



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: 65.894
Brief Description of Project: Low density single family residential subdivision
Is property platted? [X]No [ ]Yes Subdivision name: Stone Creek Ranch Unit 2C No. of Lots: 53
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: Varies Bed #: Varies Bath #: Varies Car Garage #: Varies
Water System [ ]Well [X]Public Flood Zone: [ ]Yes [X]No Sewer System: [X]Septic [ ]Public

PROPERTY OWNER INFORMATION

Owner: Green Land Ventures, LTD Contact Name: Jeff Hutzler, PE
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, PE Contact Name: Quiddity Engineering
Address: 4350 Lockhill Selma Rd, Suite 100 City/State/ZIP: San Antonio/TX/78249
Phone: (210) 494-5511 E-mail: dmcafee@quiddity.com

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

Signature: [Handwritten Signature] Date: 04/20/23
(Signed letter of authorization required if the application is signed by someone other than the property owner)

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*
DATE REC'D: 4-25-2023 BY: KS
FEES PAID: 1-7-2022 \$ 2405.00 APPROVED BY: KS/SG
Additional FEE 2-9-2022 95000
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#) <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
- 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)

<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

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.
- Three (3) copies (full size) of approved sets of construction plans.
- Concept plan approval (if required).
- A title report.
- One (1) copy (11x17) of proposed plat.
- N/A  Letter of Acceptance of Public Improvements by the City, or Fiscal Surety for Public Improvements.
- N/A  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 the owners and by any holders of liens



7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 [bcodes@fairoaksranchtx.org](mailto:bcodes@fairoaksranchtx.org) [www.fairoaksranchtx.org](http://www.fairoaksranchtx.org)

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.
- Acknowledgement 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.



4350 Lockhill Selma Road, Suite 100  
San Antonio, Texas 78249  
Tel: 210.494.5511  
www.quiddity.com

April 5, 2022

Ms. Katie Schweitzer, PE  
Manager of Engineering Services  
City of Fair Oaks Ranch  
7286 Dietz Elkhorn  
Fair Oaks Ranch, Texas 78015

RE: Stone Creek Ranch Unit 2C  
Final Plat Submittal

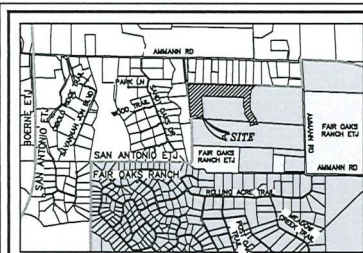
Dear Ms. Schweitzer,

This submittal package is being provided for the review of the Stone Creek Ranch Unit 2C Final Plat in order to subdivide a 65.894 acre tract of land within the city limits of Fair Oaks Ranch. The subdivision will create 53 single family residential lots, 1 drainage easement lot and 1 private street lot.

Sincerely,

A handwritten signature in blue ink, appearing to read "Darren McAfee".

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



LOCATION MAP NOT-TO-SCALE

LEGEND table listing symbols for KCDR, ECPR, CVE, EGTG, ESMT, DE, LOT, CL, AC, CB, VOL, PG, R.D.W., and D.

IMPACT FEE PAYMENT NOTE: ACCESSION AND COLLECTION BY THE CITY OF FAIR GASK RANCH WATER AND WASTEWATER DEPARTMENT SHALL BE THE PRIMUM 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.

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 UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT...

2. THE UTILITY SHALL MAKE COMMERCIAL 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 TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT...

LICENSING PROFESSIONAL ENGINEER DARREN J. MCAFEE, P.E. LICENSE NUMBER 137868

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...

REGISTERED PROFESSIONAL LAND SURVEYOR TROY A. HUBBARD, R.S. LICENSE NUMBER 6241

- GENERAL NOTES: 1. ALL EXISTING BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS... 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...

GATE ACROSS EASEMENT: DOUBLE SWING GATES SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS. EMERGENCY ACCESS: A MINIMUM 20 FT WIDE EMERGENCY ACCESS ROAD AND EASEMENT SHALL BE PROVIDED...

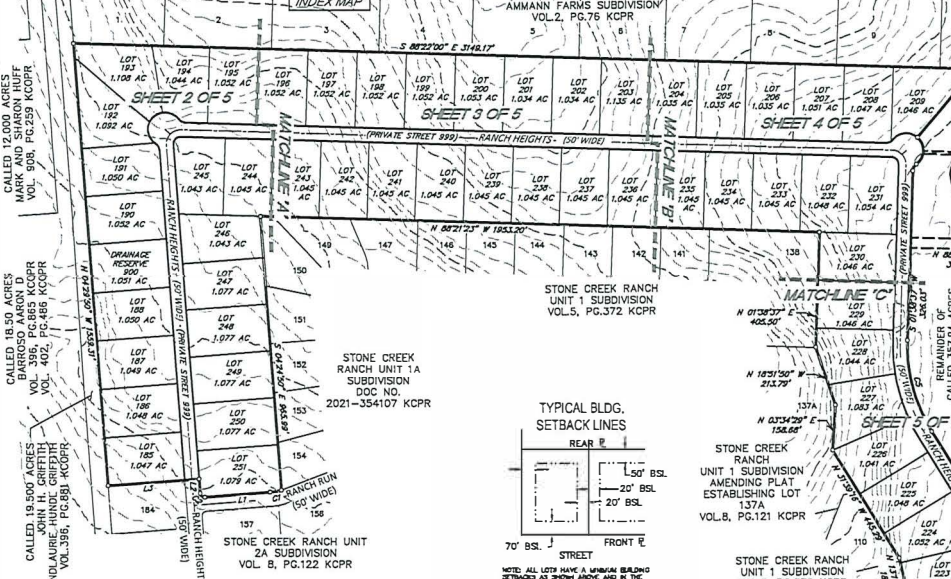
DRAINAGE NOTES: PROTECTIVE WALLS, EROSION AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BIRDS, EMBANKMENTS, SPLASHWAYS, APURTEMENTS, AND OTHER ENGINEERED DEVICES.

(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...

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...

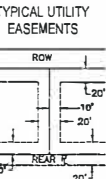
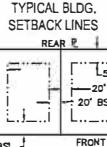
- 1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT... 2. THE UTILITY SHALL MAKE COMMERCIAL REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED...

OBSTRUCTION OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS THROUGH ANY EXISTING DRAINAGE EASEMENTS.



CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, TANGENT. Lists curve data for various lots.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists line data for various lots.



AN EASEMENT IS GRANTED TO THE OWNER OF THE WATER, ELECTRIC, TELEPHONE AND CABLE TV UTILITIES HEREIN TO BE LOCATED AS SHOWN HEREON AND TO BE PLACED ALONG THE ADJACENT LOTS SUBJECT TO SPECIFIC EASEMENTS SHOWN ON THIS PLAT.

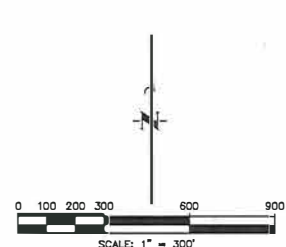
FINAL PLAT ESTABLISHING STONE CREEK RANCH UNIT 2C

BEING A TOTAL OF 65.894 ACRES OF LAND OUT OF THE W.M. O. LUKS SURVEY NO. 211, ABSTRACT NO. 306 KENDALL COUNTY, TEXAS, CONTAINING A PORTION OF THAT INSTRUMENT 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 FINAL PLAT: TO SUBDIVIDE 65.894 ACRES OF LAND TO CREATE 53 SINGLE FAMILY RESIDENTIAL LOTS, 1 DRAINAGE RESERVE, AND 1 PRIVATE STREET



DATE OF PRINT: April 20, 2023



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 FOR EVERLASTING ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD. DANA GREEN, PRESIDENT 916 E BLANCO, SUITE 100 BOFTON, TEXAS 79006

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 THEY DECIDED 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

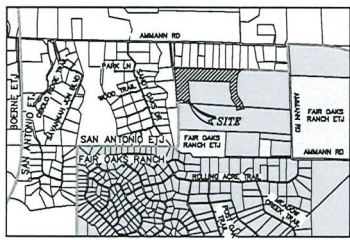
NOTARY PUBLIC, KENDALL COUNTY, TEXAS

MAYOR CITY CLERK

STATE OF TEXAS COUNTY OF KENDALL 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 OFFICE DOCUMENT NO. IN TESTIMONY WHEREOF, I WILL SIGN 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
KCPR	KENDALL COUNTY PLAT RECORDS
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
VDUM	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
Ø	1/2" IRON ROD

**IMPACT FEE PAYMENT NOTE:**  
ASSESSMENT AND COLLECTION BY 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 THERE TO THE UTILITIES.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE PASTORAL FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSTALLING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES, THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE BASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE BASEMENT 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 RETAINING 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 COMMERCIAL 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

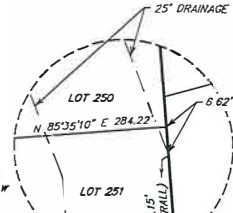
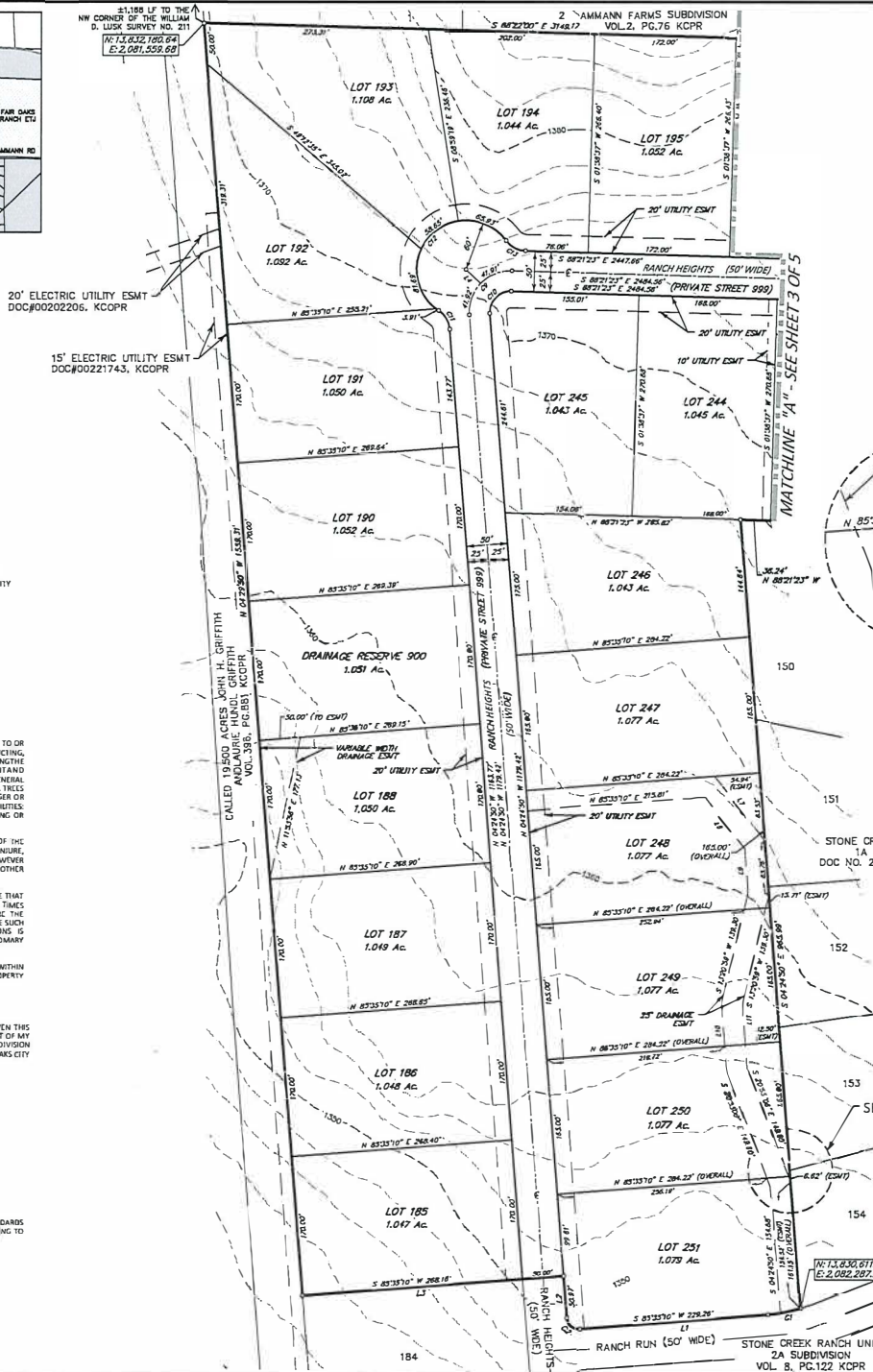
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUTS. TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS CITY COUNCIL.

LICENSED PROFESSIONAL ENGINEER  
DARRIN J. MCATEE, P.E.  
LICENSE NUMBER 131808

STATE OF TEXAS  
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THE ABOVE PLAN 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.

REGISTERED PROFESSIONAL LAND SURVEYOR  
TRACY A. THORALGH, RPLS  
LICENSE NUMBER 6241



DETAIL "A" SCALE 1" = 20'

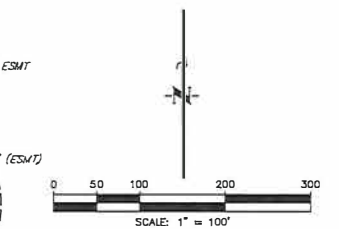
FINAL PLAT ESTABLISHING  
STONE CREEK RANCH UNIT 2C

BEING A TOTAL OF 65.894 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 FINAL PLAT: TO SUBDIVIDE 65.894 ACRES OF LAND TO CREATE 53 SINGLE FAMILY RESIDENTIAL LOTS, 1 DRAINAGE RESERVE, AND 1 PRIVATE STREET



DATE OF PRINT: April 20, 2023



STATE OF TEXAS  
COUNTY OF KENDALL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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, FACSIMILES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD  
DIANA GREEN PRESIDENT  
916 E. BANDA, SUITE 100  
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 FOLLOWING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 HEREBY APPROVED BY SUCH COUNCIL, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

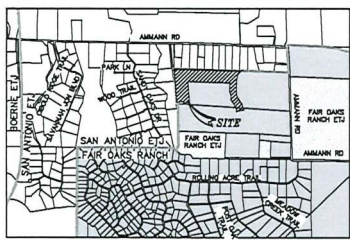
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M IN THE RECORD BOOK \_\_\_\_\_ OF SAID COUNTY, IN BOOK DOCUMENT NO. \_\_\_\_\_ IN TESTIMONY WHEREOF, WITH 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
KCDPR	KENDALL COUNTY OFFICIAL PUBLIC RECORDS
KCFR	KENDALL COUNTY PLAT RECORDS
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
EASEMNT	EASEMENT
DE	DRAINAGE EASEMENT
ODL	OVERALL DIMENSION
CL	CENTER LINE
AC	ACRE
CB	COUNTY BLOCK
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
Ø	1/2" IRON ROD

**IMPACT FEE PAYMENT NOTE:**  
ASSESSMENT AND COLLECTION BY THE CITY OF FAIR OAKS RANCH WATER AND WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT SET FORTH IN CITY ORDINANCE CHAPTER 30; 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 HERETO (IF EXISTING)).

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 OCCUPANT 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 CONDITIONS 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

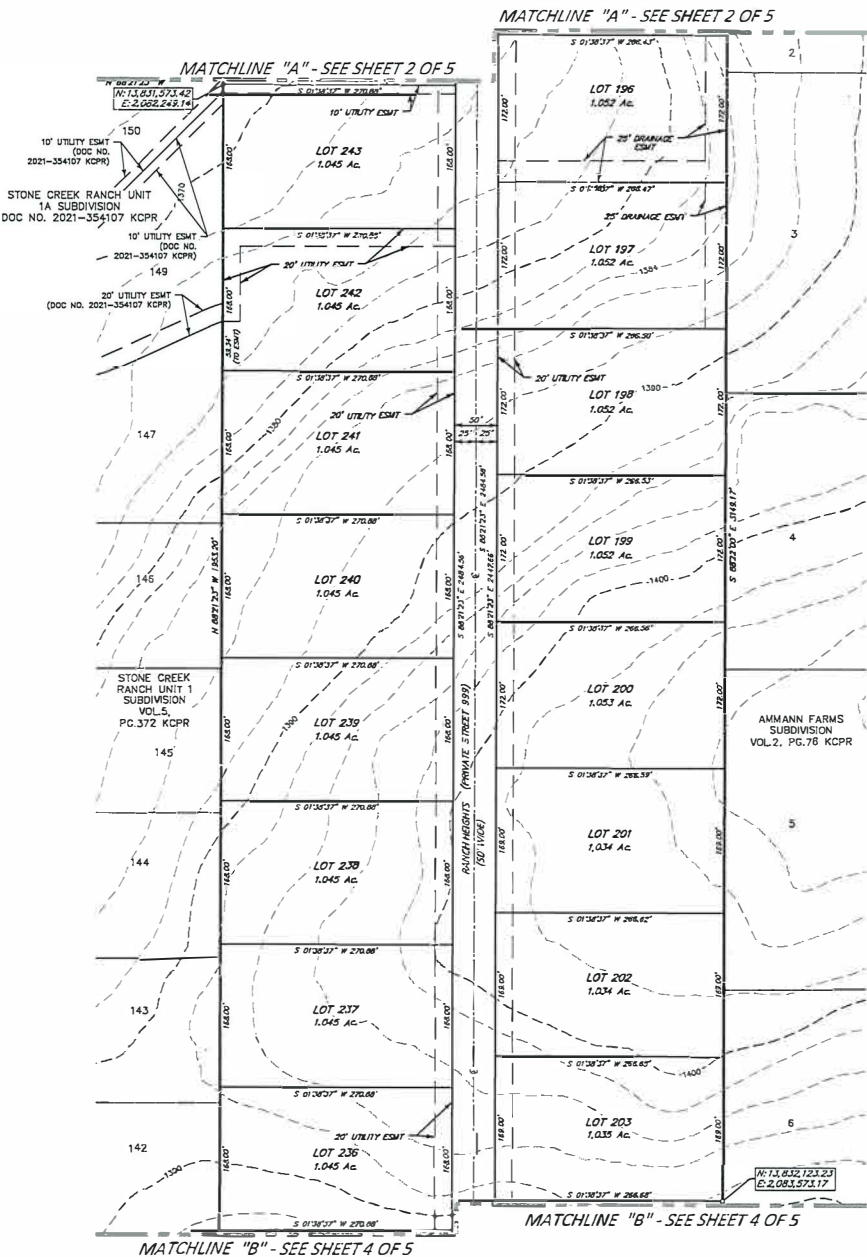
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE BY OPEN TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS CITY COUNCIL.

LICENSED PROFESSIONAL ENGINEER  
DARRIN J. MCAFEE, PE  
LICENSE NUMBER 13180 B

STATE OF TEXAS  
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THE ABOVE PLAN 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.

REGISTERED PROFESSIONAL LAND SURVEYOR  
TRACY A. HOBANSON, RLS  
LICENSE NUMBER 6241



MATCHLINE "A" - SEE SHEET 2 OF 5

MATCHLINE "A" - SEE SHEET 2 OF 5

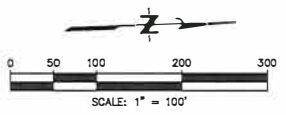
MATCHLINE "B" - SEE SHEET 4 OF 5

MATCHLINE "B" - SEE SHEET 4 OF 5

FINAL PLAT ESTABLISHING  
**STONE CREEK RANCH UNIT 2C**  
BEING A TOTAL OF 65.894 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 FINAL PLAT: TO SUBDIVIDE 65.894 ACRES OF LAND TO CREATE 53 SINGLE FAMILY RESIDENTIAL LOTS, 1 DRAINAGE RESERVE, AND 1 PRIVATE STREET

**QUIDDITY**  
Texas Board of Professional Engineers and Land Surveyors, Reg. No. F-22290  
3302 Lockhill-Germans Road, Suite 100A, San Antonio, Texas 78248-210 094-0313

DATE OF PRINT: April 20, 2023



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, DRAINAGE EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD  
DANA GREEN, PRESIDENT  
916 E. BRANCO, SUITE 100  
BOULDER, 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE PRESENCE OF THE WITNESSES GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

DAY OF \_\_\_\_\_ A.D. 20\_\_

MOTARY 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 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 \_\_\_\_\_

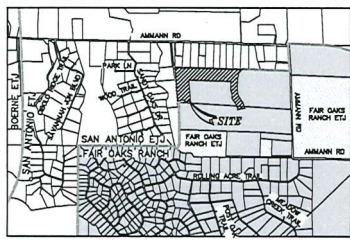
A.D. \_\_\_\_\_ AT \_\_\_\_\_ M AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_

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

BOOK DOCUMENT NO. \_\_\_\_\_ IN TESTIMONY WHEREOF, WITH 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
KCPH	KENDALL COUNTY PLAT RECORDS
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
Ø	1/2" IRON ROD

**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; 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 ENGINEER OR MAN REASONABLY BELIEVES 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 COMMERCIALLY 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.

STATE OF TEXAS  
COUNTY OF KENDALL

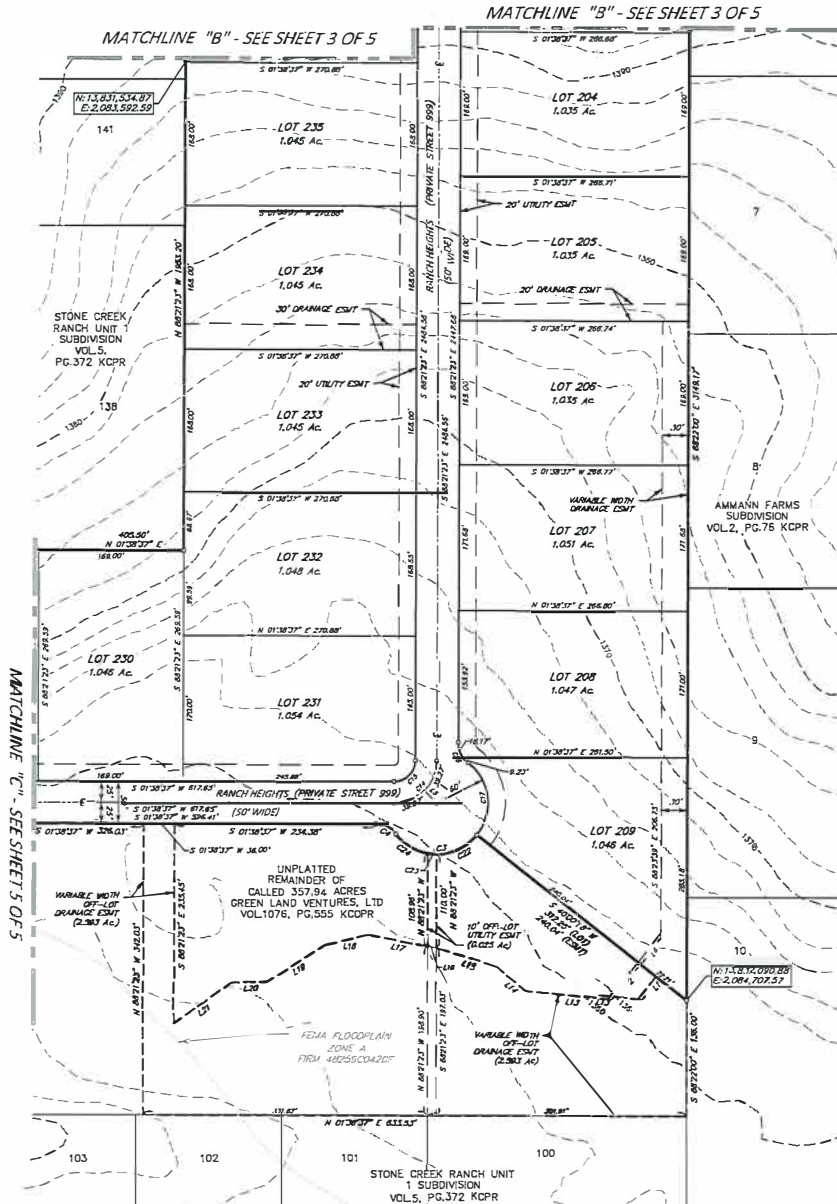
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUTS. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS CITY COUNCIL.

LICENSED PROFESSIONAL ENGINEER  
DARRELL M. CAFFE, P.E.  
LICENSE NUMBER 137868

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.

REGISTERED PROFESSIONAL LAND SURVEYOR  
TROY A. TROBACH, RPS  
LICENSE NUMBER 6241

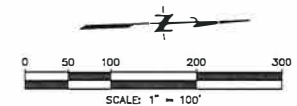


**FINAL PLAT ESTABLISHING  
STONE CREEK RANCH UNIT 2C**  
BEING A TOTAL OF 65.894 ACRES OF LAND OUT OF THE WM. D. LUSK SURVEY NO. 211, ABSTRACT NO. 305 KENDALL COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN CALLED 357.94 ACRE TRACT DESCRIBED IN INSTRUMENT TO GREEN LAND VENTURES, LTD. RECORDED IN VOLUME 1076, PAGE 555 OF THE KENDALL COUNTY OFFICIAL PUBLIC RECORDS.

REASON FOR FINAL PLAT: TO SUBDIVIDE 65.894 ACRES OF LAND TO CREATE 53 SINGLE FAMILY RESIDENTIAL LOTS, 1 DRAINAGE RESERVE, AND 1 PRIVATE STREET



DATE OF PRINT: April 20, 2023



STATE OF TEXAS  
COUNTY OF KENDALL

THE OWNER OF LANDS SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, DEPT. AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVERALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GREENLAND VENTURES, LTD  
DRAINAGE REPRESENTATIVE  
916 E. BLANCO, SUITE 100  
BOERNE, TEXAS 78005

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 THEY 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 HEREBY APPROVED BY SUCH COUNCIL, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

MAYOR

CITY SECRETARY

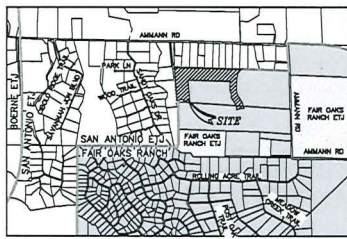
STATE OF TEXAS  
COUNTY OF KENDALL

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 \_\_\_\_\_ OF SAID COUNTY, IN BOOK DOCUMENT NO. \_\_\_\_\_ IN TESTIMONY WHEREOF, I, 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
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
VOLUME	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
Ø	1/2" IRON ROD

**IMPACT FEE PAYMENT NOTE**  
ASSESSMENT AND COLLECTION BY THE CITY OF FAIR OAKS RANCH WATER AND WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT SET FORTH IN CITY ORDINANCE CHAPTER 20, ARTICLE 10.02.

**UTILITY EASEMENT:**

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE UNES, LATERALS AND/OR APPURTENANCES THEREON (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 REASONABLY 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

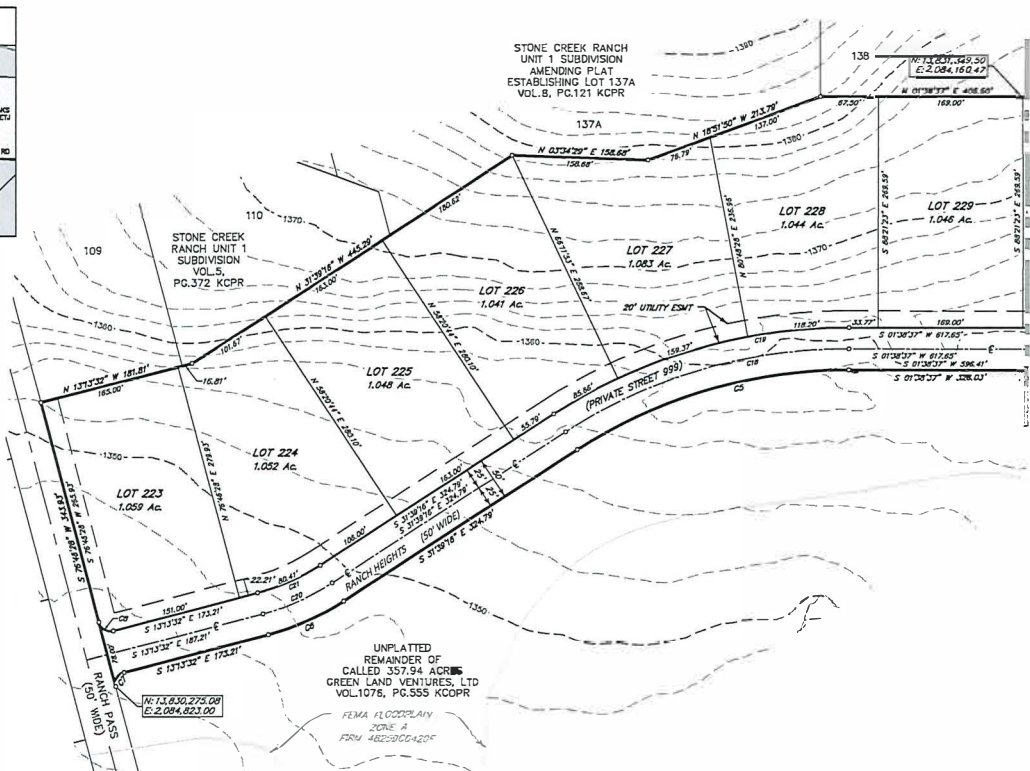
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREET LOTS AND DAMAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS CITY COUNCIL.

LICENSED PROFESSIONAL ENGINEER  
DARREN J. MCNEEL, P.E.  
LICENSE NUMBER 131708

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.

REGISTERED PROFESSIONAL LAND SURVEYOR  
TROY A. THOROUGH, RPLS  
LICENSE NUMBER 6241



MATCHLINE "C" - SEE SHEET 4 OF 5

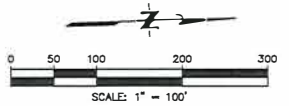
**FINAL PLAT ESTABLISHING  
STONE CREEK RANCH UNIT 2C**

BEING A TOTAL OF 65.894 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 INSTRUMENT TO GREEN LAND VENTURES, LTD. RECORDED IN VOLUME 1076, PAGE 555 OF THE KENDALL COUNTY OFFICIAL PUBLIC RECORDS.

REASON FOR FINAL PLAT: TO SUBDIVIDE 65.894 ACRES OF LAND TO CREATE 53 SINGLE FAMILY RESIDENTIAL LOTS, 1 DRAINAGE RESERVE, AND 1 PRIVATE STREET



DATE OF PRINT: April 20, 2023



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, EASEMENT 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  
BOIRNE, 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE PRESENCE OF THE WITNESSES 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 HEREBY APPROVED BY SUCH COUNCIL DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY SECRETARY

STATE OF TEXAS  
COUNTY OF KENDALL

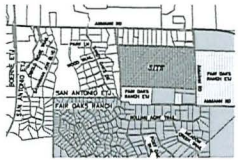
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D. \_\_\_\_\_ AT \_\_\_\_\_ M AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_

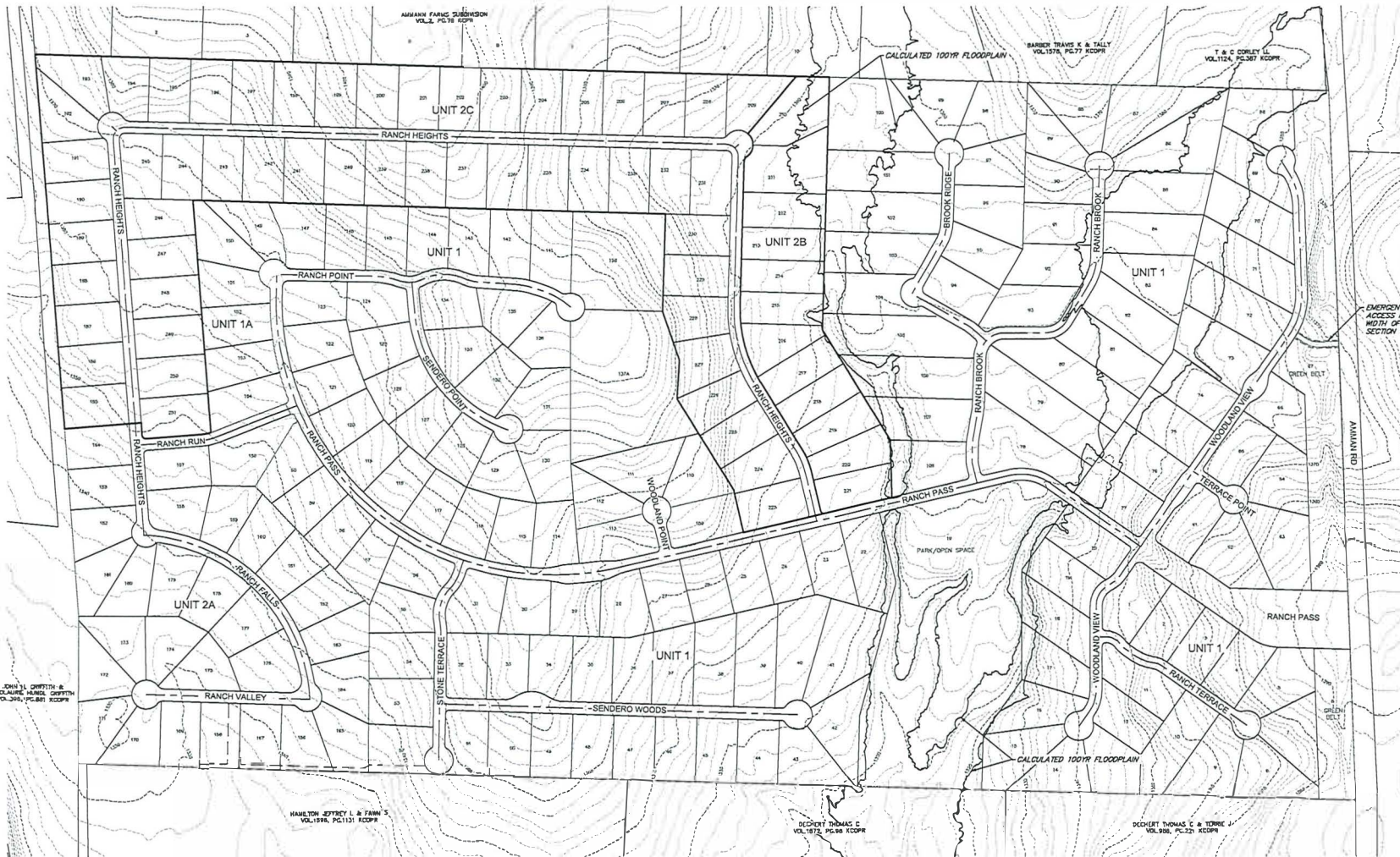
A.D. \_\_\_\_\_ AT \_\_\_\_\_ M IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK DOCUMENT NO. \_\_\_\_\_ INTEREST ONLY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK, KENDALL COUNTY, TEXAS

Civil Job No. 16205-0012-00



LOCATION MAP  
NOT-TO-SCALE



EMERGENCY ACCESS TO AMMAN RD  
ACCESS ROAD SHALL HAVE A MINIMUM  
WIDTH OF 20FT AND COMPLY WITH IRC  
SECTION 503 AND APPENDIX D103.

NO.	DATE	REVISIONS	APP.

GREEN LAND VENTURES, LTD  
STONE CREEK RANCH  
MASTER PLAN

**JONES CARTER**  
Texas Board of Professional Engineers Registration No. 7493  
Professional Seal: License No. 18021-0012-00  
SCALE: AS SHOWN DWN. BY: JWC  
DATE: FEBRUARY 2022 DWN. BY: JWC  
JOB NO.: 18021-0012-00 DWG. NO.: 1000  
SUBMITTED: JONES & CARTER INC.  
P.L. NO.: NONE

HAMILTON JEFFREY I. & FAIRBANKS VOL. 1976, PG. 113 KCDPR  
SICKERT THOMAS C VOL. 1872, PG. 60 KCDPR  
DOOLEY THOMAS S. & TOWNE VOL. 1926, PG. 23 KCDPR

SHEET NO.  
1  
OF 1

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