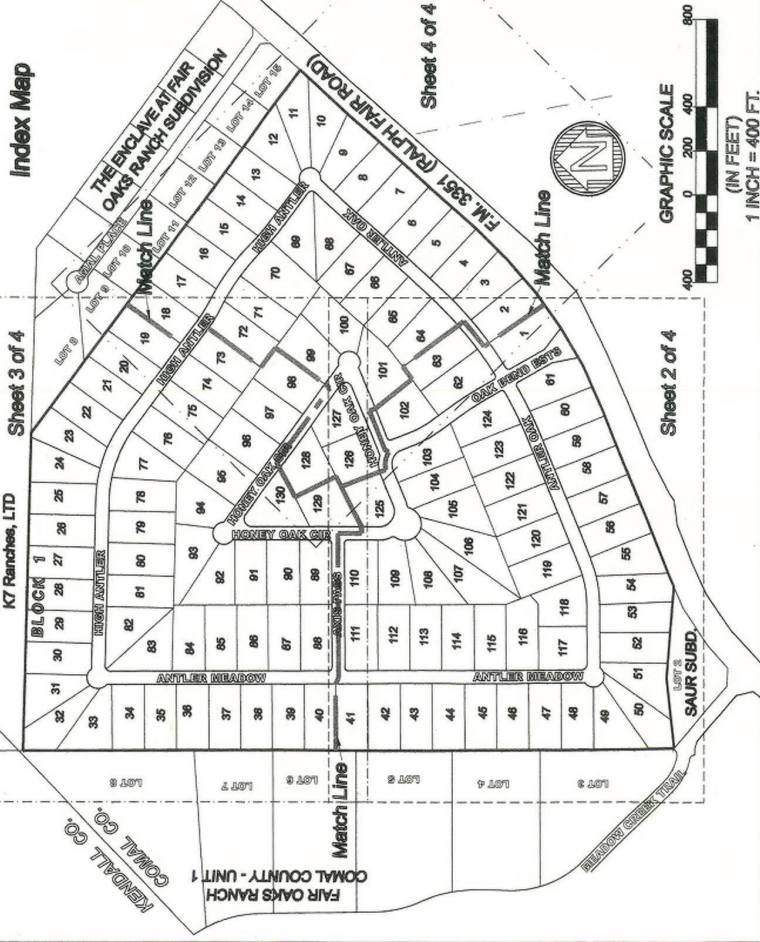
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Subdivision Summary Establishing 130 Lots & 11845 Linear Feet of Road

GENERAL NOTES: 1. ALL PROPOSED EASEMENTS SHALL BE UTILIZED FOR THE FOLLOWING PURPOSES: A. DRAINAGE, WATER SUPPLY, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, WEIRS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES THE DRAINAGE SYSTEM, AND OTHER PURPOSES AS SHOWN ON THIS PLAT.

2. THE CITY OF FAIR OAKS RANCH HAS BEEN GIVEN TO THIS PLAT BY THE CITY OF FAIR OAKS RANCH AND IS HEREBY APPROVED BY SUCH COUNCIL.

3. THIS PLAT IS SUBJECT TO THE CITY OF FAIR OAKS RANCH (CITY OF FAIR OAKS RANCH) AND IS HEREBY APPROVED BY SUCH COUNCIL.

4. THE CITY OF FAIR OAKS RANCH HAS BEEN GIVEN TO THIS PLAT BY THE CITY OF FAIR OAKS RANCH AND IS HEREBY APPROVED BY SUCH COUNCIL.

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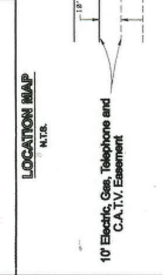
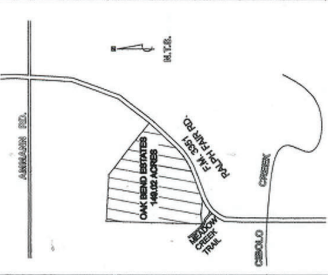
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19. THE CITY OF FAIR OAKS RANCH HAS BEEN GIVEN TO THIS PLAT BY THE CITY OF FAIR OAKS RANCH AND IS HEREBY APPROVED BY SUCH COUNCIL.

20. THE CITY OF FAIR OAKS RANCH HAS BEEN GIVEN TO THIS PLAT BY THE CITY OF FAIR OAKS RANCH AND IS HEREBY APPROVED BY SUCH COUNCIL.



AN EASEMENT IS GRANTED TO THE OWNERS OF THE WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE TV, UTILITIES, BEING 20 FEET FRONTING ON THE FRONT AND SIDE LINES FRONTING ON THE STREETS AND BACK LOTS, SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAT.

Finished Floor Elevations: Table with columns for Station, Elevation, and Notes.

CURVE TABLE: Table with columns for Station, Curve Data, and Notes.



STREET DESIGN, DRAINAGE DESIGN AND LOT DESIGN PREPARED BY JOHN LUCE CIVIL ENGINEERING CONSULTANT

Land Surveying Land Planning JOHN LUCE CIVIL ENGINEERING CONSULTANT INCORPORATED

15135 San Pedro, San Antonio, Texas 78280-2809 P.O. Box 160609, San Antonio, Texas 78280-1609







**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 6, 2008 to Oak  
Bend Forest, L.C., recorded in Doc# 200806019083 of the Official Public Records of  
Comal County, Texas.

**Monumentation Legend**

- Found Levee Department of Transportation
- Concrete Right-of-Way Marker of Property
- Found "X" in iron pin (visual)
- Found "X" in iron pin (no visual)
- Found "X" in iron pin (no visual) with top iron nail (AS, NCI)
- Consolidated Sheet

**For Deeds, Records City Limits**  
Fair Oaks Ranch City Limits  
Per Ordinance 176  
Received May 10, 2007, 200806019083  
Official Public Records, Comal County, Texas.

**THE ENCLAVE AT FAIR  
OAKS RANCH SUBDIVISION**  
Doc# 201106015175

**LOT 8**  
FAIR OAKS RANCH - UNIT 1  
Volume 5, Pages 55-56  
DOC# 9906013329  
Lyndora Martinez  
Gilbert Martinez, Jr. and wife

**LOT 7**  
The Horpence Family Trust,  
Steven and Corlis Horpence, Trustees  
DOC# 200706042822

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

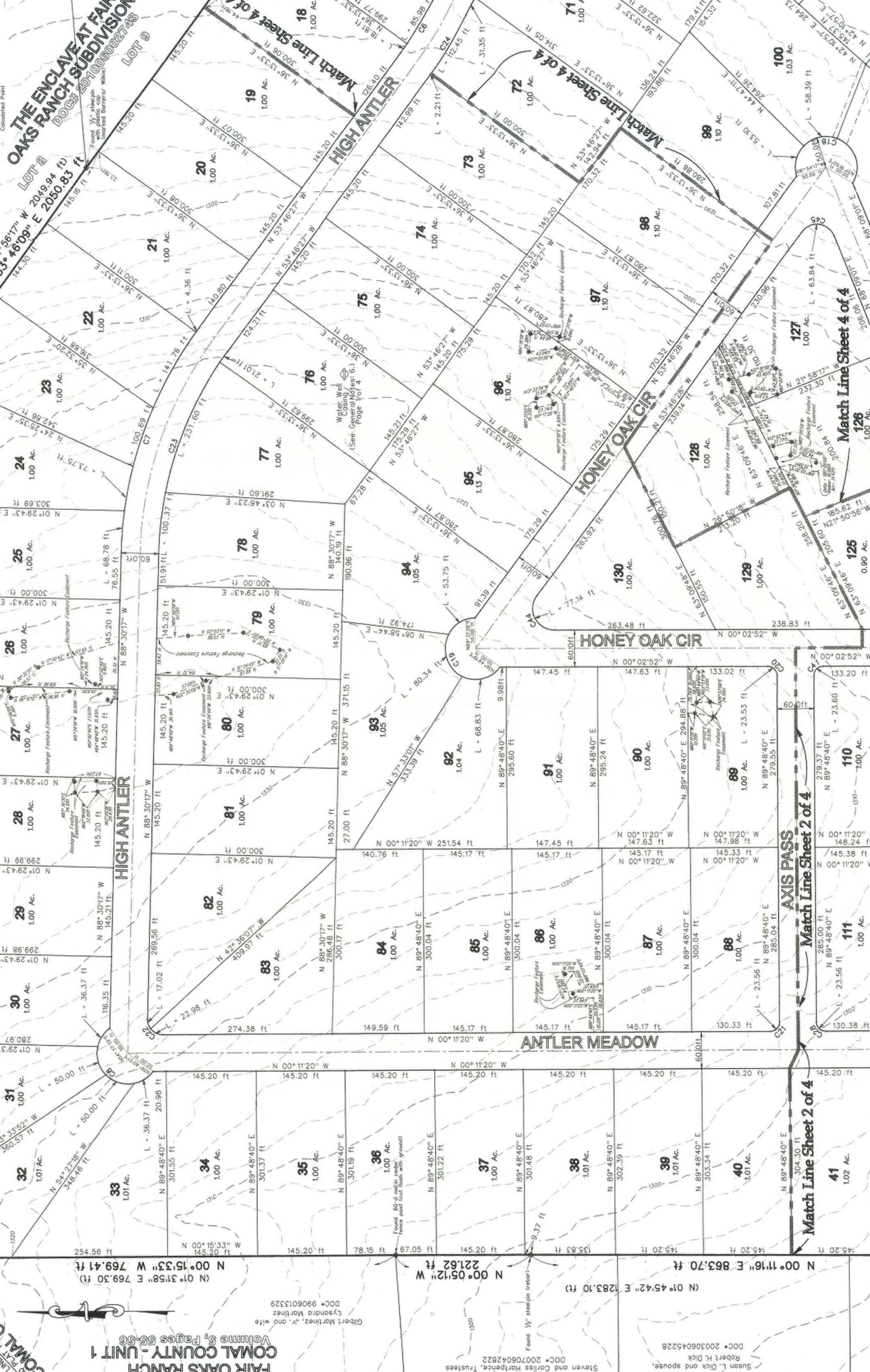
**LOT 5**  
KENDALL COUNTY  
COMAL COUNTY  
KENDALL COUNTY  
COMAL COUNTY  
KENDALL COUNTY  
COMAL COUNTY

**LOT 4**  
KENDALL COUNTY  
COMAL COUNTY  
KENDALL COUNTY  
COMAL COUNTY

**LOT 3**  
KENDALL COUNTY  
COMAL COUNTY  
KENDALL COUNTY  
COMAL COUNTY

**LOT 2**  
KENDALL COUNTY  
COMAL COUNTY  
KENDALL COUNTY  
COMAL COUNTY

**LOT 1**  
KENDALL COUNTY  
COMAL COUNTY  
KENDALL COUNTY  
COMAL COUNTY



**Scale: 1" = 100'**

**Match Line Sheet 4 of 4**

**Match Line Sheet 2 of 4**

**Match Line Sheet 2 of 4**

**Match Line Sheet 4 of 4**

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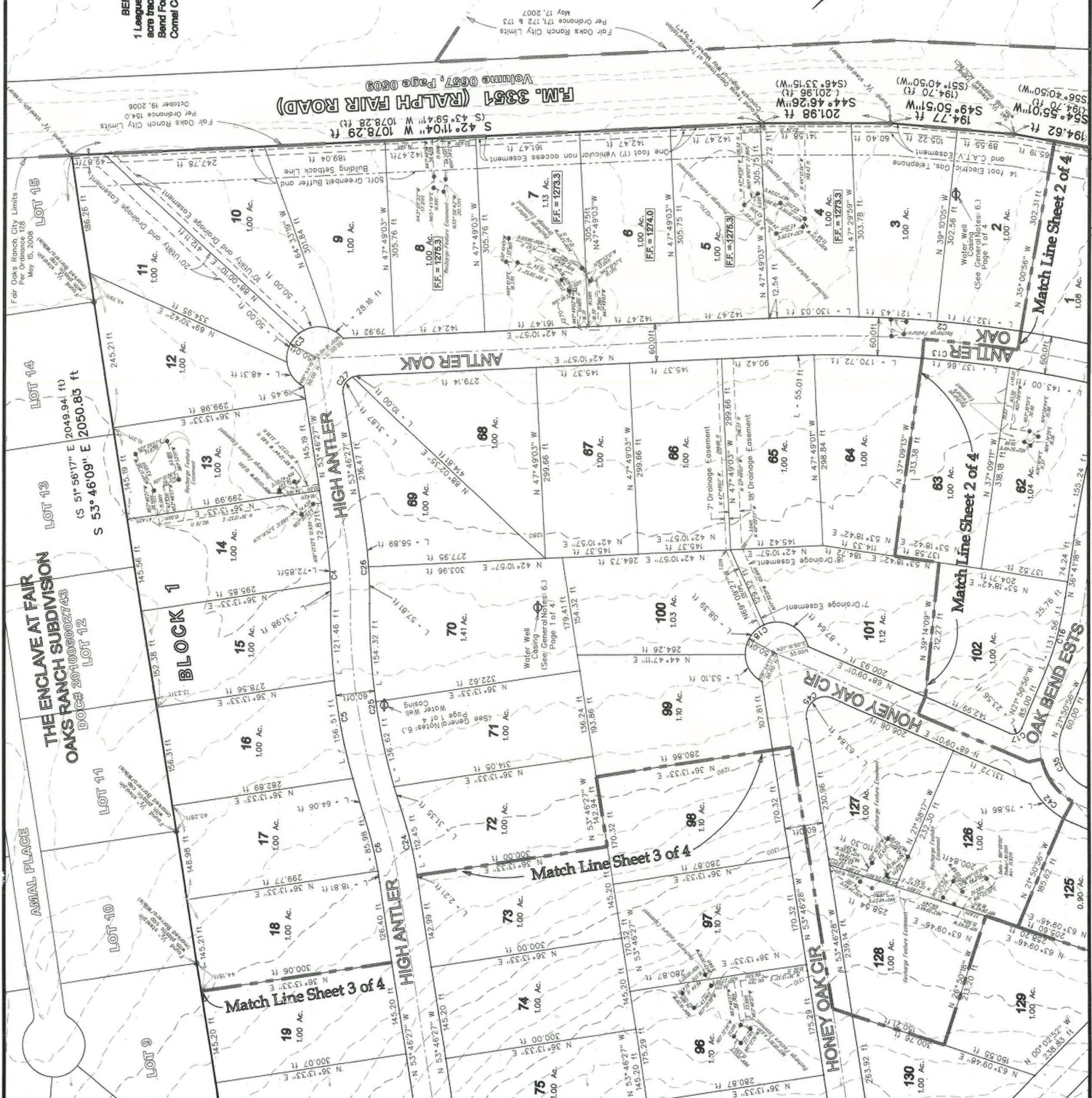
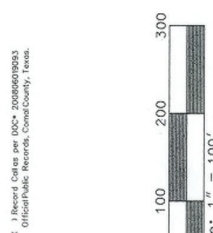
SUBDIVISION PLAT OF OAK BEND ESTATES

BEING 149.02 acres of land out of Survey Number 172, Merits 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, 2009 to Oak Bend Forest, L.C., recorded in Doc# 200906019093 of the Official Public Records of Comal County, Texas.

Curve Table

Table with columns: NUMBER, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD DIRECTION, CHORD LENGTH, TANGENT. Lists curve data for 31 different curves.

- Monumentation Legend
- Found (red) Department of Transportation
- Considered Right of Way Marker (6 1/2" dia)
- Found (red) 1/2" dia (6 1/2" dia)
- Found (red) 1/4" dia (6 1/2" dia)
- Set (red) 1/2" dia (6 1/2" dia) with cap (brass)
- Calculated Point



Match Line Sheet 2 of 4

Match Line Sheet 3 of 4

Match Line Sheet 4 of 4

Record Date per Doc# 200906019093. Official Public Records, Comal County, Texas.