

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

COUNTY	SUBDIVISION	UNIT/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	
	ID						WATER	SEWER		Res W	Total Water	SEWER	WATER
BEXAR	66	THE ARBORS - Unit 1	7	1	44	39	\$216,000.00	\$60,450.00	1	39	40	39	5
BEXAR	66	THE ARBORS - Unit 2	5		47	19	\$164,736.27	\$115,304.16		19	19	19	28
BEXAR	79	UNIT - B			68	65	\$0.00	\$0.00		65	65	65	3
BEXAR	108	UNIT - B1			71	70	\$0.00	\$0.00		70	70		1
BEXAR	111	UNIT - B2		3	56	53	\$0.00	\$0.00	3	53	56		3
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	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			31	31	\$0.00	\$0.00		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		11
BEXAR	89	UNIT - C			56	52	\$0.00	\$0.00		52	52		4
BEXAR	103	CHARTWELL SUBDIVISION SD ID 103	2	1	32	30	\$0.00	\$0.00	1	30	31		2
BEXAR	117	CITY OF FAIR OAKS RANCH PROPERTIES	6	6	0	10	\$0.00	\$0.00	6		6	4	3
BEXAR	77	UNIT - D1 (THE GARDENS)			19	18	\$0.00	\$0.00		18	18		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		4
BEXAR		ELKHORN RIDGE UNIT 1	7		61	57	\$0.00	\$0.00					1
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 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	12	\$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		1
BEXAR	88	UNIT - F1 (THE VILLAGE)	1	1	29	29	\$0.00	\$0.00	1	29	30		29
BEXAR	87	UNIT - F2	3		25	22	\$0.00	\$0.00		22	22		3
BEXAR		FAIR OAKS CONDOS	1	1	13	1	\$0.00	\$0.00	1	12	13		1
BEXAR	93	FAIR OAKS RETAIL, INC. (NOONERS)		1		1	\$0.00	\$0.00	1		1		
BEXAR		FAIR OAKS VILLAGE	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	9	\$0.00	\$0.00					
BEXAR		FRONT GATE Unit 7 - Recorded 5/20/2022	5		20	10	\$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		5
BEXAR	80	UNIT - I			6	6	\$0.00	\$0.00		6	6		6
BEXAR	90	UNIT - J			32	30	\$0.00	\$0.00		30	30		2
BEXAR	73	UNIT - L			20	20	\$0.00	\$0.00		20	20		20
BEXAR	98	UNIT - M	2	2	26	26	\$0.00	\$0.00	2	26	28		29

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	ID						WATER	SEWER	Res W	Total Water	SEWER	WATER	SEWER
BEXAR	86	UNIT - N			44	44	\$0.00	\$0.00	44	44	44		
BEXAR	63	UNIT - O			32	32	\$0.00	\$0.00	32	32	32		
BEXAR	63	UNIT - O2		1	6	7	\$0.00	\$0.00	6	7	7		
BEXAR	92	OAKWOOD HEIGHTS - UNIT 1			59	57	\$0.00	\$0.00	57	57	57	2	2
BEXAR	92	OAKWOOD HEIGHTS - UNIT 2		2	30	29	\$0.00	\$0.00	29	31	29	1	1
BEXAR	72	UNIT - P			25	25	\$0.00	\$0.00	25	25	25	0	0
BEXAR	74	UNIT - P2			8	8	\$0.00	\$0.00	8	8	8	0	0
BEXAR	109	UNIT - PFE (LESLIE PFEIFFER)		1	25	22	\$0.00	\$0.00	21	22	0	4	0
BEXAR	113	PFEIFFER RANCH CORNERS - UNIT 1					\$0.00	\$0.00	0	0	0	0	0
BEXAR	116 / 114	PFEIFFER RANCH CORNERS - UNIT 2					\$0.00	\$0.00	0	0	0	0	0
BEXAR	67	UNIT - Q			22	22	\$0.00	\$0.00	22	22	22	0	0
BEXAR	75	RAINTREE WOODS - UNIT A			82	81	\$0.00	\$0.00	81	81	0	1	0
BEXAR	75	RAINTREE WOODS - UNIT AA			28	28	\$0.00	\$0.00	28	28	0	0	0
BEXAR	75	RAINTREE WOODS - UNIT AB			53	50	\$0.00	\$0.00	50	50	0	3	0
BEXAR	75	RAINTREE WOODS - UNIT AC		1	43	43	\$0.00	\$0.00	43	44	0	0	0
BEXAR	75	RAINTREE WOODS - UNIT AD		1	7	7	\$0.00	\$0.00	7	7	0	0	0
BEXAR	75	RAINTREE WOODS - UNIT AE		1	13	13	\$0.00	\$0.00	13	14	6	0	0
BEXAR	75	RAINTREE WOODS UNIT REF		1	9	9	\$0.00	\$0.00	9	9	0	0	0
BEXAR	64	UNIT - R		1	31	28	\$0.00	\$0.00	28	29	28	3	3
BEXAR	64	UNIT - S			19	18	\$0.00	\$0.00	18	18	18	1	1
BEXAR	70	UNIT - T			7	7	\$0.00	\$0.00	7	7	7	0	0
BEXAR	95	THE CROSSING		1	16	16	\$0.00	\$0.00	1	16	16	0	0
BEXAR	82	THE FALLS		1	31	30	\$0.00	\$0.00	1	30	31	0	1
BEXAR	99	THE FOUNTAINS		2	30	26	\$28,800.00	\$30,840.00	2	26	28	4	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	1
BEXAR	68	UNIT - W			29	29	\$0.00	\$0.00	29	29	29		
BEXAR	101	WINDERMERE SUBDIVISION - UNIT 1			45	42	\$0.00	\$0.00	42	43	2	3	0
BEXAR	104	WINDERMERE SUBDIVISION - UNIT 2		1	60	55	\$1,669.58	\$1,006.95	1	55	56	5	5
BEXAR	118	BISD FOR Elem		1	1	1			1	1	1		
2 Bexar	84	Fire Stations SD ID 84		2	1	2			1	1	0	1	
BEXAR COUNTY -			142	43	2,927	2,748	\$ 412,165.85	\$ 208,629.11	43	1,860	1,903	1,186	104
BEXAR	69	Louis Voelcker Const. DA 252148 35.74 ac SU 69 Parcel 35	0	0	8	0			0	0	0	8	0
BEXAR	81	8710 Dietz Elkhorn - Cerdas 2017 Annexed w account 06-0880-04			1	1			1	1	0		
BEXAR COUNTY - D.A. in ETJ TOTALS			0	0	9	1	0	0	0	1	0	8	0
BEXAR COUNTY TOTALS			142	43	2,936	2,749	\$412,165.85	\$208,629.11	43	1,861	1,904	1,186	112
COMAL	16	Ralph Fair Road	0	0	1	0			0	0	0	1	1
COMAL	29	UNIT - C1	0	0	25	25	\$4,140.00	\$0.00	0	6	6	0	0
COMAL	35	UNIT - C2	0	0	16	15	\$0.00	\$0.00	0	15	15	0	0
COMAL	44	UNIT - C3	1	1	8	9	\$1,439.00	\$0.00	1	8	9	0	0
COMAL	44	UNIT - C4	0	0	34	32	\$0.00	\$0.00	0	32	32	0	0
COMAL	46	UNIT - C5	0	0	12	10	\$0.00	\$0.00	0	10	10	0	0
COMAL	NONE	UNIT - C6	2	2	0	0	\$0.00	\$0.00	2	0	0	0	0
COMAL	43	UNIT - C7 (CIBOLO TRAILS 1)	2	1	42	42	\$41,029.58	\$42,126.95	1	41	42	1	0
COMAL	43	UNIT - C8 (CIBOLO TRAILS 2)	2	2	62	59	\$100,425.22	\$59,410.05	2	59	61	59	3
COMAL	61	UNIT - C9 (CIBOLO TRAILS UNIT 3)	1	0	38	38	\$63,444.04	\$38,264.10	0	38	38	0	0
COMAL	NONE	UNIT - C10 (7.71 AC.) - CIBOLO FORHOA Walking Path	1	0	0	0			0	0	0	0	0
COMAL	54	UNIT - C11	0	0	1	0	\$0.00	\$0.00	0	0	0	1	1
COMAL	57	UNIT - C12 (TRAILSIDE)	3	1	31	31	\$51,756.98	\$31,215.45	1	31	32	31	0
COMAL	50	UNIT - C13 (TRAILSIDE)	4	0	19	19	\$31,722.02	\$19,130.79	0	19	19	0	0
COMAL	52	UNIT - C14 (RIVER VALLEY) - UNIT 1 29.98 AC.	9	2	66	66	\$111,861.86	\$66,458.28	2	66	68	0	0
COMAL	NONE	UNIT - C15 (RIVER VALLEY) - UNIT 2 6/29/20	5	1	47	47	\$409,176.09	\$285,226.08	1	47	48	0	0
COMAL	31	CIBOLO CREEK COMMUNITY CHURCH PROPERTIES	0	0	15	0	\$0.00	\$0.00	0	0	0	15	15
COMAL	25	OAK BEND ESTATES	1	1	118	0	\$0.00	\$0.00	1	0	0	1	0
COMAL	39	SETERFELD ESTATES - UNIT 1A	0	0	4	3	\$5,008.74	\$1,006.95	0	3	3	1	0
COMAL	39	SETERFELD ESTATES - UNIT 1	10	3	55	55	\$91,826.90	\$55,382.25	3	55	58	55	0

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 Master adjusted to IMP
 January 2023

COUNTY	SUBDIVISION	UNIT/SUBDIVISION	NON RES	Non Res Conn	# OF RES	Improved	IMPACT FEES PAID	Non Res	NO. OF CONNECTIONS	NO. REMAINING ALLOWED
			Lots	Connections	LOTS		WATER	Water Conn	Total Water	SEWER
COMAL	39	SETTERFELD UNIT 2	5	0	54	54	\$90,157.32	0	54	54
COMAL	39	SETTERFELD ESTATES UNIT 3	4	0	48	48	259,200	0	48	48
COMAL	39	SETTERFELD ESTATES 4	4	0	48	48	\$416,175.84	0	48	48
COMAL	24	THE ENCLAVE Ralph Fair LLC	0	0	15	13	\$21,704.54	0	13	13
COMAL	23	First Baptist - 10 acres			3				0	0
COMAL	27	MINAHAN 40 ACRES	0	0	26	0	0	0	0	0
COMAL	34	PENNINGTON 10.0 ACRES	0	0	2	0	0	0	0	0
COMAL COUNTY -			54	14	791	614	\$1,699,068.13	14	593	508
COMAL	55	Powell 33.3 ac 30260 Saratoga								
COMAL	55	J. FAIR - GUEST HOUSE- DA- 105768 2.17 ac.	0	0	6	1		0	1	0
COMAL	55	J. FAIR - River Rock Center 2.13 ac - DA -	0	0	1	1		0	1	0
COMAL	55	Ralph Fair 4.8 ac (45.39 ac Sold & Split)	0	0	1	0		0	1	0
COMAL	55	Epple 6.99 Acres	0	0	1	0		0	0	0
COMAL	55	Epple 15.29 Acres was Grangean 30261 Saratoga sold to Epple	0	0	3	1		0	1	0
COMAL	28	WHITWORTH, NOLL & NOLL - DA 282.56 ac Parcel 14 SDID 28	0	0	39	0		0	0	0
COMAL	84	Firestation # 3 City 30955 MCT SD ID 84	1	1	0	0		1	0	0
COMAL COUNTY - IN ETJ - W/ DEVELOPMENT AGREEMENTS 12/2017			1	1	52	4	\$0.00	1	4	5
COMAL COUNTY TOTALS			55	15	843	618	\$1,699,068.13	15	597	508
KENDALL	19	UNIT - K1			63	58	\$0.00	0	4	0
KENDALL	14	UNIT - K2			58	53	\$0.00	0	53	0
KENDALL	21	UNIT - K3			31	31	\$0.00	1	31	0
KENDALL	32	UNIT - K4			28	22	\$0.00	0	23	0
KENDALL	26	UNIT - K5			36	35	\$0.00	0	35	0
KENDALL	20	UNIT - K6			93	88	\$0.00	1	88	0
KENDALL	22	UNIT - K7			4	4	\$0.00	0	4	0
KENDALL	36	UNIT - K8			3	2	\$0.00	0	3	0
KENDALL	30	DEER MEADOW ESTATES - UNIT 9	5	5	90	88	\$960.00	5	88	88
KENDALL	30	DEER MEADOW ESTATES - UNIT 10	2	0	58	56	\$55,199.00	0	56	56
KENDALL	30	DEER MEADOW ESTATES - UNIT 11	2	0	39	37	\$34,560.00	0	37	37
KENDALL	30	DEER MEADOW ESTATES - UNIT 12	1	0	67	64	\$106,142.96	0	64	64
KENDALL	30	DEER MEADOW ESTATES - UNIT 13	3	0	51	46	\$78,470.26	0	46	46
KENDALL	NONE	UNIT - 14 (9.56 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	129	\$218,714.98	4	129	133
KENDALL	3	STONE CREEK RANCH - UNIT 1A	1	0	6	0	\$0.00	0	0	0
KENDALL	3	STONE CREEK RANCH - UNIT 2A	1	0	29	18	\$30,052.44	0	18	18
KENDALL	3	STONE CREEK RANCH - UNIT 2B	0	0	60	0	\$0.00	0	0	0
KENDALL COUNTY			21	11	859	731	\$524,099.64	11	679	690
KENDALL	6	The Reserve Sub Division 6	0	0	645	0	0	0	0	0
KENDALL	38	Pennington 5 ac - Parcel 39 SD ID 38	0	0	1	0	0	0	0	0
KENDALL	9	Hamilton- DA- 46193 62.94 ac SD 9 Parcel 1	0	0	11	0	0	0	0	0
KENDALL	12	G. Trace - DA - 3.88 ac 6.02 ac SD 12 Parcel 4	0	0	659	0	0	0	0	0
KENDALL COUNTY TOTALS			21	11	1,518	731	\$524,099.64	11	679	690
COUNTY		UNIT/SUBDIVISION			# OF	IMPROVED	IMPACT FEES PAID		NO. OF CONNECTIONS	NO. REMAINING ALLOWED
BEXAR	BEXAR	BEXAR	142	43	2,936	2,749	\$412,165.85	43	1,861	1,861
COMAL	COMAL	COMAL	55	15	843	618	\$1,699,068.13	15	597	508
KENDALL	KENDALL	KENDALL	21	11	1,518	731	\$524,099.64	11	679	690
LOT INVENTORY COUNT		TOTALS	218	69	5,297	4,098	\$2,626,663.29	69	3,137	3,206
		TOTALS FORWARD	218	69	5,297	4,098	\$2,626,663.29	69	3,137	3,206
		Subdivisions & Parcels on Master Plan not identified above								

COUNTY	SUBDIVISION	UNIT/SUBDIVISION	NON RES Lots	NON RES Connections	# OF RES LOTS # Lots	Improved	IMPACT FEES PAID		Non Res Water Conn	Res W	NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
	ID						WATER	SEWER	Water Conn		Total Water	SEWER	Water	SEWER
B/C	59	Parcel 19			15								15	15
Bexar	62	Parcel 20			4								4	4
Bexar	76	Parcel 21			6								6	6
Bexar	83	Parcel 22 - Corley Prop			215								215	215
Bexar	85	Parcel 23 Botanica 16.06 acres 61?			61								61	61
Bexar	91	Parcel 24 Botanica 3.32 acres 61?			61								61	61
Bexar	94	Parcel 25 4.72 acres 61 conns?			61								61	61
Bexar	112	Parcel 29 Bank Property			3								3	0
Bexar	106	Parcel 34 12.52 ac			18								18	0
Bexar	60	Parcel 36 100.96 acres			22								22	0
		Bexar Totals			466								466	423
Comal	11	Parcel 09			6								6	6
Comal	8	Parcel 10			9								9	9
Comal	17	Parcel 12			36								36	36
Comal	18	Parcel 13			10								10	10
Comal	37	Parcel 15			33								33	33
Comal	41	Parcel 16			7								7	7
Comal	47	Parcel 17			9								9	9
Comal	51	Parcel 18			1								1	0
Comal	48	Parcel 42 3.88 acres			118								118	117
		Comal Totals												
Kendall	10	Parcel 02			10								10	0
Kendall	7	Parcel 03			2	1				0	0	0	2	0
Kendall	13	Parcel 05			4								4	0
Kendall	2	Parcel 06			25								25	25
Kendall	4	Parcel 07			19								19	19
Kendall	5	Parcel 08 MP Addition Error/ Corrected			3								3	3
Kendall	15	Parcel 11			16								16	16
Kendall	33	Parcel 37 9.44 acres Yanti /Paul S			2								2	0
Kendall	38	Parcel 39 Pennington 5 Acres			1								1	0
Kendall	40	Parcel 40 24.78 acres			6								6	0
Kendall	45	Parcel 41 6.46 acres			1								1	0
		Kendall Totals			89	1							89	63
		Grand Totals	218	69	5,970	4,099	\$2,626,663.29	\$1,427,240.69	68	3,138	3,206	1,986	1,792	1,432
									3,206					