



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

Signature: Date: 07/24/2024
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

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

DATE REC'D: 08/16/2024 BY: Lee Muñiz
 FEES PAID: 04/15/2024 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.

Exhibit D

SPECIFIC APPLICATION FORM (S1-S39). Please check the appropriate type below:

Land Use Policy Related

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

Subdivision and Property Development Related

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

Site Development Related

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

Building Permits Related

- Commercial**
- New/Remodel/Addition* - Form S24
 - Fence* - Form S25
 - Miscellaneous* - Form S26
- Residential**
- New Home* - Form S27
 - Remodel/Addition* - Form S28
 - Detached Buildings* - Form S29
- Others**
- Solar* - Form S30
 - Swimming Pool* - Form S31
 - Demolition, Drive or Move
 - New Lawn/Water* - Form S32
 - Backflow Device/Irrigation Systems - Form S33
 - Sign* (Permanent) - Form S34 A
 - Sign* (Temporary) - Form S34 B
 - Appeal of Denial of Sign Permit
 - Master/ Common Signage Plan* - Form S35
 - Water Heater or Water Softener* - Form S36
 - Right-of-Way Construction* - Form S37
 - Flatwork* - Form S38
- Inspections**
- Mechanical
 - Electrical
 - Plumbing
 - Building
 - Others _____
- Water- Wastewater Service**
- Connect/ Disconnect Form* - Form S39

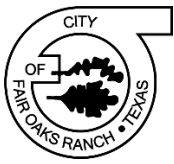
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

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

Application Checklist for all Applications

- Universal Application Form (Form UA).
- Items listed in the checklist for the Specific Application Form (Form S#) ¹. (Please make sure the boxes are checked)
- Application Processing Fees and other application fees.
- Letter of intent explaining the request in detail and reason for the request.
- Signed Letter of Authorization required if the application is signed by someone other than the property owner.
- Site plan and shapefile drawings (if applicable) for the property
- Location map clearly indicating the site in relation to adjacent streets and other landmarks
- One (1) copy of proof of ownership (recorded property deed or current year tax statements)
- One (1) USB drive containing the general required documents in Adobe PDF format (if required)

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



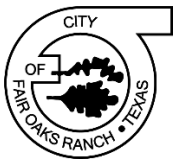
S10

SPECIFIC APPLICATION FORM - PRELIMINARY PLAT

Section 3.8 (4) of the Unified Development Code

The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- A completed Universal Development Application and checklist signed by the owner/s of the property.
- Payment of all other applicable fees (see Schedule of Fees).
- An accurate metes and bounds description of the subject property (or other suitable legal description).
- Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- Pre-Application Conference prior to application submittal.
- Approved copy of a Concept Plan or other approved plats, if applicable.
- Concept plan approval (if required).
- A title report.
- Three (3) copies (full size) of complete sets of construction plans (plan views) to be submitted after Preliminary Plat approval and prior to submittal of a Final Plat application.
- One (1) copy (11x17) of proposed plat.
- One (1) copy (11x17) of all existing recorded plats pertaining to the preliminary plat.
- Basic engineering information, if deemed necessary by the City.
- Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Time Warner, Grey Forest, GBRA, Spectrum, etc.) or proof that these have been requested.
- Letter from USPS and other service providers to ensure the name of the proposed subdivision and streets, or any of the physical features, (such as streets, parks, etc.) must not be so similar to the names of any similar features in the county or in any incorporated town or city therein. Streets, which are a continuation of any existing street, shall take the name of the existing street.
- Drainage/Stormwater plan, if any grade changes.



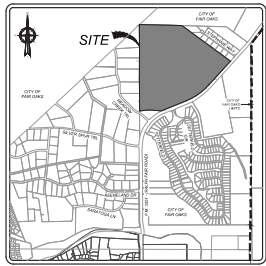
7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

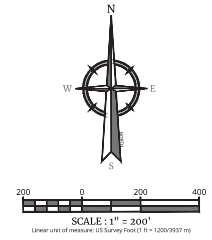
- Tree Plan designating all trees proposed for removal or preservation and describing the measures proposed to protect remaining trees during development as per Unified Development Code Section 8.8. Tree Plan needs to approved prior to Preliminary Plat approval.
- Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email.
- Acknowledgement that the applicant or representative will attend all Planning and Zoning Commission, City Council and applicable meetings where this request is discussed.

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

Exhibit D



- LEGEND:**
- OPEN SPACE / DRAINAGE
 - PROPOSED RIGHT-OF-WAY
 - CONTOURS
 - PHASING LIMITS
 - M.P.R. - M. PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - R.O.W. - RIGHT-OF-WAY
 - CENTERLINE



Lot #	Length	Direction
L.1	329.67	S89°02'00"W 329.67'
L.1	184.47	S26°12'51"W 184.47'
L.2	201.90	S44°44'29"W 201.90'
L.2	184.23	S49°08'20"W 184.23'
L.4	194.42	S24°19'39"W 194.42'
L.8	194.87	S27°30'29"W 194.87'
L.8	255.70	S67°34'29"W 255.70'

PHASE	LAND USE	
	RESIDENTIAL SIZES	RESIDENTIAL UNITS
1	75.95	55
2	73.95	51
TOTAL	149.90	106

RESIDENTIAL LOTS = 106

Callien
Engineering & Design

www.callienengineering.com

Formerly Known as **KFW**

PROTECT YOURSELF
ALL PROJECTS ARE TO BE REVIEWED BY THE ENGINEERING BOARD OF THE STATE OF TEXAS FOR PROFESSIONAL SEALING AND SIGNATURE. SURFACE ADVISORY & LAND STATE.

FOR STATE SEALS & PROJECT NUMBERING VISIT: WWW.CALLIEN.COM

REV.	DATE	DESCRIPTION

OAK BEND SUBDIVISION

FAIR OAKS RANCH COMAL COUNTY TEXAS

SAV ANTONIO (R.O.W.)
3427 Parkway
San Antonio, TX 78231
Phone: 210.979.8444
Cell: 210.979.8444
Fax: 210.979.8444

DATE	BY	REVISED	DESCRIPTION
AS SHOWN	APRIL 2014	-	-

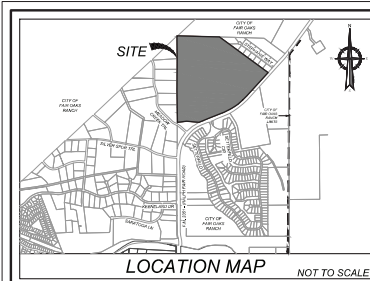
PROJECT NUMBER	PROJECT NAME
1756003	140710000

PILOT TITLE:
MASTER CONCEPTUAL PLAN

SHEET NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Exhibit D



- CPS NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS...
2. ANY CPS EMERGENCY MONETARY LOSS RESULTING FROM MODIFICATIONS...
3. THIS PLAT DOES NOT AFFECT...
4. CONCRETE DRIVEWAY APPROACHES ARE ALL OWNED...
5. HOV-3 OVERPASSES ARE ALL OWNED...
6. CORNER MARKERS AND EASEMENT MARKERS...
LEGEND:
• SET 1/2" IRON ROD WITH BLUE CAP STAMPED...
R.O.W. = RIGHT-OF-WAY...
D.P.R. = DEED AND PLAT RECORDS...
C.B. = COUNTY BLOCK...
L.P. = LINEAR PLAT...
--- = EXISTING CONTOURS...
--- = PROPOSED CONTOURS...
--- = BOUNDARY...
--- = LOT LINE...
--- = EASEMENT

- UTILITY EASEMENT:
DRAINAGE, INCLUDING WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY...
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS...
1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT...
2. THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION...
GENERAL NOTES:
1. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS...
2. THIS PLAT CONSISTS OF 36 RESIDENTIAL LOTS, 2 RESERVES AND 1 PRIVATE STREET...
3. THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL PHOTOGRAPHY...
4. EACH BUILDER WILL BE REQUIRED TO PLANT TWO TREES PER LOT...
5. RESERVE 901, 902 & 903 ARE DESIGNATED AS A DRAINAGE EASEMENT...
6. RESERVE 901, 902 & 903 IS DESIGNATED AS A LANDSCAPE, GROUND WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

- DRAINAGE EASEMENT:
DRAINAGE, WATER DIVERSION AND SANITARY CONDUIT...
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS...
1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT...
2. THE PROPERTY OWNERS ASSOCIATION SHALL MAKE COMMERCIAL...
3. ACCESS TO EASEMENTS' DRAINAGE EASEMENTS ARE NOT PERMITTED...
IMPACT FEE ASSESSMENT:
ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAKS RANCH WATER AND WASTE WATER UTILITIES IMPACT FEES...
CLEAR VISION NOTICE:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS...
MAINTENANCE NOTICE:
THE MAINTENANCE OF THE DRAINAGE EASEMENT LOCATED WITHIN LOTS 901, 902 & 903...
OPEN SPACE NOTICE:
LOT 1141 (ACRES 4.901, 0.2088 OF AN ACRE), IS DESIGNATED AS MAINTENANCE ACCESS...
THE BOUNDARY:
ORIGINAL SURVEY CORNER #1-A RECORDED IN DOCUMENT NUMBER 201106015175 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

PRELIMINARY PLAT ESTABLISHING
OAK BEND SUBDIVISION PHASE I
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 DESCRIBED IN A DEED DATED MAY 8, 2009 TO OAK BEND FOREST, L.L.C. RECORDED IN DOCUMENT NUMBER 2008061093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

San Antonio 3421 Pearsantio Parkway San Antonio, TX 78231
Engineering & Design
www.collierengineering.com
DATE OF PREPARATION: August 28, 2024

KEYNOTES:

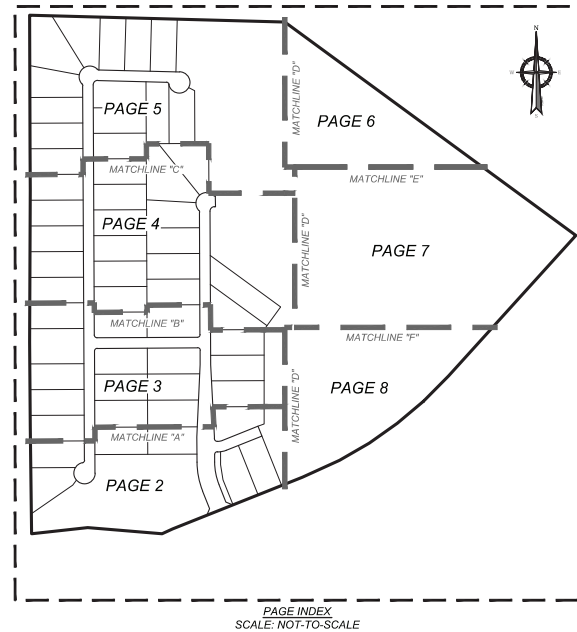
- 1. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
2. 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
3. 10' WATER EASEMENT
4. 5' DRAINAGE EASEMENT
5. VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.)
6. VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.)
7. VARIABLE WIDTH DRAINAGE EASEMENT
8. 12' DRAINAGE EASEMENT
9. 5' DRAINAGE EASEMENT
10. 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
11. 5' VEHICULAR NON-ACCESS EASEMENT
12. 30' R.O.W. RESERVATION EASEMENT

Table with 4 columns: Curve #, Length, Radius, Delta. It contains curve data for curves C1 through C18, including lengths, radii, and delta angles.

Table with 3 columns: Line #, Length, Direction. It contains line data for lines L1 through L38, including lengths and directions.

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 LAYOUT... TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, L.L.C.
2421 PEARSONS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231

- EXISTING KEYNOTES:
1. RESERVED FOR FUTURE HIGHWAY WIDENING
2. NON-BUILDABLE ACCESS EASEMENT
3. ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AERA EASEMENT
4. BUILDING SETBACK LINE



STATE OF TEXAS
COUNTY OF COMAL
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC... PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DRAWN BY: JAMES M. GROOM
OAK BEND FOREST, L.L.C.
130 OAK CREEK CIRCLE, SUITE 100
SAN ANTONIO, TEXAS 78232
NOTARY PUBLIC COMAL COUNTY, TEXAS

THIS PRELIMINARY 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__

RESIDENTIAL LOTS = 55

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

Exhibit D

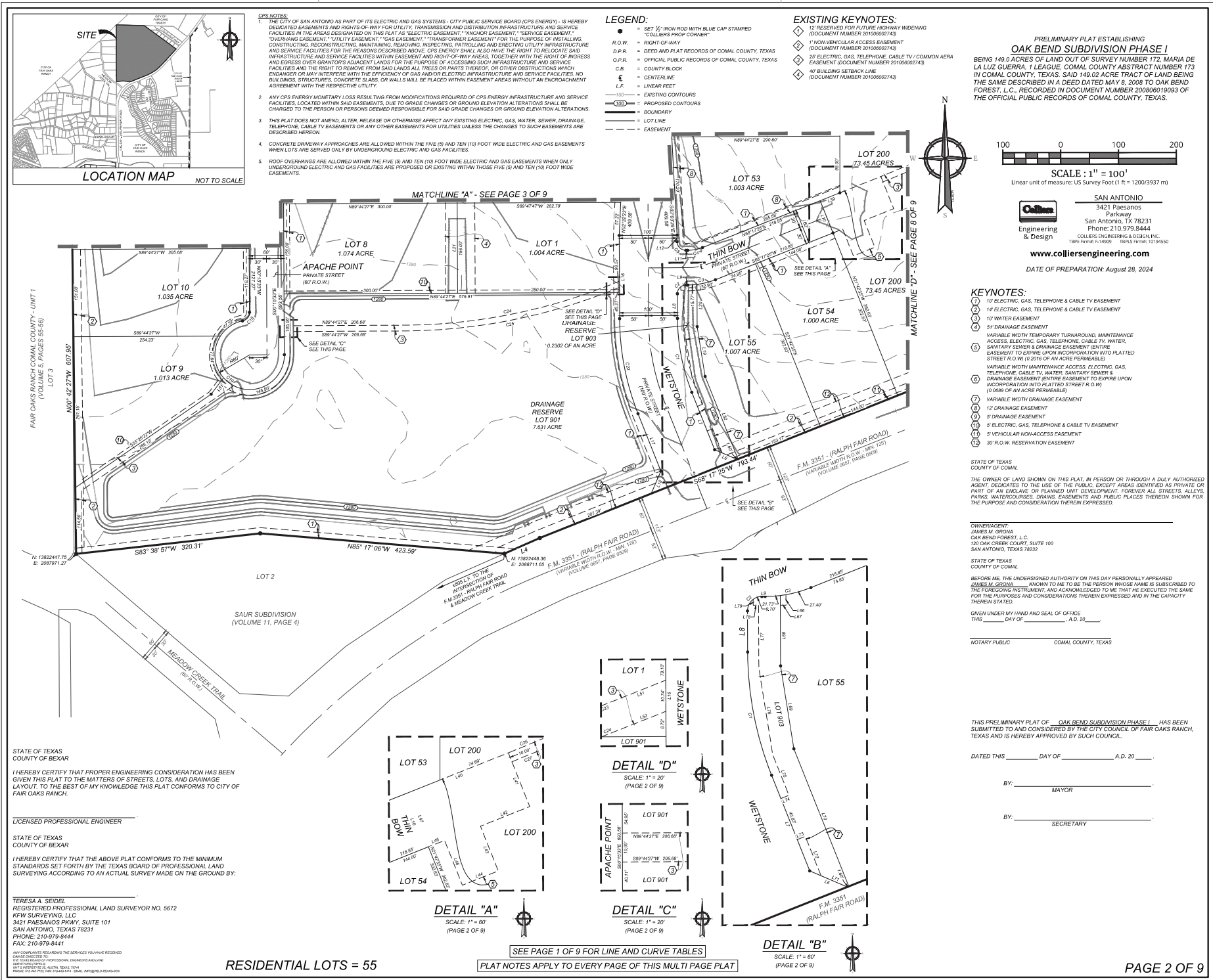
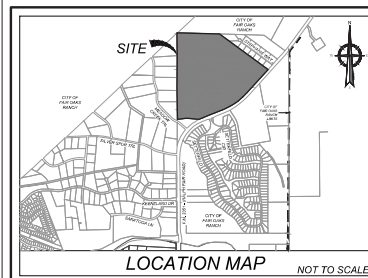


Exhibit D



CPS NOTES:

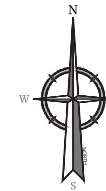
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO REMOVE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
- 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.
- 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 OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND:

- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- = CENTERLINE
- L.F. = LINEAR FEET
- = EXISTING CONTOURS
- - - = PROPOSED CONTOURS
- = BOUNDARY
- - - = LOT LINE
- - - = EASEMENT

EXISTING KEYNOTES:

- 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
- 1' NON-VEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
- 25' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AREA EASEMENT (DOCUMENT NUMBER 20100602743)
- 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)



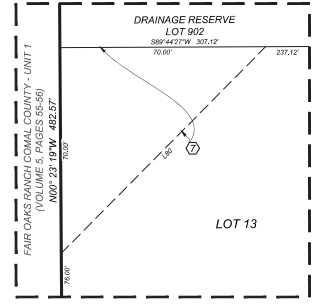
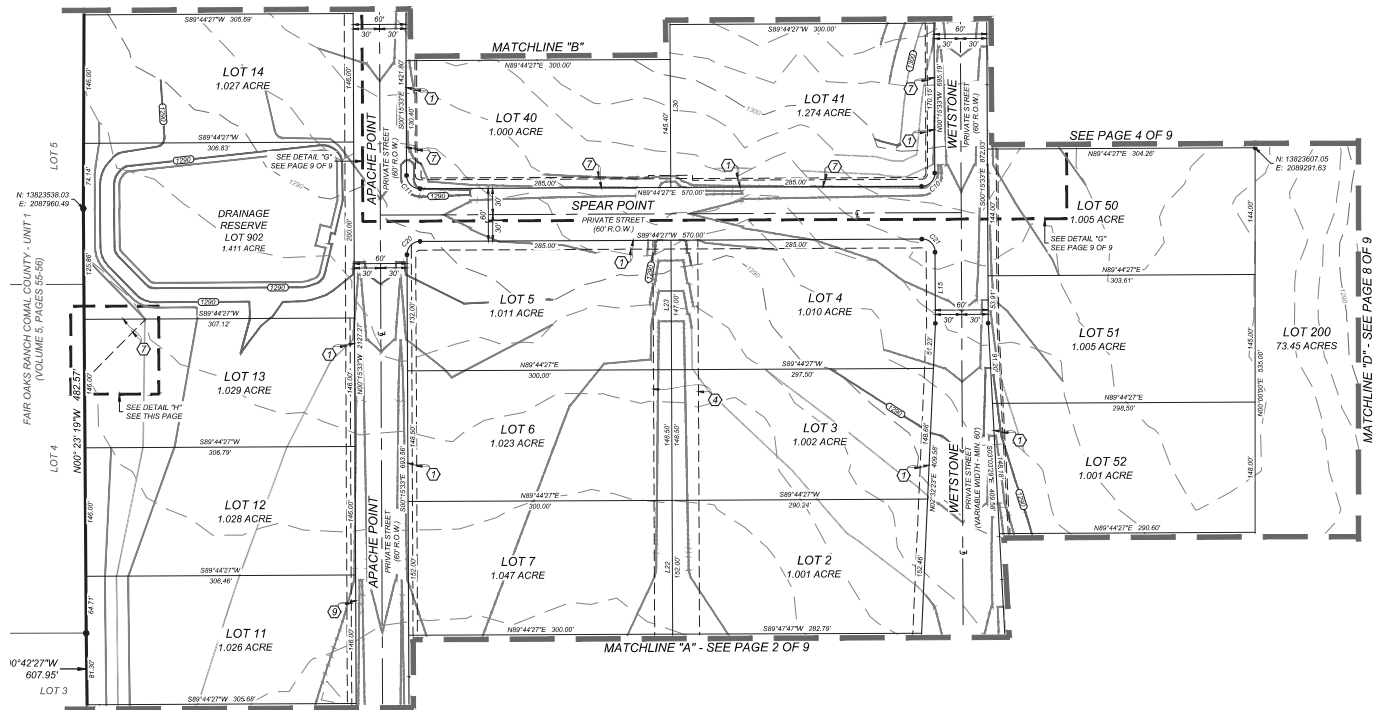
SCALE: 1" = 100'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers
Engineering & Design
SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
PHONE: 210-979-8444
COLLIERS ENGINEERING & DESIGN, INC.
TSP# FIRM# 11-16029 TSP#S FIRM# 10194550

www.colliersengineering.com

DATE OF PREPARATION: August 28, 2024



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
RWS SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMMENTS REGARDING THE SERVICES YOU HAVE RECEIVED
FROM RWS SURVEYING, LLC
SHOULD BE DIRECTED TO:
TERESA A. SEIDEL, REGISTERED PROFESSIONAL LAND SURVEYOR
11111 HEDGECOCK DRIVE, SUITE 101
SAN ANTONIO, TEXAS 78231 (PHONE: 210-979-8444) (FAX: 210-979-8441)

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

- KEYNOTES:**
- 1' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 10' WATER EASEMENT
 - 5' DRAINAGE EASEMENT
 - VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (1/2016 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0883 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH DRAINAGE EASEMENT
 - 12' DRAINAGE EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5' VEHICULAR NON-ACCESS EASEMENT
 - 30' R.O.W. RESERVATION EASEMENT

STATE OF TEXAS
COUNTY OF COMAL

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 EXCLUSIVE 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/AGENT:
JAMES H. GORDON
OAK BEND FOREST, L.L.C.
100 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES H. GORDON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC COMAL COUNTY, TEXAS

THIS PRELIMINARY 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.

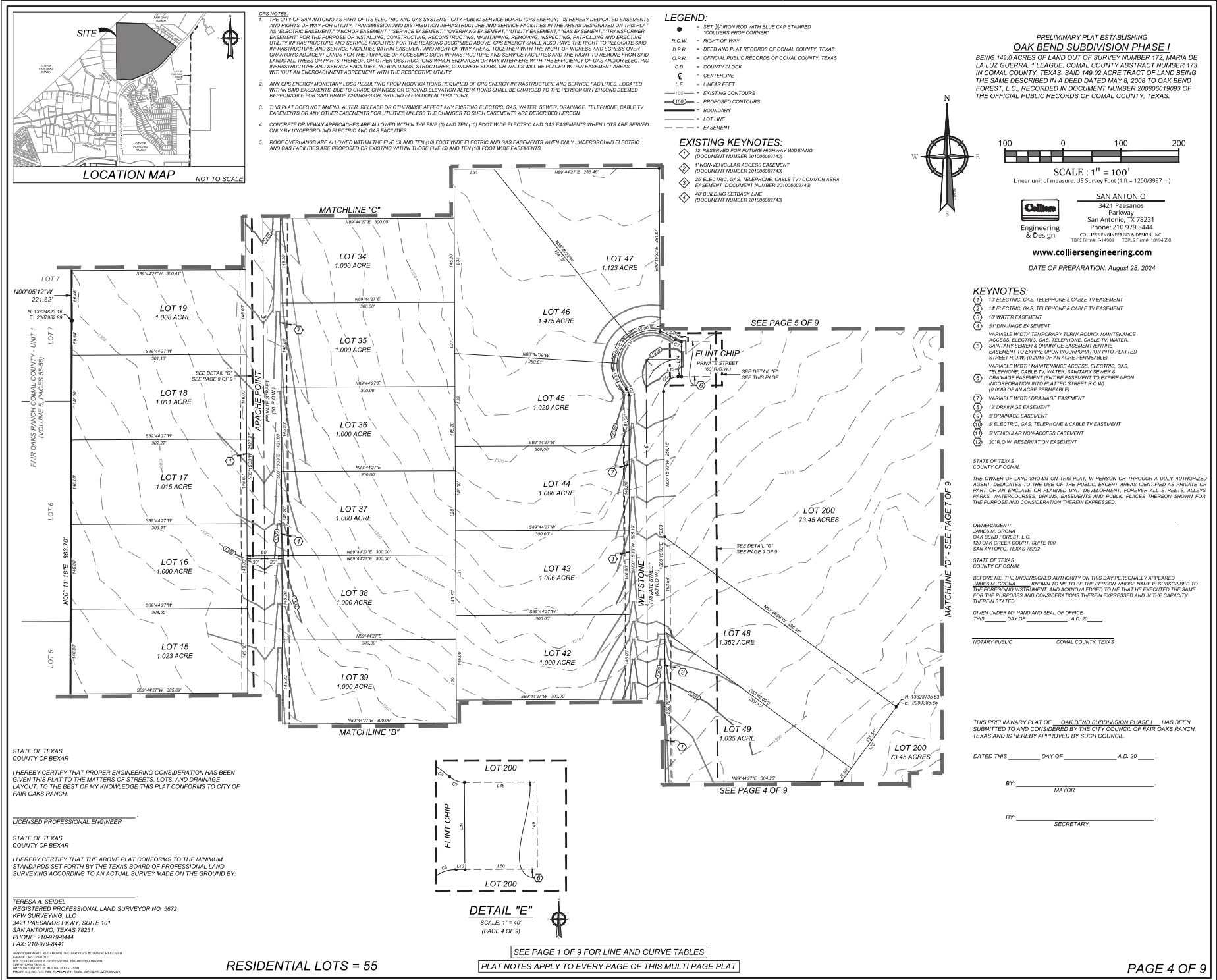
DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

Date: Aug 28, 2024, 4:26pm, User: TD, jrasos, File: L17560703DesignCampL1P17560703.dwg

Exhibit D



PRELIMINARY PLAT ESTABLISHING
OAK BEND SUBDIVISION PHASE I
BEING 149.0 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 DESCRIBED IN A DEED DATED MAY 8, 2009 TO OAK BEND FOREST, L.L.C., RECORDED IN DOCUMENT NUMBER 200906019093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

SCALE: 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Collier
Engineering & Design
SAN ANTONIO
3421 Pagesanos Parkway
San Antonio, TX 78231
PHONE: 210-979-8444
COLLIERS ENGINEERING & DESIGN, INC.
TSPE FIRM#: 11-16029 TSPE LS FIRM#: 10194550

www.collierengineering.com

DATE OF PREPARATION: August 28, 2024

STATE OF TEXAS
COUNTY OF COMAL

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

OWNER/AGENT:
JAMES H. GROOM
OAK BEND FOREST, L.L.C.
100 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES H. GROOM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 20____.

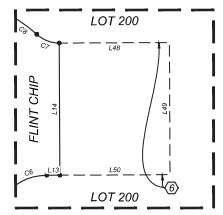
NOTARY PUBLIC COMAL COUNTY, TEXAS

THIS PRELIMINARY 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

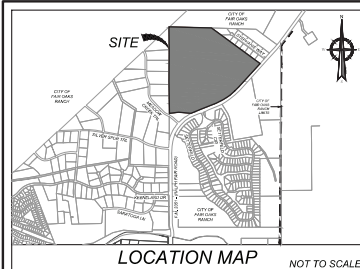


DETAIL "E"
SCALE: 1" = 40'
(PAGE 4 OF 9)

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

Exhibit D



- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO REMOVE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
 - 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.
 - 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 OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

- LEGEND:**
- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.A. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - ⊕ = CENTERLINE
 - L.F. = LINEAR FEET
 - = EXISTING CONTOURS
 - - - = PROPOSED CONTOURS
 - = BOUNDARY
 - = LOT LINE
 - - - = EASEMENT

- EXISTING KEYNOTES:**
- 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
 - 1' NON-VEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
 - 25' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AREA EASEMENT (DOCUMENT NUMBER 20100602743)
 - 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)

PRELIMINARY PLAT ESTABLISHING
OAK BEND SUBDIVISION PHASE I
BEING 140.0 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 140.00 ACRE TRACT OF LAND BEING THE SAME DESCRIBED IN A DEED DATED MAY 8, 2009 TO OAK BEND FOREST, L.C., RECORDED IN DOCUMENT NUMBER 200906019093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

100 0 100 200
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

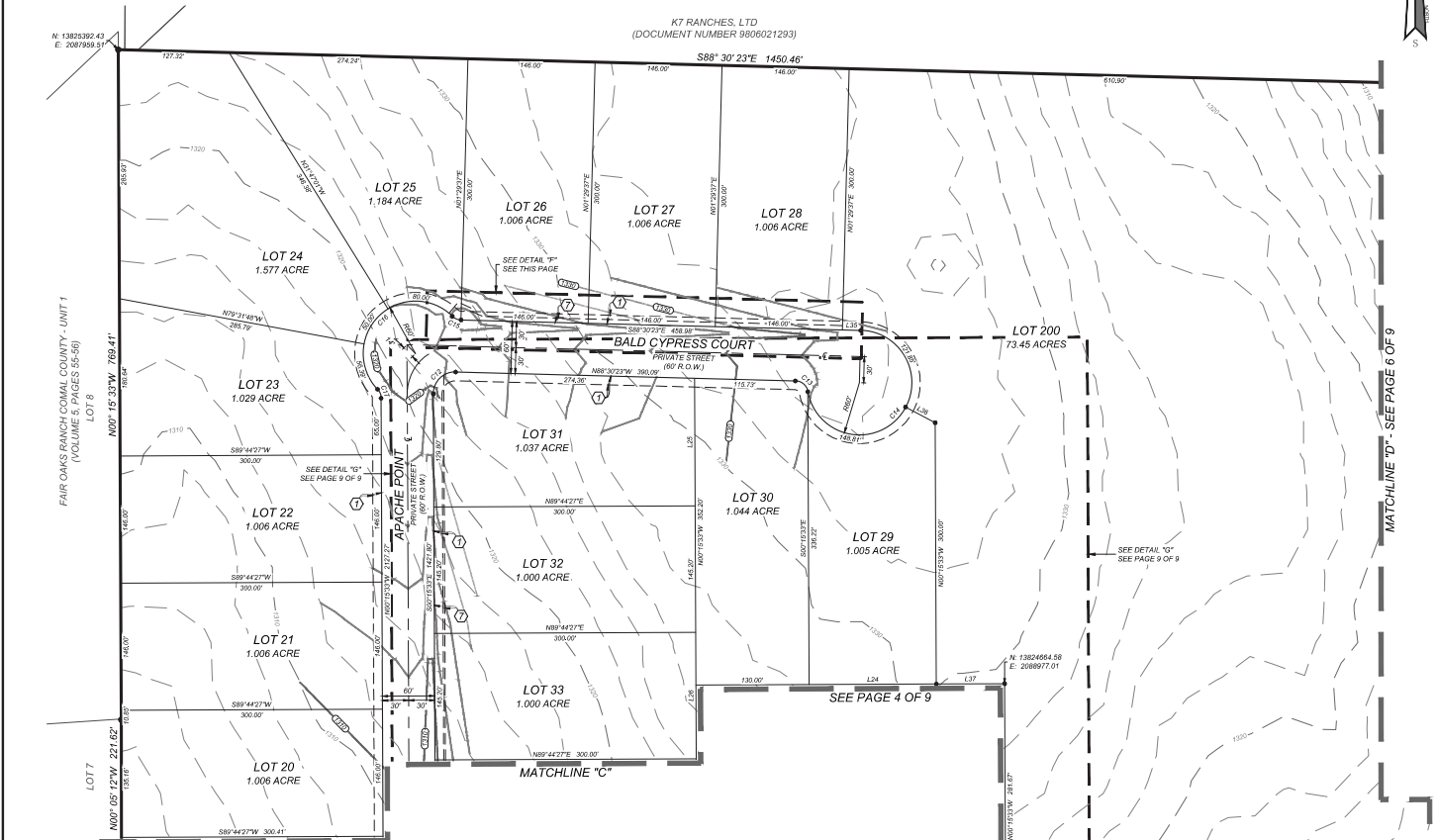
SCALE: 1" = 100'

Colliers
Engineering & Design

SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
PHONE: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TSP# F014679 TSP#S F0149550

www.colliersengineering.com

DATE OF PREPARATION: August 28, 2024



- KEYNOTES:**
- 1' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 10' WATER EASEMENT
 - 5' DRAINAGE EASEMENT
 - VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.2016 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0089 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH DRAINAGE EASEMENT
 - 12' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5' VEHICULAR NON-ACCESS EASEMENT
 - 30' R.O.W. RESERVATION EASEMENT

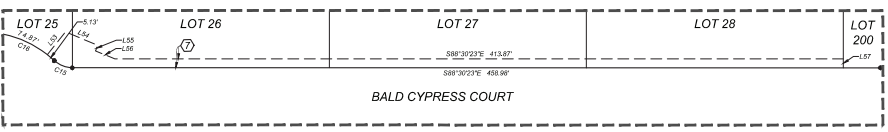
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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:



DETAIL "F"
SCALE: 1" = 50'
(PAGE 3 OF 9)

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

RESIDENTIAL LOTS = 55

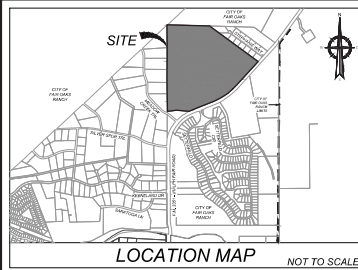
PAGE 5 OF 9

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
RFS SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
FROM RFS SURVEYING, LLC
CAN BE FILED WITH THE BOARD OF PROFESSIONAL LAND SURVEYING
1111 FREDERICKS BLVD, SUITE 1000, ARLING, TEXAS 76010
PHONE: 817-424-7625 FAX: 817-424-7621 EMAIL: COMPLAINTS@PSLS.COM

Drawn: Aug 28, 2024, 4:25pm, User: JG, JRM
File: L17560703DesignCampL1P17560703.dwg

Exhibit D



CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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- 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.
- 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 OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PPOOF CORNER"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- ⊥ = CENTERLINE
- L.F. = LINEAR FEET
- 10'— = EXISTING CONTOURS
- 100'— = PROPOSED CONTOURS
- — — = BOUNDARY
- — — = LOT LINE
- - - - - = EASEMENT

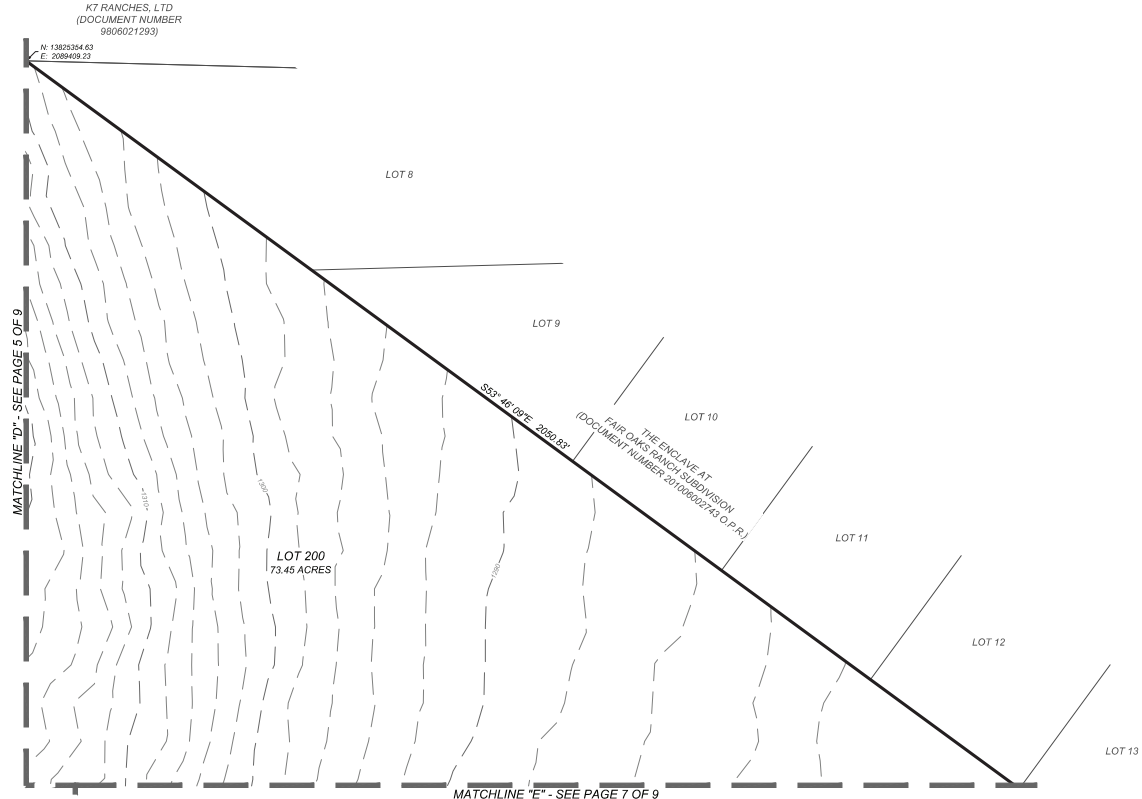
EXISTING KEYNOTES:

- 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
- 1' NON-VEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
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- 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)



SAN ANTONIO
 3421 Paesanos Parkway
 San Antonio, TX 78231
 Phone: 210.979.8444
 COLLIER ENGINEERING & DESIGN, INC.
 (TSP# F0014-14029) TSP#S F0014-10194550

www.colliersengineering.com
 DATE OF PREPARATION: August 28, 2024



STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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:

TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 KRW SURVEYING, L.L.C.
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
 CAN BE DIRECTED TO:
 SAN PEEK BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 1101 FORT BEND DRIVE, SUITE 1000, HOUSTON, TEXAS 77059
 PHONE: 281-462-5400 FAX: 281-462-5401 WWW.ANSI.ORG/REGISTRATION

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 10' WATER EASEMENT
 - 5' DRAINAGE EASEMENT
 - VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.2016 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.0889 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH DRAINAGE EASEMENT
 - 12' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
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STATE OF TEXAS
 COUNTY OF COMAL

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OWNER/AGENT:
 JAMES M. GORDON
 OAK BEND FOREST, L.C.
 120 OAK CREEK COURT, SUITE 100
 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GORDON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC COMAL COUNTY, TEXAS

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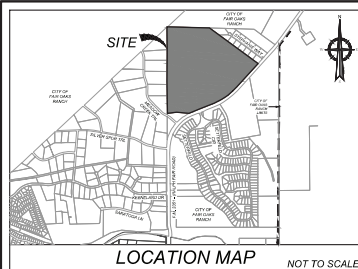
DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

Date: Aug 28, 2024, 4:25pm, User: T2, Jms
 File: L:\7560703\Design\Comp\PLAT\7560703.dwg

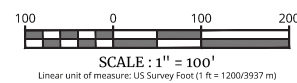
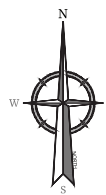
Exhibit D



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- LEGEND:**
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 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - ⊕ = CENTERLINE
 - L.F. = LINEAR FEET
 - = EXISTING CONTOURS
 - - - = PROPOSED CONTOURS
 - = BOUNDARY
 - - - = LOT LINE
 - - - = EASEMENT

- EXISTING KEYNOTES:**
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 - 1 NON-VEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
 - 25 ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AREA EASEMENT (DOCUMENT NUMBER 20100602743)
 - 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)

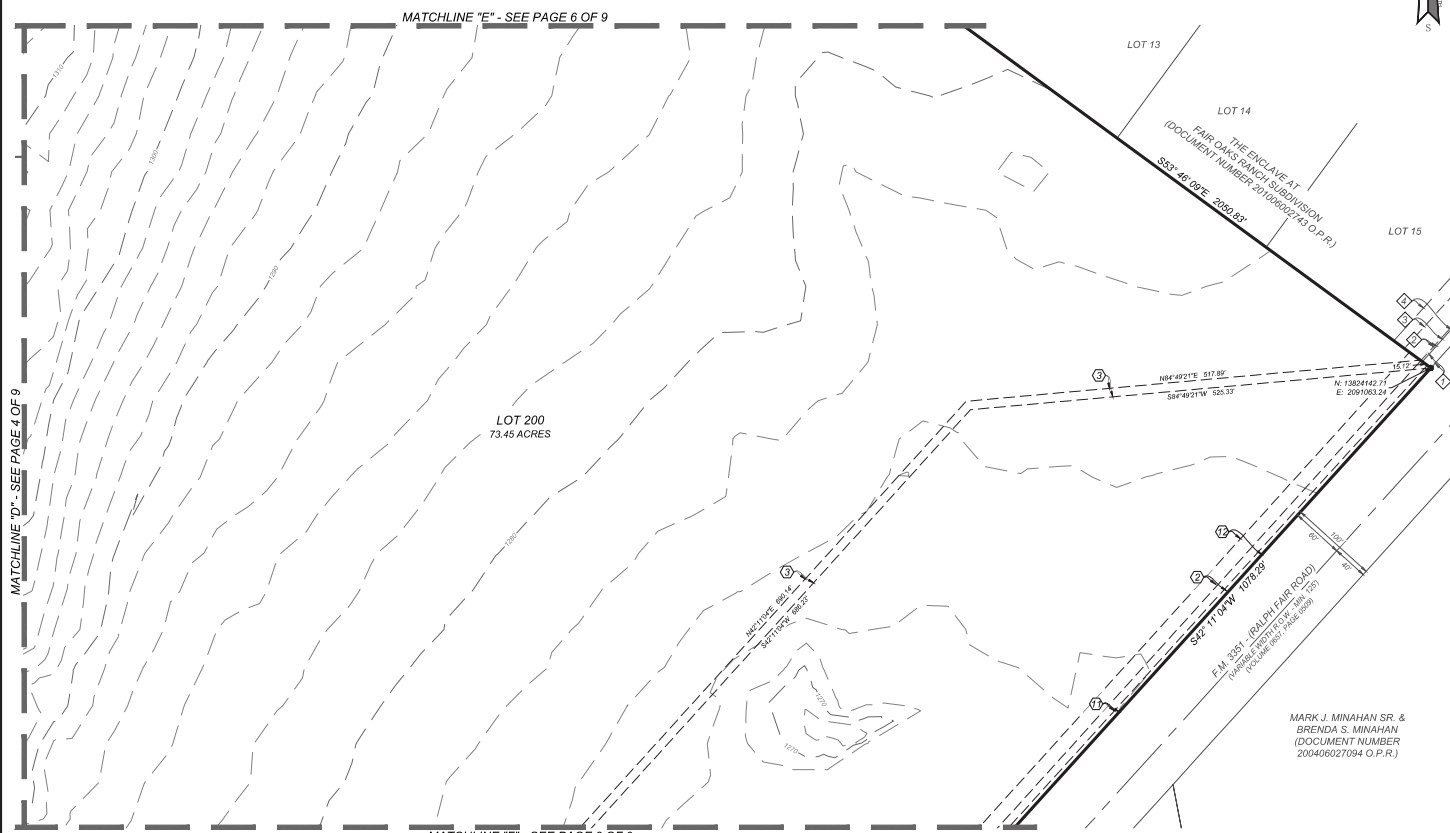


SCALE: 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 mm)

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PHONE: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TSP# F0141-14029 TSP#S F0141-14030

www.colliersengineering.com

DATE OF PREPARATION: August 28, 2024



- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 10' WATER EASEMENT
 - 5' DRAINAGE EASEMENT
 - VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.2016 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0089 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH DRAINAGE EASEMENT
 - 12' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5' VEHICULAR NON-ACCESS EASEMENT
 - 30' R.O.W. RESERVATION EASEMENT

STATE OF TEXAS
COUNTY OF COMAL

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

OWNER/AGENT:
JAMES M. GREGG
OAK BEND FOREST, L.C.
120 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GREGG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC COMAL COUNTY, TEXAS

MARK J. MINAHAN SR. &
BRENDA S. MINAHAN
(DOCUMENT NUMBER 200406027094 O.P.R.)

THIS PRELIMINARY 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

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
R&W SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

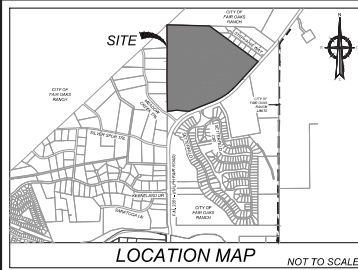
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED FROM THIS SURVEYOR SHOULD BE FILED WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, 1101 FORT BRASS, FORT BRASS, TEXAS 76744. TELEPHONE: 817-799-7300. FAX: 817-799-7301. WWW.ANSI/ISO/IEC17025.ORG

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

Date: Aug 28, 2024, 4:24pm User: TJD_jmas File: L:\7560703\Design\Comp\PLAT\PL7560703.dwg

Exhibit D



CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TYRANOMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- 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.
- 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 OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROOF CORNER"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- ⊥ = CENTERLINE
- L.F. = LINEAR FEET
- (10)— = EXISTING CONTOURS
- (50)— = PROPOSED CONTOURS
- (100)— = BOUNDARY
- (10)— = LOT LINE
- = EASEMENT

EXISTING KEYNOTES:

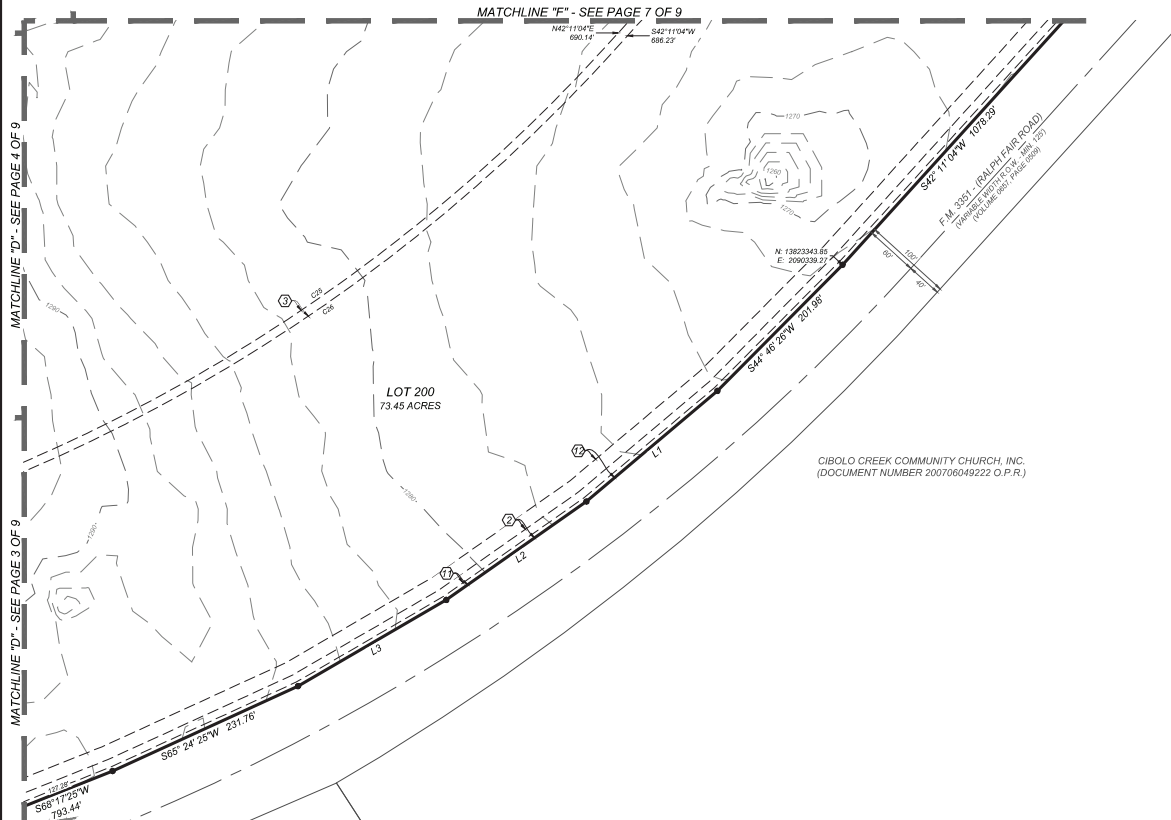
- ⑫ RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
- ① NON-VEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
- ⑫ ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AREA EASEMENT (DOCUMENT NUMBER 20100602743)
- ④ BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)



SAN ANTONIO
 3421 Paesanos Parkway
 San Antonio, TX 78231
 Phone: 210.979.8444
 COLLIER ENGINEERING & DESIGN, INC.
 (TSPE Permit: 11-16029) (TSPS Permit: 10194550)

www.collierengineering.com
 DATE OF PREPARATION: August 28, 2024

MARK J. MINAHAN SR. &
 BRENDA S. MINAHAN
 (DOCUMENT NUMBER
 200406027094)



CIBOLO CREEK COMMUNITY CHURCH, INC.
 (DOCUMENT NUMBER 200706049222 O.P.R.)

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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:

TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 RSW SURVEYING, L.L.C.
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED FROM THIS SURVEYOR SHOULD BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, 1101 N. BRASSFIELD BLVD., SUITE 1000, ARLINGTON, TEXAS 76010. PHONE: 817-799-7444. FAX: 817-799-7445. WWW.TXBSLS.COM

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

KEYNOTES:

- ① 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ② 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ③ 10' WATER EASEMENT
- ④ 5' DRAINAGE EASEMENT
- ⑤ VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.2016 OF AN ACRE PERMEABLE)
- ⑥ VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0089 OF AN ACRE PERMEABLE)
- ⑦ VARIABLE WIDTH DRAINAGE EASEMENT
- ⑧ 12' DRAINAGE EASEMENT
- ⑨ 5' DRAINAGE EASEMENT
- ⑩ 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ⑪ 5' VEHICULAR NON-ACCESS EASEMENT
- ⑫ 30' R.O.W. RESERVATION EASEMENT

STATE OF TEXAS
 COUNTY OF COMAL

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

OWNERS/AGENT:
 JAMES M. GROOM
 OAK BEND FOREST, L.L.C.
 120 OAK CREEK COURT, SUITE 100
 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GROOM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC COMAL COUNTY, TEXAS

THIS PRELIMINARY 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.

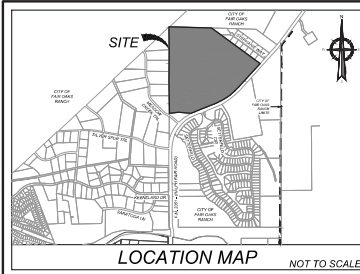
DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

Date: Aug 28, 2024, 4:24pm User: J2_jmas File: L:\7560703\Design\Comp\PLAT\7560703.dwg

Exhibit D



CPS NOTES:

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- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND:

- SET 1/4" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- R.O.W = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- C.B. = COUNTY BLOCK
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EXISTING KEYNOTES:

- 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
- 10' VEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
- 25' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AERA EASEMENT (DOCUMENT NUMBER 20100602743)
- 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO CITY OF FAIR OAKS RANCH.

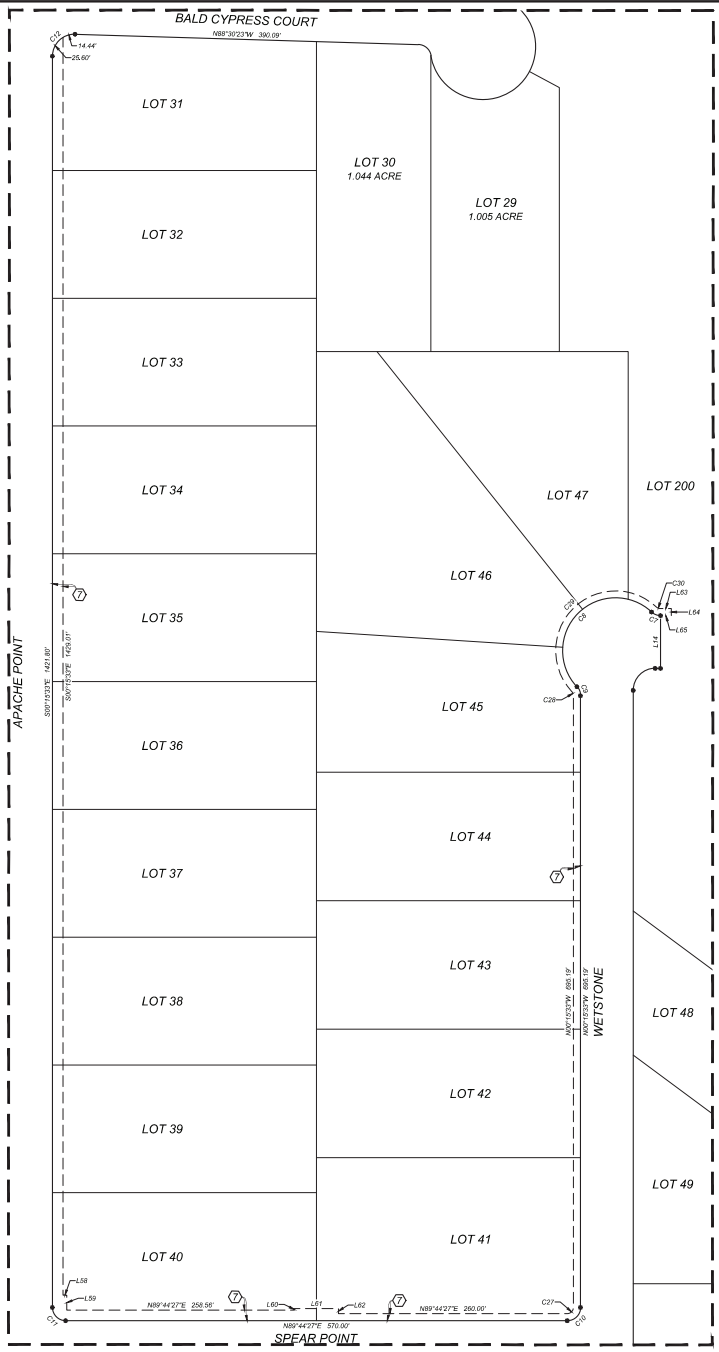
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
R/W SURVEYING, LLC
3421 PASSEANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED FROM THIS SURVEYOR SHOULD BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, 11011 FORTRESS DRIVE, AUSTIN, TEXAS 78758-1000. PHONE: 512-463-7447 FAX: 512-463-7448. EMAIL: AMPL@TBSLVSURV.COM



DETAIL "G"
SCALE: 1" = 100'
(PAGE 3, 4 & 5 OF 9)

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

RESIDENTIAL LOTS = 55

PRELIMINARY PLAT ESTABLISHING
OAK BEND SUBDIVISION PHASE I
BEING 149.0 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 DESCRIBED IN A DEED DATED MAY 6, 2009 TO OAK BEND FOREST, L.C., RECORDED IN DOCUMENT NUMBER 200806019093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

Colliers
Engineering & Design
www.colliersengineering.com
DATE OF PREPARATION: August 28, 2024

- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 10' WATER EASEMENT
 - 5' DRAINAGE EASEMENT
 - VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION TO PLATTED STREET R.O.W. (10.2016 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0089 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH DRAINAGE EASEMENT
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STATE OF TEXAS
COUNTY OF COMAL
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE, OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:
JAMES M. GORDON
OAK BEND FOREST, L.C.
120 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GORDON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 20____.
NOTARY PUBLIC COMAL COUNTY, TEXAS

THIS PRELIMINARY 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

Drawn: Aug 28, 2024, 4:04pm User: JLD_jrnos File: L:\7560703\Design\Comp\PLAT\PH_7560703.dwg

OAK BEND ESTATES (CITY OF FAIR OAKS RANCH)

BEING 149.02 acres of land out of Survey Number 172, Maria de 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# 20080619093 of the Official Public Records of Comal County, Texas.

STATE OF TEXAS) COUNTY OF BEZAR)

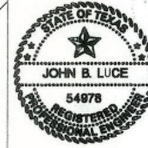
THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN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

OAK BEND FOREST, L.C. DBA - OAK BEND ESTATES, L.C. OWNER/ DEVELOPER P.O. BOX 780046 San Antonio, Texas 78278 (210) 388-6004 Hayden Grana OWNER/ DEVELOPER'S DULY AUTHORIZED AGENT HAYDEN GRANA

STATE OF TEXAS) COUNTY OF BEZAR) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAYDEN GRANA 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 21st DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/21/2015 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS) COUNTY OF BEZAR) I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAT AND THAT 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) COUNTY OF BEZAR) SWORN TO AND SUBSCRIBED BEFORE ME THIS 21st DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/21/2015 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS) COUNTY OF BEZAR) I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREIN CONDUCTED UNDER MY SUPERVISION. 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 17th DAY of February, A.D., 2011. By: Cheryl Handman Mayor By: P. Vanzant City Secretary

STATE OF TEXAS) COUNTY OF BEZAR) I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREIN CONDUCTED UNDER MY SUPERVISION. 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 THEREAS AS A COMMON AREA. THIS DEDICATION WILL BE CONSIDERED AS SUCH AS SAID ASSOCIATION IS FORMED.

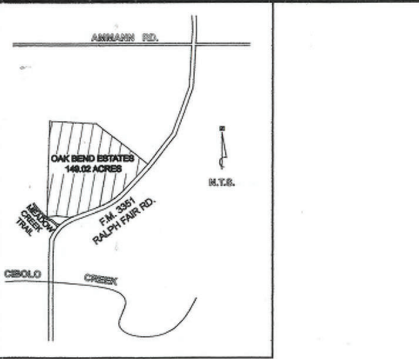
OAK BEND FOREST, L.C. DBA - OAK BEND ESTATES, L.C. OWNER/ DEVELOPER Hayden Grana OWNER/ DEVELOPER'S DULY AUTHORIZED AGENT HAYDEN GRANA

STATE OF TEXAS) COUNTY OF BEZAR) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAYDEN GRANA 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.

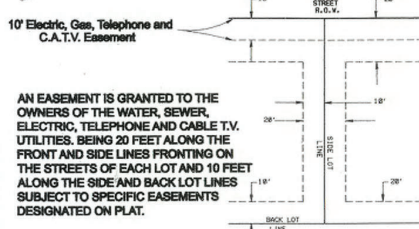
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/21/2015 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS) COUNTY OF) I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREIN CONDUCTED UNDER MY SUPERVISION. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS) COUNTY OF) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THERESA ROMERO 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.



10' Electric, Gas, Telephone and C.A.T.V. Easement



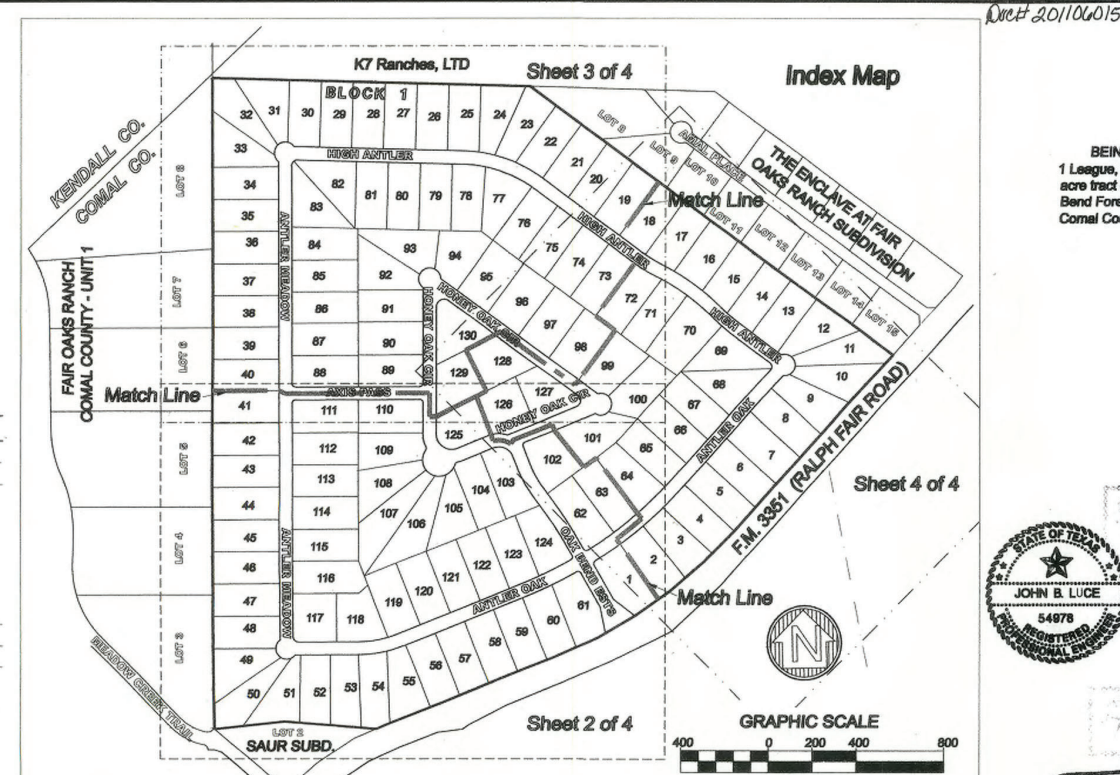
Finished Floor Elevations: Minimum Finished Floor Elevation See Sheet 2 of 4; Sheet 3 of 4 and Sheet 4 of 4.



CURVE TABLE with columns for CHAIN BEARS, DELTA ANGLE, ARC LENGTH, CHORD LENGTH, and OFFSET.



STREET DESIGN, DRAINAGE DESIGN AND LOT DESIGN PREPARED BY JOHN LUCE CIVIL ENGINEERING CONSULTANT. Includes contact information for ACS INCORPORATED, Land Surveying and Land Planning.



Subdivision Summary Establishing 130 Lots & 11845 Linear Feet of Road

GENERAL NOTES: 1. EASEMENTS: ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL... 2. DRAINAGE EASEMENTS: DRAINAGE, WATER OVERFLOW, AND SANITARY CONTROL... 3. UTILITIES: WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO...

Texas Department of Transportation Notes: (1) For residential development directly adjacent to State right-of-way... (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system with the highway right-of-way...

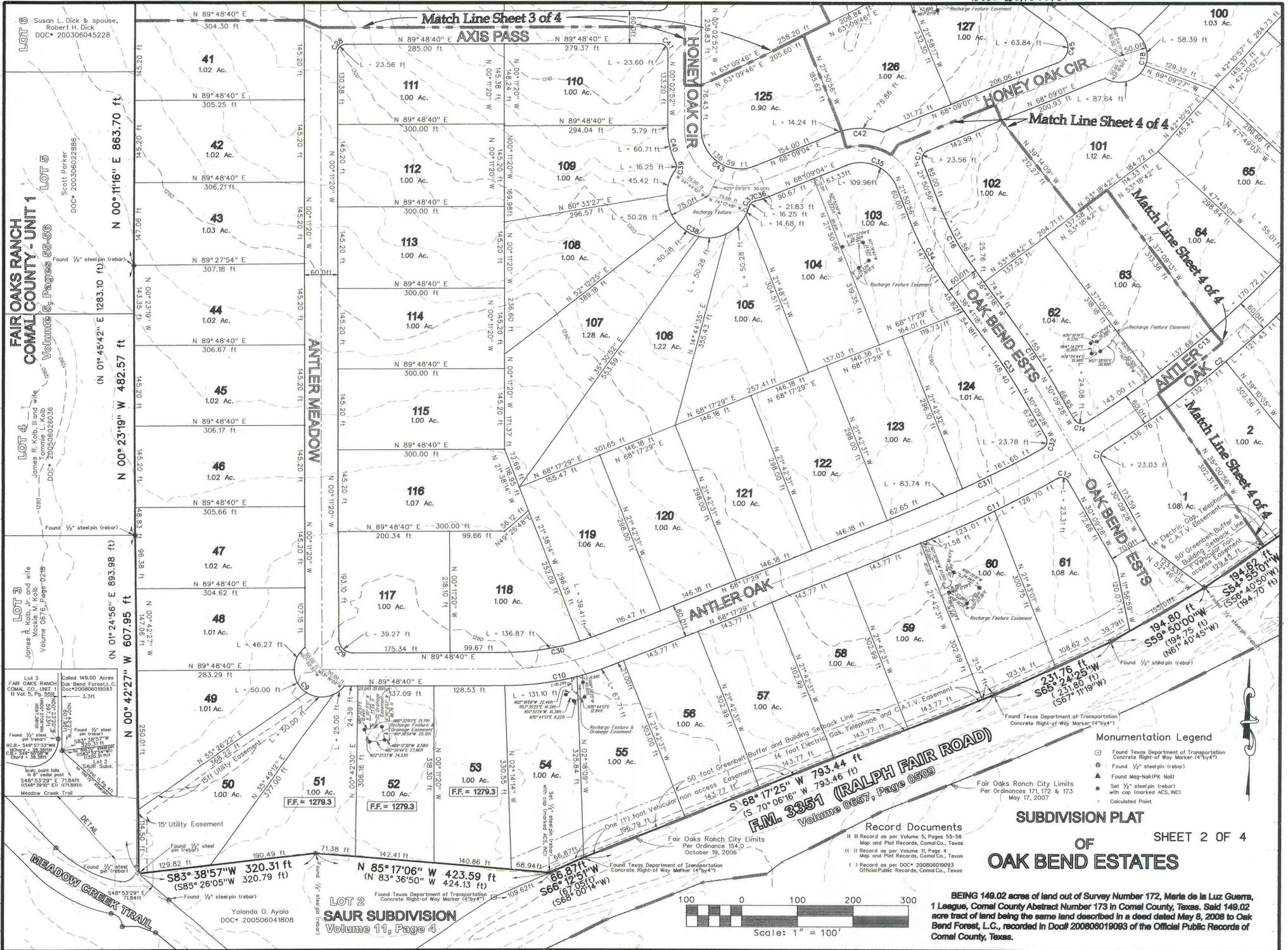
UTILITY EASEMENTS: A. UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION... B. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND TO OR FROM THE EASEMENT...

TAX CERTIFICATE: TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN TEXAS. 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.



Exhibit D

DOCH 201104015175



BEING 149.02 acres of land out of Survey Number 172, Marie 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# 200808019083 of the Official Public Records of Comal County, Texas.

Exhibit D

Doc# 201106015175

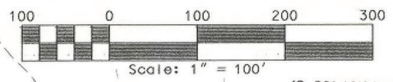
SUBDIVISION PLAT OF SHEET 3 OF 4

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 8, 2008 to Oak Bend Forest, L.C., recorded in Doc# 200806019083 of the Official Public Records of Comal County, Texas.

K7 Ranches, LTD
DOC# 9806021293

Fair Oaks Ranch City Limits
Per Ordinance 154-D
October 19, 2006



(S 86° 42' 28" E 1451.97 ft)
S 88° 30' 23" E 1450.46 ft

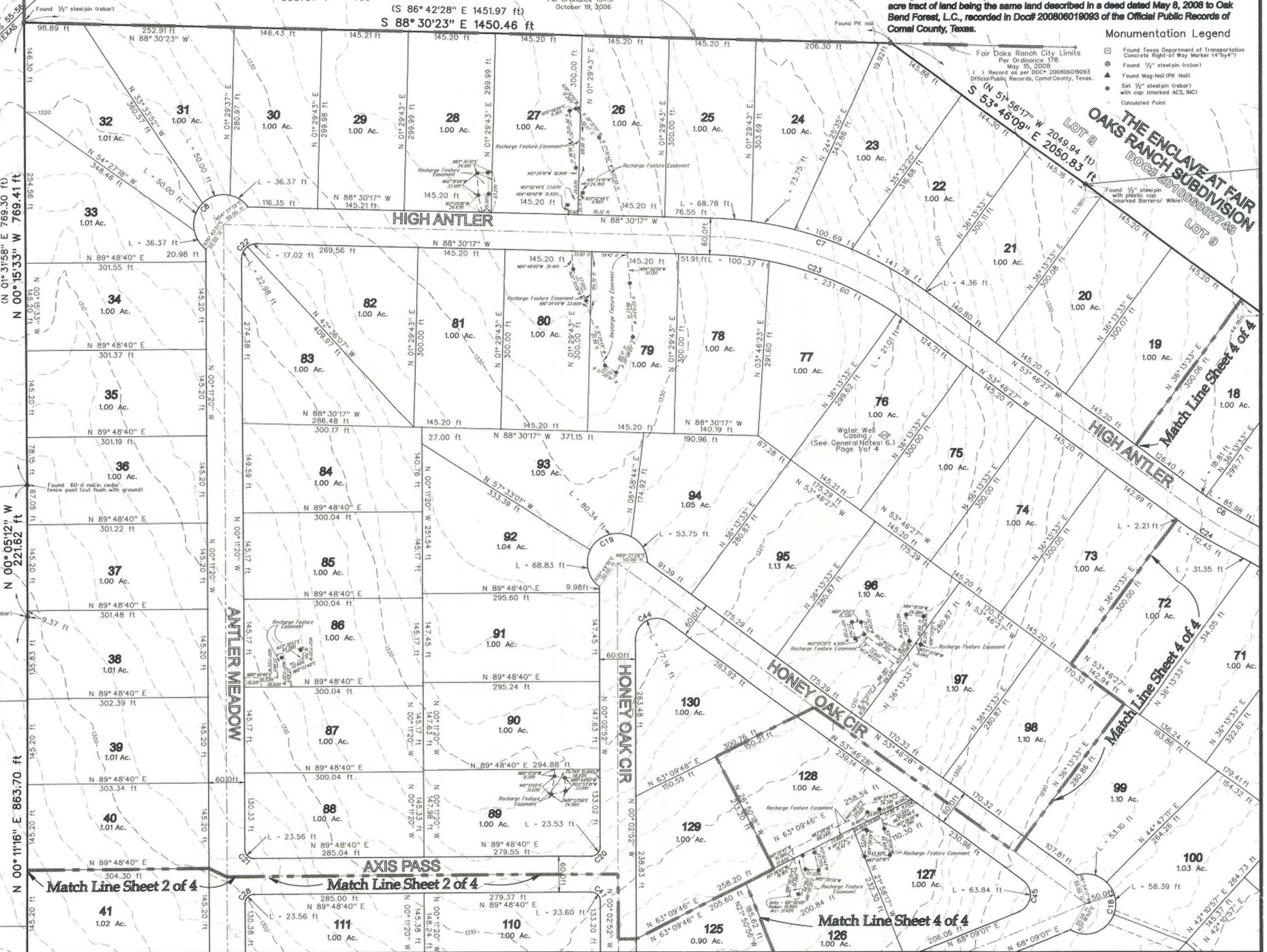
- Monumentation Legend
- Found Texas Department of Transportation Concrete Right-of-Way Marker (4" by 4")
 - Found 1/2" steel pin (cobar)
 - ▲ Found Mag nail (PK nail)
 - Record as per DOC# 200806019083 Official Public Records, Comal County, Texas.
 - Set 1/2" steel pin (cobar) with cap (marked ACS, INC)
 - Calculated Point

KENDALL COUNTY
COMAL COUNTY

LOT 8
FAIR OAKS RANCH
COMAL COUNTY - UNIT 1
Volume 5, Pages 55-56

LOT 7
The Heitence Family Trust
Steven and Corina Heitence, Trustees
DOC# 200706042822

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



THE ENCLAVE AT FAIR OAKS RANCH SUBDIVISION
Doc# 20110602748

Match Line Sheet 4 of 4

Match Line Sheet 4 of 4

Match Line Sheet 4 of 4

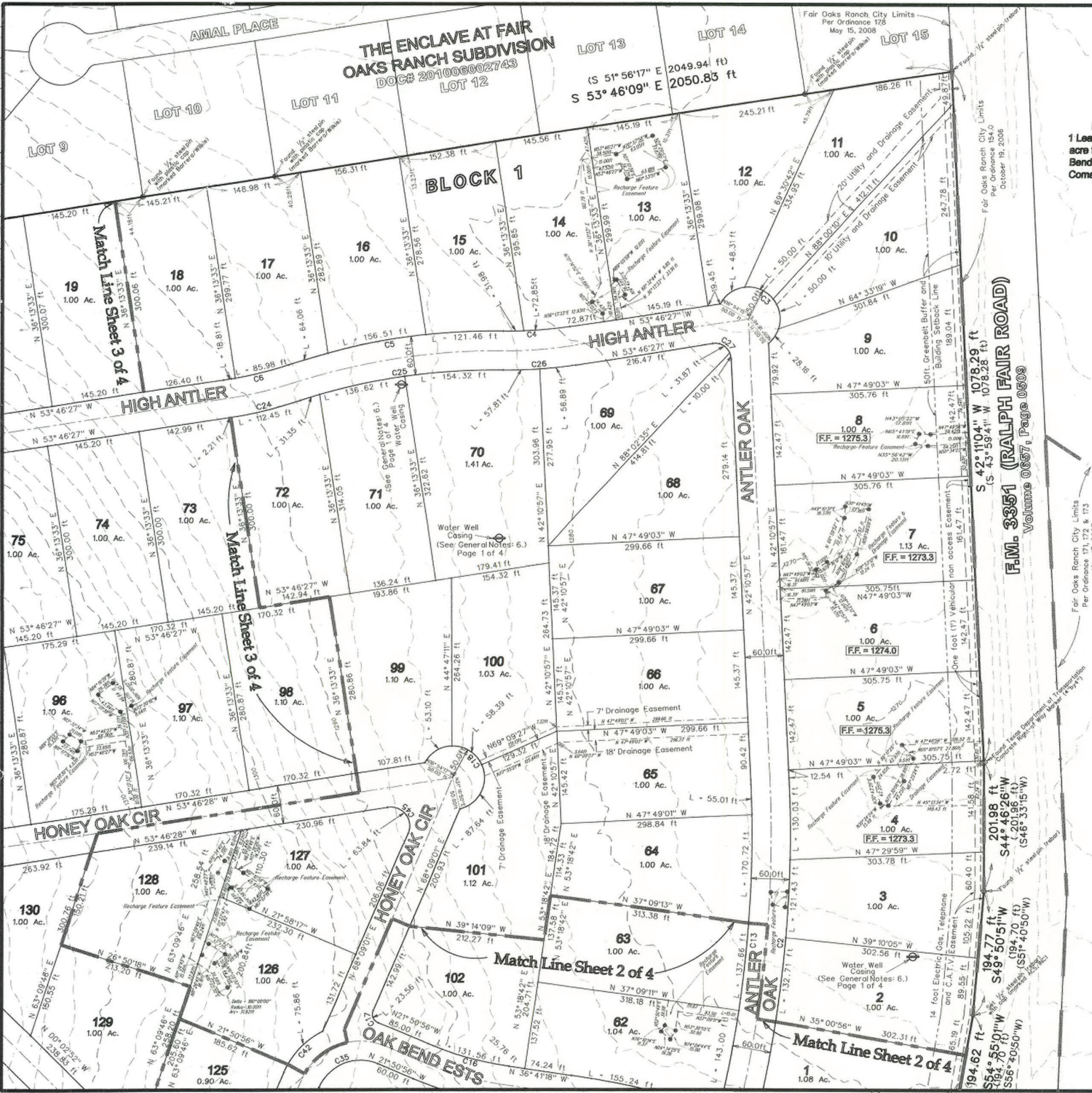
Match Line Sheet 2 of 4

Match Line Sheet 2 of 4

SUBDIVISION PLAT
OF
OAK BEND ESTATES

SHEET 4 OF 4

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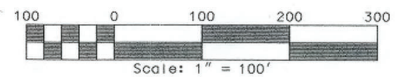
Curve Table

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	15.00	87°58'32"	23.03	N 13°49'48" E	20.84	14.48
C2	1906.95	15°18'03"	529.83	N 50°00'01" E	519.31	262.09
C3	50.00	202°13'01"	178.47	N 05°47'45" W	98.13	-----
C4	637.15	09°25'38"	104.83	N 49°03'38" W	104.72	52.54
C5	1039.33	88°57'20"	342.03	N 53°46'29" W	340.49	172.58
C6	636.82	09°25'42"	104.79	N 58°29'18" W	104.57	52.51
C7	642.31	34°43'50"	389.34	N 71°08'22" W	383.41	200.86
C8	50.00	197°56'40"	172.74	N 45°39'11" E	98.78	-----
C9	50.00	196°15'37"	171.27	N 45°11'20" W	98.99	-----
C10	529.34	21°31'11"	188.81	N 79°03'04" E	187.65	100.59
C11	1908.95	07°29'42"	249.71	N 64°32'38" E	249.53	125.03
C12	15.00	89°02'45"	23.31	N 74°40'51" W	21.04	14.75
C13	1848.95	15°41'32"	506.39	N 50°01'43" E	504.81	254.79
C14	15.00	91°58'03"	24.08	N 76°08'29" W	21.57	15.52
C15	1381.98	06°31'50"	155.24	N 33°25'23" E	154.15	77.70
C16	507.98	14°50'21"	131.56	N 29°16'07" W	131.20	66.15
C17	15.00	89°59'58"	23.56	N 23°09'03" E	21.21	15.00
C18	50.00	228°11'07"	199.13	N 07°11'17" E	91.29	-----
C19	150.00	232°32'01"	202.92	N 63°05'20" E	89.67	-----
C20	15.00	89°51'32"	23.53	N 44°52'54" E	21.19	14.96
C21	15.00	90°00'00"	23.56	N 45°11'20" W	21.21	15.00
C22	25.00	91°41'04"	40.00	N 45°39'11" E	35.87	25.75
C23	582.31	34°43'50"	352.97	N 71°08'22" W	347.59	182.10
C24	896.82	09°25'42"	114.86	N 58°29'18" W	114.53	57.46
C25	979.33	18°51'20"	322.29	N 53°46'29" W	320.83	162.61
C26	697.15	09°25'38"	114.71	N 49°03'38" W	114.58	57.48
C27	25.00	95°57'24"	41.87	N 05°47'45" W	37.14	27.74
C28	15.00	90°00'00"	23.56	N 44°44'01" E	21.21	15.00
C29	25.00	90°00'00"	39.27	N 45°11'20" W	35.36	25.00
C30	469.34	21°31'11"	176.28	N 79°03'04" E	175.24	89.19
C31	1848.95	07°36'16"	245.39	N 64°29'21" E	245.21	122.88
C32	15.00	90°50'41"	23.78	N 15°55'33" E	21.37	15.22
C33	1301.98	06°31'50"	148.40	N 33°25'23" W	148.32	74.28
C34	567.98	14°50'21"	147.10	N 29°16'07" W	146.69	73.97
C35	70.00	90°00'00"	109.96	N 66°50'56" W	88.99	70.00
C36	130.00	09°37'21"	21.83	N 72°57'44" E	21.81	10.94
C37	15.00	62°04'12"	16.25	N 46°44'08" E	15.47	9.03
C38	75.00	199°33'39"	261.22	N 64°30'59" W	147.82	-----
C39	15.00	62°04'12"	16.25	N 04°13'44" E	15.47	9.03
C40	130.00	26°45'30"	60.71	N 13°25'37" W	60.16	30.92
C41	15.00	80°08'28"	23.60	N 45°07'06" W	21.24	15.04
C42	130.00	39°42'49"	60.71	N 88°00'28" E	88.31	46.95
C43	70.00	111°48'04"	136.59	N 55°56'54" W	115.93	103.39
C44	35.00	126°16'24"	77.14	N 63°05'20" E	62.45	69.10
C45	30.00	121°55'30"	63.84	N 07°11'17" E	52.46	54.04

Monumentation Legend

- Found Texas Department of Transportation Concrete Right-of-Way Marker (4" by 4")
- Found 1/2" steel pin (brown)
- Found May-Nail (PK Nail)
- Set 1/2" steel pin (brown) with cap (marked ACS, INC)
- Calculated Point

() Record Call as per Doc# 200806019093 Official Public Records, Comal County, Texas.



F.M. 3351 (RALPH FAIR ROAD)
Volume 0657, Page 0509

Fair Oaks Ranch City Limits
Per Ordinance 71, 172 & 173
May 17, 2007

Fair Oaks Ranch City Limits
Per Ordinance 154.0
October 19, 2006