EXHIBIT A

Doc# 201106015145

SUBDIVISION PLAT

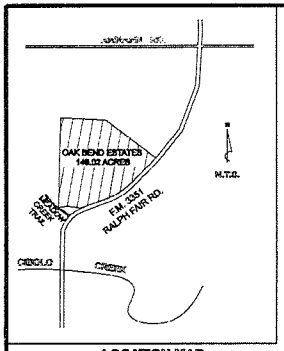
SHEET 1 OF 4

OF

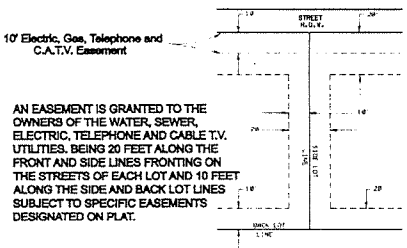
OAK BEND ESTATES

(CITY OF FAIR OAKS RANCH)

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 8, 2008 to Oak Bend Forest, L.C., recorded in Doc# 200806019093 of the Official Public Records of Comal County, Texas.



LOCATION MAP
N.T.S.

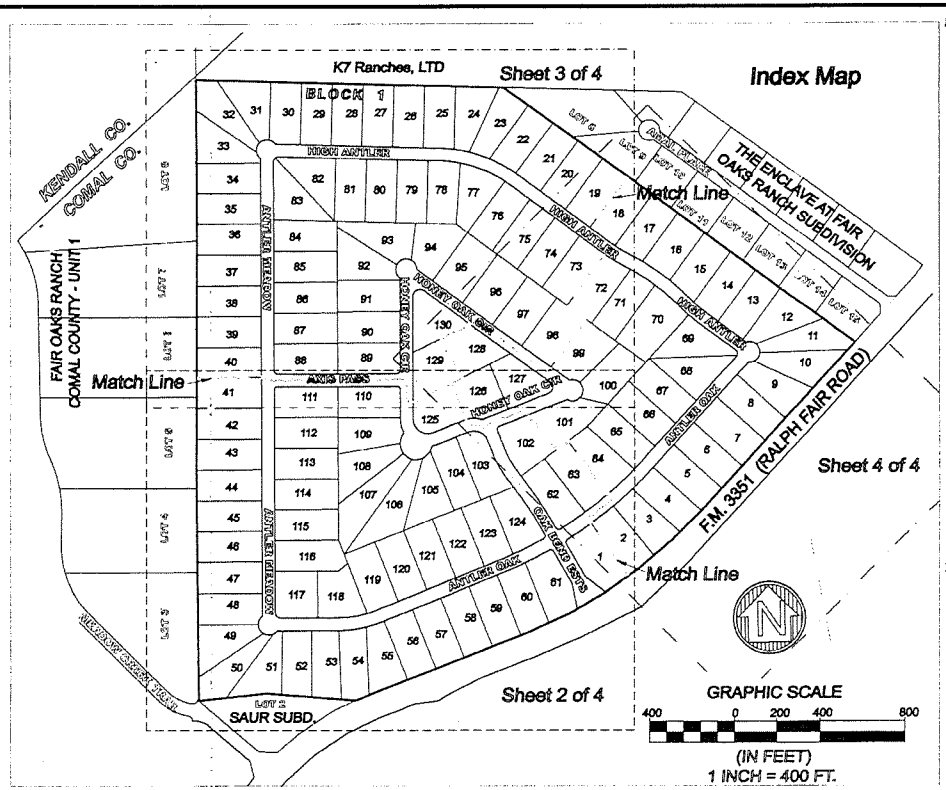


AN EASEMENT IS GRANTED TO THE OWNERS OF THE WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITIES, BEING 20 FEET ALONG THE FRONT AND SIDE LINES FRONTING ON THE STREETS OF EACH LOT AND 10 FEET ALONG THE SIDE AND BACK LOT LINES SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAT.

TYPICAL UTILITY EASEMENTS
NOT TO SCALE

Finished Floor Elevations:

F.F. = _____ Minimum Finished Floor Elevation See Sheet 2 of 4; Sheet 3 of 4 and Sheet 4 of 4.



GRAPHIC SCALE
400 0 200 400 800
(IN FEET)
1 INCH = 400 FT.

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	15.00	90°00'00"	23.56	N 135°49'08" E	21.21	15.00
C2	1900.00	2°03'01"	679.93	N 10°01'07" E	676.31	343.99
C3	50.00	262°03'01"	274.47	N 07°49'53" W	265.13	254.65
C4	917.79	29°25'58"	526.87	N 49°01'58" W	520.77	269.54
C5	1030.33	19°47'20"	342.97	N 53°49'29" W	340.49	173.24
C6	530.00	09°27'22"	87.47	N 58°39'08" W	87.37	43.84
C7	442.15	34°43'50"	268.08	N 76°08'27" W	263.93	138.66
C8	50.00	197°06'49"	171.99	N 45°33'55" E	99.79	----
C9	50.00	180°00'00"	157.27	N 49°10'00" W	99.99	----
C10	1078.24	10°01'19"	188.81	N 79°10'39" E	747.65	500.04
C11	1808.00	9°27'29"	298.51	N 81°12'38" E	298.18	149.51
C12	15.00	89°02'54"	23.31	N 11°49'57" W	21.04	14.76
C13	1849.00	10°54'53"	352.04	N 79°41'32" E	351.51	176.79
C14	15.00	90°00'00"	24.06	N 70°09'28" W	21.51	15.34
C15	1349.98	8°51'10"	208.74	N 33°24'35" W	208.53	104.70
C16	1027.98	54°59'20"	987.00	N 24°10'01" W	949.26	535.76
C17	15.00	89°08'58"	23.34	N 23°09'01" E	21.21	15.00
C18	15.00	90°51'02"	23.77	N 66°50'59" W	21.36	15.10
C19	50.00	232°12'08"	202.62	N 63°20'20" E	93.67	----
C20	15.00	89°08'58"	23.33	N 44°50'29" E	21.04	14.96
C21	15.00	90°00'00"	23.56	N 45°10'00" W	21.21	15.00
C22	25.00	90°47'04"	39.60	N 45°33'32" E	35.58	25.75
C23	1042.31	9°47'29"	177.97	N 75°09'27" W	177.75	89.16
C24	1948.82	0°07'29"	4.24.08	N 70°29'29" W	424.51	212.49
C25	1016.51	18°47'01"	333.34	N 53°49'29" W	320.03	167.84
C26	897.91	19°47'01"	309.91	N 53°49'29" W	308.34	156.11
C27	25.00	95°16'24"	41.57	N 05°41'50" W	37.01	27.24
C28	15.00	90°00'00"	23.56	N 45°49'08" E	21.21	15.00
C29	25.00	90°00'00"	39.27	N 45°10'00" W	35.36	25.00
C30	868.14	21°11'01"	178.78	N 79°45'29" E	178.24	90.15
C31	1948.82	0°07'29"	245.39	N 64°29'29" E	245.21	122.88
C32	15.00	90°47'04"	23.76	N 45°33'32" E	21.37	15.27
C33	1039.98	9°47'29"	177.43	N 75°09'27" W	177.21	88.93
C34	967.98	19°47'01"	347.97	N 53°49'29" W	346.09	175.37
C35	20.00	90°00'00"	31.42	N 45°10'00" W	28.28	20.00
C36	150.00	90°00'00"	235.62	N 45°10'00" W	212.13	150.00
C37	15.00	82°58'52"	21.72	N 44°44'18" E	19.87	13.33
C38	75.00	166°23'46"	217.82	N 64°30'26" W	147.82	1000.00
C39	15.00	97°01'08"	25.40	N 04°11'44" E	19.47	16.81
C40	150.00	26°43'50"	69.97	N 13°29'51" W	69.34	35.67
C41	15.00	90°00'00"	23.60	N 45°10'00" W	21.21	15.04
C42	100.00	39°42'48"	69.31	N 69°00'26" E	69.31	36.05
C43	30.00	111°48'06"	58.53	N 55°36'54" W	49.83	103.34
C44	30.00	90°00'00"	47.14	N 81°10'00" E	42.43	30.00
C45	50.00	121°55'30"	63.84	N 01°07'15" E	52.48	54.24

STREET DESIGN, DRAINAGE DESIGN AND LOT DESIGN PREPARED BY

JOHN LUCE

CIVIL ENGINEERING CONSULTANT

P.O. BOX 405

BULVERDE, TEXAS 78163

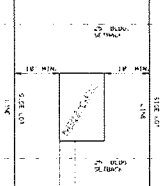
(830) 980-7878

FIRM NO. F - 6867

ACS INCORPORATED — Land Surveying — Land Planning

15515 San Pedro, San Antonio, Texas (210) 494 - 6405

P.O. Box 160609, San Antonio, Texas 78280 - 2809 Fax(210) 494 - 9840



TYPICAL LOT DETAIL
NOT TO SCALE

CITY PUBLIC SERVICE BOARD UTILITY EASEMENTS:

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights of way for electric and gas distribution and service facilities in the areas designated on the plat as " Electric Easements ", " Gas Easements ", " Anchor Easements ", " Service Easements ", " Overhang Easements ", " Utility Easement " and " Transformer Easements " for the purpose of installing, constructing, reconstructing maintaining, removing, inspecting, patrolling and reading poles, risers or service wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said areas all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs or walls will be placed within said easement areas. Any C.P.S.B. monetary loss resulting from modifications required of C.P.S.B. equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration. This plat does not amend, alter, release or otherwise affect any existing Electric, Gas, Water, Sewer, Drainage, Telephone, Cable Easements or any other easements for utilities unless the changes to such easements are described below.

Texas Department of Transportation NOTES:

(1) For residential development directly adjacent to State right-of-way, the developer shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation.

(2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way. For projects in the Edwards Aquifer Recharge or Contributing Zones, outlets for water quality and/or detention ponds treating impervious cover related to the development will not encroach by structure or grading into State ROW. Placement of permanent structural best management practice devices or vegetative filter strips within State ROW will not be allowed.

(3) Maximum access points to State highway from this property will be regulated as directed by "Regulations for Access Driveways to State Highways". This property is eligible for a maximum combined total of nine (1) access points, based on overall platted highway frontage of approximately 2934.96 feet.

(4) If sidewalks are required by appropriate City ordinances, a sidewalk permit must be approved by TxDOT, prior to construction within State right-of-way. Locations of sidewalks within State right-of-way shall be as directed by TxDOT.

(5) Any traffic control measures (left-turn lane, right-turn lane, signal, etc.) for any access fronting a state maintained roadway shall be the responsibility of the developer/owner.

UTILITY EASEMENTS:

A. 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").

B. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND TO OR FROM THE EASEMENT EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES THEREON OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY 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 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'S USUAL AND CUSTOMARY PRACTICES.
3. THE MAINTENANCE OF TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

TAX CERTIFICATE
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOC#_____
OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

IMPACT FEES
ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAKS RANCH WATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT SET FORTH IN CITY CODE OF ORDINANCE; CHAPTER 10; ARTICLE 10.02.

GENERAL NOTES:

1. "EASEMENTS"
ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:
A. DRAINAGE EASEMENTS.
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM").

(1) TOGETHER WITH THE RIGHT OF INGRESS OVER ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTION, WHICH REASONABLY ENDANGER OR 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.

(2) 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 LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO 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 CITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE 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 CITY'S USUAL AND CUSTOMARY PRACTICES.
3. THE MAINTENANCE OF TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

C. "GATES ACROSS EASEMENTS"
(1) DOUBLE SWING GATES SHALL BE 16 FT. AND INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

D. "OBSTRUCTION OF DRAINAGE"
(1) ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

E. "UTILITY EASEMENTS"
(1) AN EASEMENT IS GRANTED TO ALL UTILITIES COVERING ALL LOTS SHOWN HEREIN.

2. "ACCURACY OF CONTOURS"
THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL TOPOGRAPHY BY GEODETIX (12-18-2003) BASED ON TEXAS DEPARTMENT OF TRANSPORTATION BENCHMARK NUMBER R.F.21 (ELEV. 1283.14) JOHN B. LUCE, ENGINEER (J. LUCE, LLC) & MICHAEL J. HARRIS, SURVEYOR DO NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL TOPOGRAPHY.

3. "BASIS OF BEARING"
GRID BEARINGS B.P.C. (4204 Tx.S.C.) OPUS Solution at Lat: 29°45'30.18407" North, Lon: 98°37'06.70705" West derived from O.P.S. observation taken October 14, 2009 - PID's USED : DU7662, DF4371, DE8233.

4. "MONUMENTATION"
POINTS FOUND AND/OR SET ARE DEPICTED ON SHEET 2 OF 4; SHEET 3 OF 4 & SHEET 4 OF 4.

5. "STATE PLANE COORDINATES"
COORDINATE VALUES (IF SHOWN) HEREON ARE SURFACE IN U.S. FEET (TO OBTAIN THE 1983 NORTH AMERICAN DATUM TEXAS SOUTH CENTRAL STATE PLANE COORDINATES) SCALE FACTOR = 0.999932930

6. "EXISTING WATER WELLS"
ALL EXISTING WATER WELLS (NOS. 1 - 4) TO BE PLUGGED BY T.C.E.Q. CERTIFIED DRILLER.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OAK BEND FOREST, LC
DBA - OAK BEND ESTATES, LC — OWNER/ DEVELOPER
P.O. BOX 708046
San Antonio, Texas 78270
(210) 366-5094

Hayden Drona
OWNER/ DEVELOPER'S DULY AUTHORIZED AGENT — HAYDEN DRONA

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAYDEN DRONA 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____ A.D., 2011.

Notary Public
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

STATE OF TEXAS — JOHN B. LUCE — 54978 — REGISTERED PROFESSIONAL ENGINEER

John B. Luce
JOHN B. LUCE, P.E.
P.O. BOX 405 BULVERDE, TEXAS 78163
(830) 980-7878
REGISTERED PROFESSIONAL ENGINEER
FIRM NO. F - 6867

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ___ DAY OF _____ A.D., 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF OAK BEND ESTATES (CITY OF FAIR OAKS RANCH) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 17 DAY OF February A.D., 2011.

BY: Gerald Handman — MAYOR
BY: Vacant — CITY SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREIN CONDUCTED UNDER MY SUPERVISION.

STATE OF TEXAS — MICHAEL J. HARRIS — 4381 — REGISTERED PROFESSIONAL LAND SURVEYOR

MICHAEL J. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 4381
15515 SAN PEDRO, SAN ANTONIO, TEXAS 78232
(210) 494-6405

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ___ DAY OF _____ A.D., 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTE: THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY AGREE TO DEED TWO (2) ADJOINING RESIDENTIAL LOTS OF THEIR CHOICE, SHOWN ON THIS PLAT, TO THE OAK BEND ESTATES HOMEOWNERS ASSOCIATION FOR USE FOREVER AS A COMMON AREA. THIS DEDICATION WILL BE CONSUMATED AS SOON AS SAID ASSOCIATION IS FORMED.

OAK BEND FOREST, LC
DBA - OAK BEND ESTATES, LC
OWNER/ DEVELOPER

Hayden Drona
OWNER/ DEVELOPER'S DULY AUTHORIZED AGENT
HAYDEN DRONA

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAYDEN DRONA 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____ A.D., 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF COMAL)

I, Joy Streater COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 16th DAY OF May A.D. 2011 at 2:30 P.M. AND DULY RECORDED THE 16th DAY OF May A.D. 2011 at 2:30 P.M. IN THE RECORDS OF Map & Plat OF SAID COUNTY. IN DOCUMENT# 201106015145

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE ON THIS 16th DAY OF May A.D. 2011

Joy Streater
COUNTY CLERK, COMAL COUNTY, TEXAS
BY: Theresa Rivera DEPUTY

COUNTY COURT OF COMAL COUNTY, TEXAS

Subdivision Summary

Establishing 130 Lots &
11845 Linear Feet of Road