



## City of Fair Oaks Ranch

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)

### 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: Elkhorn Ridge Unit 4 Acreage: 7.356  
 Brief Description of Project: Residential Subdivision  
 Is property platted? ☒ No ☐ Yes Subdivision name: \_\_\_\_\_ No. of Lots: 26  
 Recordation #: \_\_\_\_\_ Parcel(s) Tax ID#: 04708-000-0700  
 Existing Use: Single Family Proposed Use: Single Family  
 Current Zoning: Existing Residential One Proposed Zoning: Existing Residential One  
 Occupancy Type: \_\_\_\_\_ Sq. Ft: \_\_\_\_\_ Bed #: \_\_\_\_\_ Bath #: \_\_\_\_\_ Car Garage #: \_\_\_\_\_  
 Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☐ Septic ☒ Public

#### PROPERTY OWNER INFORMATION

Owner: Elkhorn Ridge Development SA, LLC Contact Name: Vickrey & Associates, LLC  
 Address: 12940 Country Parkway City/State/ZIP: San Antonio, Texas 78218  
 Phone: (210) 349-3271 Email: pschroeder@vickreyllc.com

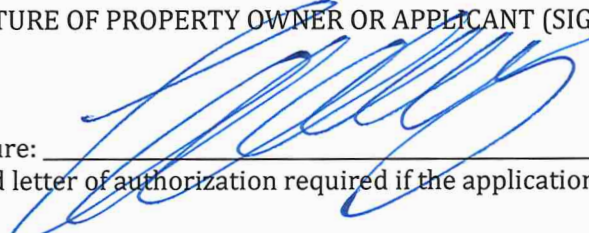
#### APPLICANT INFORMATION

Applicant/Developer: Bitterblue Contact Name: Vickrey & Associates, LLC  
 Address: 12940 Country Parkway City/State/ZIP: San Antonio, Texas 78216  
 Phone: (210) 349-3271 Email: pschroeder@vickreyllc.com

#### KEY CONTACT INFORMATION

Name of the Individual: Paul A. Schroeder Contact Name: Vickrey & Associates, LLC  
 Address: 12940 Country Parkway City/State/ZIP: San Antonio, Texas 78216  
 Phone: (210) 349-3271 E-mail: pschroeder@vickreyllc.com

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

Signature:  Date: 03.09.22  
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

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

DATE REC'D: 04-05-2022 BY: KGS  
 FEES PAID: N/A APPROVED BY: \_\_\_\_\_  
 DATE APPROVED: \_\_\_\_\_  
 APPLICATION/PERMIT NO: \_\_\_\_\_ EXP DATE: \_\_\_\_\_

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

**SPECIFIC APPLICATION FORM (S1-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)

N/A ☐ Application Processing Fees and other application fees.

☒ Letter of intent explaining the request in detail and reason for the request.

N/A ☐ Signed Letter of Authorization required if the application is signed by someone other than the property owner.

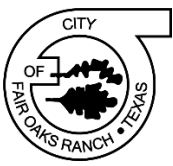
☒ Site plan and shapefile drawings (if applicable) for the property

☒ 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 Development Application and checklist signed by the owner/s of the property.

N/A ☐ 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.

N/A ☐ 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.

N/A ☐ Concept plan approval (if required).

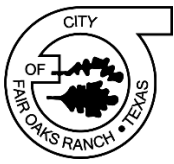
- ☒ A title report.
- ☒ One (1) copy (11x17) of proposed plat.

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.

N/A ☐ 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



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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, 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.

March 8, 2022

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

Re: Elkhorn Ridge Unit 4  
Final Plat Submittal  
V&A Project No. 2752-012-051

Dear Ms. Schweitzer,


This submittal is to subdivide the following:

Being a **7.356-acre (320,434 square feet)** tract out of the Jose Ramon Arocha Survey No. 171, Abstract No. 24, County Block 4708, City of Fair Oaks Ranch, Bexar County, Texas, said 7.356-acre tract of land also being out of the remainder of a called 26.56-acre tract of land conveyed from Kevin Katzer to Elkhorn Ridge SA, LLC, by Warranty Deed dated November 22, 2013 and recorded in Volume 16450, Page 2034, Official Public Records of Real Property (O.P.R.), Bexar County, Texas, (all records cited herein are recorded in Bexar County, Texas) and out of the remainder of a called 26.04-acre tract conveyed from Kevin B. Katzer, Gerald Rentz, Jr., and Lisa Rentz to Elkhorn Ridge SA, LLC by Warranty Deed dated November 22, 2013 recorded in Volume 16450, Page 2129, O.P.R. of Bexar County, Texas.

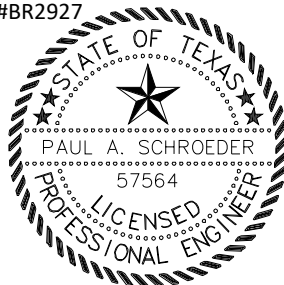
The Elkhorn Ridge Unit 4 subdivision will contain 26 lots.

Sincerely,

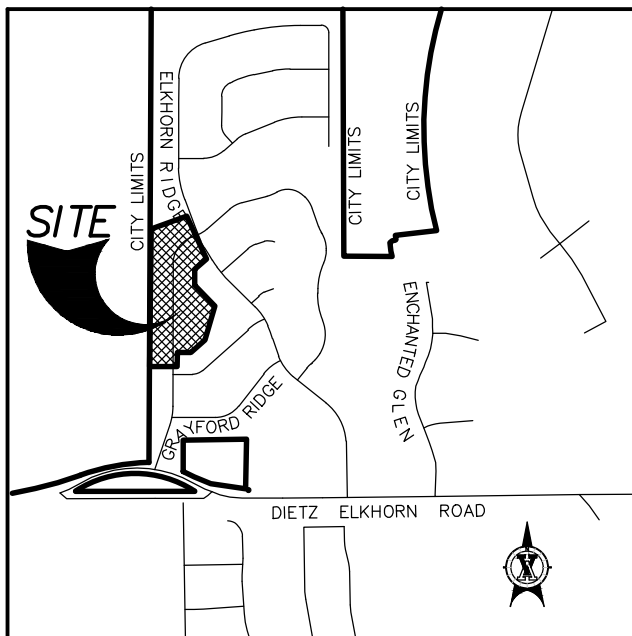
VICKREY & ASSOCIATES, LLC  
TBPE F-#159/TBPLS F-#10004100/TBAE F-#BR2927

  
Paul A. Schroeder, PE, RPLS  
Residential Division Manager

PAS/ksh







LOCATION MAP  
NOT TO SCALE

LEGEND	
●	SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
○	FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
♂	FOUND 1/2" IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
740	EXISTING CONTOURS
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
E	CENTERLINE
EX	EXISTING
VOL.	VOLUME
P.G.	PAGE
AC.	ACRES
PL	PROPERTY LINE
CB	COUNTY BLOCK

- 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- CLEAR VISION EASEMENT
- 16' ELECTRIC ESM'T DOC.# 20150065617
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9692, PG. 179-181
- 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20002, PG. 1223
- 15' DRAINAGE EASEMENT (SEE DRAINAGE EASEMENT NOTE 4.)

**CLEAR VISION EASEMENT:**  
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

**ZONING DESIGNATION NOTE:**  
THIS PLAT AREA IS CURRENTLY ZONED AS EXISTING RESIDENTIAL ZONE 1.

**PRIVATE STREET DESIGNATION NOTE:**  
CHEYENNE RIDGE (PARCEL 915) IS A PRIVATE STREET AND IS DESIGNED AS UNDERGROUND PUBLIC WATER AND PUBLIC SANITARY SEWER AND UTILITY EASEMENT.

**IMPACT FEE PAYMENT DUE : "SAWS"**  
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF FAIR OAKS RANCH'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF FAIR OAKS RANCH.

**SAWS DEDICATION NOTE:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM.

**SAWS HIGH PRESSURE NOTE:**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S ASIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF FAIR OAKS RANCH.

**FLOODPLAIN VERIFICATION:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP 48091C0085F EFFECTIVE DATE AUGUST 28, 2017. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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: VICKREY & ASSOCIATES, LLC.

VICKREY & ASSOCIATES, LLC.  
BY: PAUL A. SCHROEDER, R.P.L.S. 04-26-2021  
REGISTERED PROFESSIONAL LAND SURVEYOR

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 ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

VICKREY & ASSOCIATES, LLC.  
BY: PAUL A. SCHROEDER, P.E. 04-26-2021  
LICENSED PROFESSIONAL ENGINEER

#### UTILITY EASEMENT:

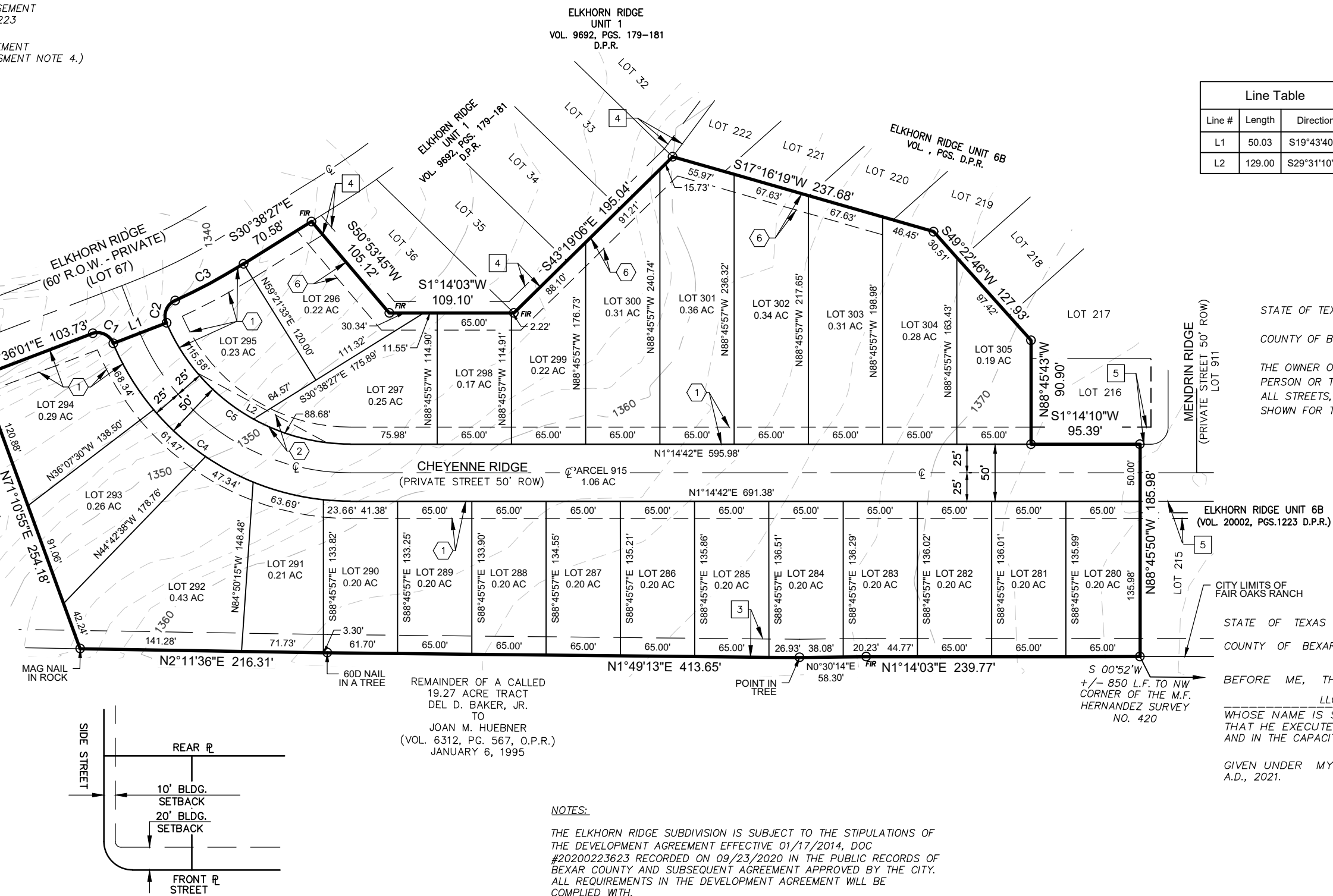
UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES")

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 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.

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.

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 RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.

THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.



TYPICAL CORNER LOT  
BUILDING SETBACKS

NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 20' ALONG THE FRONT, AS SHOWN ABOVE, AND SUBDIVISION DEED RESTRICTIONS.

THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS AS RECORDED FOR THIS UNIT IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS.  
GATES ACROSS EASEMENT: DOUBLE SWING GATES SHALL BE MINIMUM 16 FEET AND INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.  
THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL TOPOGRAPHY. VICKREY & ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL TOPOGRAPHY.

BASIS OF BEARING IS STATE PLANE CORRD. SYSTEM. NAD 83

CHEYENNE RIDGE, PARCEL 915 (PRIVATE STREET,) WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ELKHORN RIDGE HOA.

26 LOTS, 1 PRIVATE STREET PARCEL

#### CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - 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," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR RECYCLED WATER 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 AND SAWS 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 WATER, SEWER, 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 OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS 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 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.

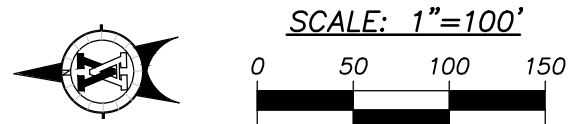
## Attachment 4

FINAL

### SUBDIVISION PLAT ESTABLISHING ELKHORN RIDGE UNIT 4 SAWS PLAT # FOR042

BEING A 7.356-ACRE (320.434 SQUARE FEET) TRACT OUT OF THE JOSE RAMON AROCHA SURVEY NO. 171, ABSTRACT NO. 24, COUNTY BLOCK 4708, CITY OF FAIR OAKS RANCH, BEXAR COUNTY, TEXAS, SAID 7.356-ACRE TRACT OF LAND ALSO BEING OUT OF THE REMAINDER OF A CALLED 28.56-ACRE TRACT OF LAND CONVEYED FROM KEVIN KATZER TO ELKHORN RIDGE SA, LLC, BY WARRANTY DEED DATED NOVEMBER 22, 2013 AND RECORDED IN VOLUME 16450, PAGE 2034, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (O.P.R.), BEXAR COUNTY, TEXAS, (ALL RECORDS CITED HEREIN ARE RECORDED IN BEXAR COUNTY, TEXAS) AND OUT OF THE REMAINDER OF A CALLED 26.04-ACRE TRACT CONVEYED FROM KEVIN B. KATZER, GERALD RENTZ, JR., AND LISA RENTZ TO ELKHORN RIDGE SA, LLC BY WARRANTY DEED DATED NOVEMBER 22, 2013 RECORDED IN VOLUME 16450, PAGE 2129, O.P.R. OF BEXAR COUNTY, TEXAS.

REASON FOR FINAL PLAT:  
TO CREATE 26 RESIDENTIAL LOTS AND 1 PRIVATE STREET CONTAINING 7.356 ACRES



### VICKREY & ASSOCIATES, LLC. CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004  
Telephone: (210) 349-3271  
TBPE Firm Registration No.: F-159  
TBPLS Firm Registration No.: 10004100

Line Table		
Line #	Length	Direction
L1	50.03	S19°43'40"E
L2	129.00	S29°31'10"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	88°13'48"	15.00'	23.10'	14.54'	N24°30'56"E	20.88'
C2	88°29'57"	15.00'	23.17'	14.61'	N67°35'20"W	20.93'
C3	7°18'04"	530.00'	67.54'	33.81'	S26°59'24"E	67.49'
C4	67°21'15"	225.00'	264.50'	149.93'	S34°55'20"W	249.53'
C5	66°52'33"	175.00'	204.26'	115.56'	S34°40'59"W	192.86'

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER: ELKHORN RIDGE DEVELOPMENT SA, LLC  
LLOYD A. DENTON, JR., PRESIDENT  
11 LYNN BATTIS LANE, STE. 100  
SAN ANTONIO TEXAS 78218

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, LLOYD A. DENTON, JR., 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.

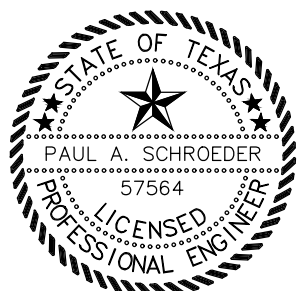
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2021.

NOTARY PUBLIC  
STATE OF TEXAS

THIS FINAL PLAT OF ELKHORN RIDGE UNIT 4 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. \_\_\_\_\_

BY \_\_\_\_\_ MAYOR

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





The site plan for the Enchantel Oaks U-1 subdivision shows a layout of 304 lots, numbered 1 through 304. The plan is divided into several units: UNIT 1, UNIT 2, UNIT 3, UNIT 4, UNIT 5, UNIT 6, UNIT 7, and UNIT 8. Key features include:

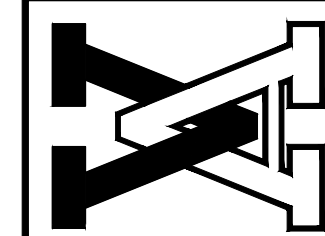
- Basins:** BASIN #1, BASIN #2, BASIN #3, BASIN #4, BASIN #5, BASIN #6, BASIN #7, and BASIN #8.
- Streets:** BALCONES CREEK, ENCHANTEL OAKS, and BALCONES CREEK.
- Other Features:** SANITARY CONTROL NETWORK, DRAINAGE BASIN, and various easements.

The plan also shows the location of the subdivision relative to the surrounding area, including the Enchantel Oaks U-1 and the Balcones Creek.

STATE OF TEXAS  
PAUL A. SCHROEDER  
57564  
LICENSED  
PROFESSIONAL ENGINEER  
11-17-2021

REVISIONS	
1	
2	
3	
4	
A	DESC. DATE

**VICKREY & ASSOCIATES, LLC.**  
**CONSULTING ENGINEERS**  
CIVIL • ENVIRONMENTAL • SURVEY  
12940 country Parkway San Antonio, TX 78216  
Telephone: (210) 349-3271  
Firm Registration No: F-169



**ELKHORN RIDGE**  
AT FAIR OAKS BANC

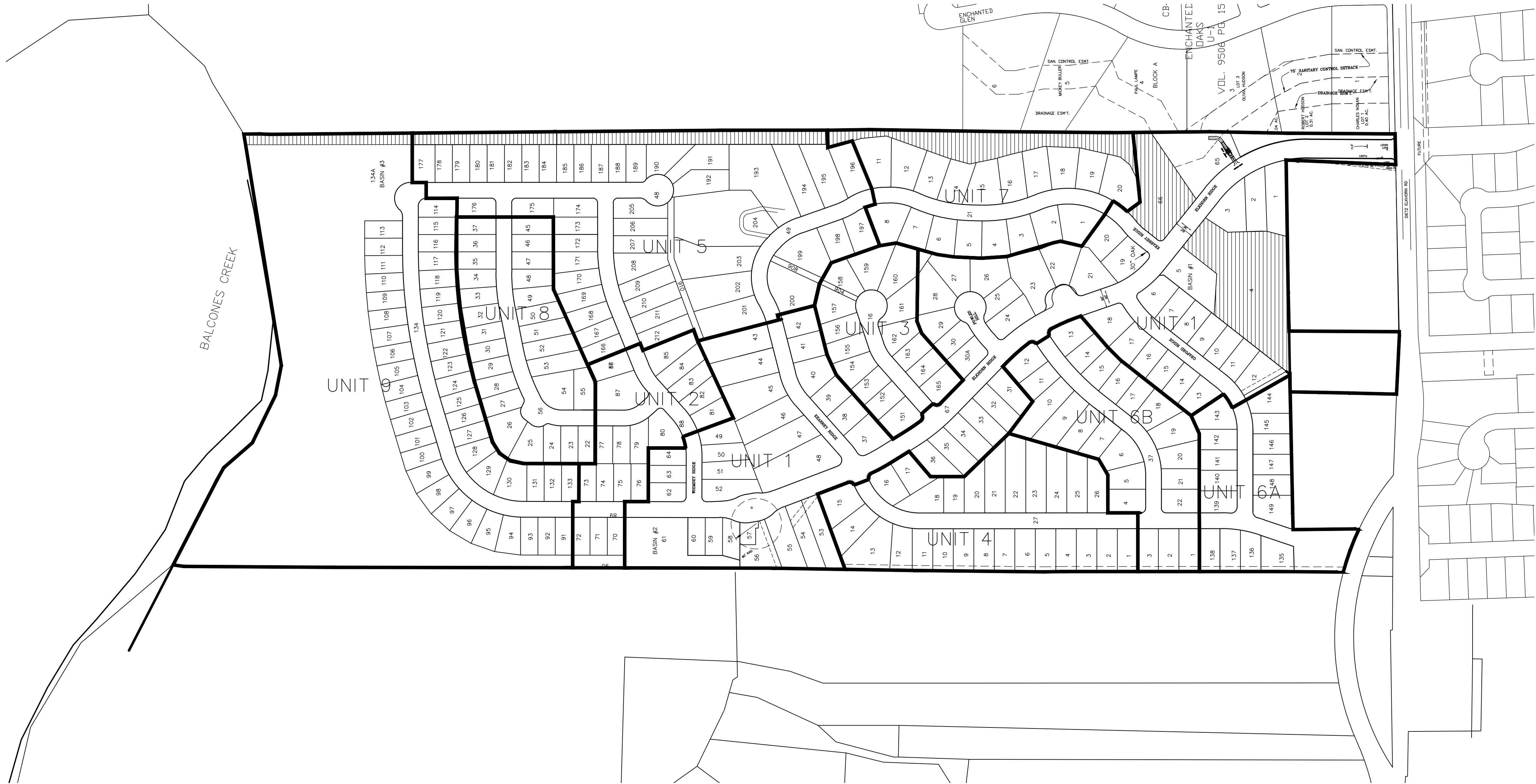
*ELKHORN RIDGE  
MASTER PLAN*

DATE: AUGUST 2021

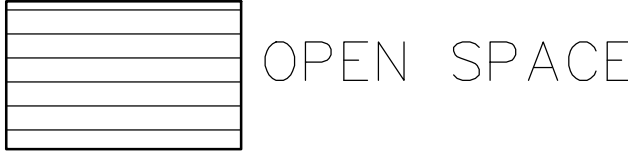
Vertical Scale 1"=N/  
Horizontal Scale 1"=20'  
0 100' 200' 300'

SHEET	OF
1	1

PROJ. NO. 2752-011
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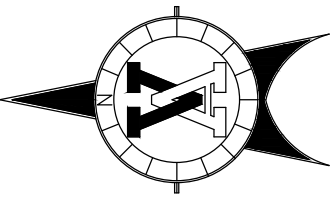


OPEN SPACE LEGEND



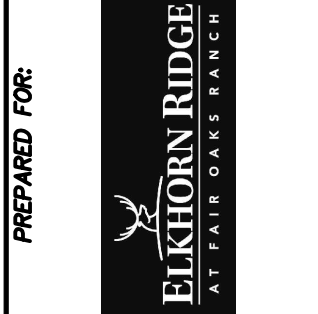
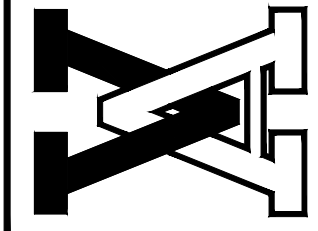
OPEN SPACE REQUIREMENT		
AREA = 292 LOTS/(100 LOTS/AC) = 2.92 AC.		
UNIT NO.	OPEN SPACE AC.	STATUS
1	3.08*	2015
2	0	2017
3	0	2019
4	0	UNKNOWN
5	1.26	2021
6A	0	2020
6B	0	2021
7	1.36	2022
8	0	2022
9	0.43	2019
TOTAL	6.13	

\* THE OPEN SPACE REQUIRED FOR THE ENTIRE SUBDIVISION WAS PROVIDED WITH UNIT-1.  
ALL CURRENT AND FUTURE OPEN SPACE WILL BE DEDICATED TO ELKHORN RIDGE HOA.



SCALE: 1"=200'

**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
CIVIL • ENVIRONMENTAL • SURVEY  
12940 Country Parkway San Antonio, TX 78216  
Tel: 210.486.1100  
Fax: 210.486.1101  
E: info@vickrey.com  
Registration No. F-459  
TBPIS Firm Registration No.: 10004100



**ELKHORN RIDGE**  
**OPEN SPACE PLAN**

DATE: AUGUST 2021	
Vertical Scale 1"=N/A	Horizontal Scale 1"=200'
SHEET	OF
PROJ NO. 2752-011	

REVISIONS	
1	
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3	
4	
Δ	DESC.