

 KILLEN, GRIFFIN & FARRIMOND
ATTORNEYS AT LAW

April 3, 2024

City of Fair Oaks Ranch
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015

RE: **Letter of Intent**, in connection with a Rezoning Application and Future Land Use Map Amendment for Certain Property, Consisting of Approximately 149 Acres (the “Subject Property”), Located at intersection of Ralph Fair Road and Honeycomb Rock in the municipal corporate boundaries of the City of Fair Oaks Ranch (“City”), Comal County (“County”), Texas

To whom it may concern:

On behalf of the landowner of the Subject Property, **Oak Bend Forest, L.C.**, a Texas limited liability company (the “Owner”), we are providing this Letter of Intent for the Owner’s rezoning and future land use map amendment requests for the Subject Property. More specifically, the Subject Property is currently zoned and has a land use designation of Rural Residential (“RR”), which restricts minimum lot sizes to five (5) acres. Rezoning the Subject Property to Neighborhood Residential (“NR”) and amending its land use designation to Neighborhood Residential (“NR”) will allow for the development of the proposed “Project,” as further described herein.

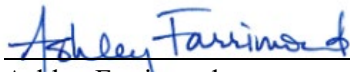
In 2008, the Owner entered into a Water Supply Agreement (“Agreement”) with the City. The Agreement anticipated one hundred thirty (130) residential lots. The Subject Property was then platted with minimum one (1) acre lots in 2011 (Doc.# 201106015175). After the Agreement and plat were approved, the City zoned the Subject Property inconsistent with these documents. We respectfully request that this be corrected, and the zoning be consistent with the previously approved one (1) acre lots.

The Owner proposes to develop a single-family residential Project on the Subject Property, consisting of 106 homes. Each residential lot will have a minimum of one (1) acre, with connections to public water and individual septic systems. In short, the Project will be a high-quality development in the community that is consistent with the City’s development objectives.

If there is any additional information or documentation that we can provide to assist in your review of this Letter of Intent, please do not hesitate to contact me at (210) 960-2750 or via email at: ashley@kgftx.com.

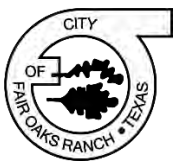
Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC



Ashley Farrimond

Universal Application and Form S2 Checklist



S2 SPECIFIC APPLICATION FORM – REZONING/ FUTURE LAND USE MAP AMENDMENT

Section 3.7 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:

- Pre-Application Conference prior to application submittal.
- Concept plan approval (if required).
- A completed Universal Application and checklist signed by the owner/s of the property.
- A title report.
- Payment of all other applicable fees (see Schedule of Fees).
- 8½ x 11 copy of the legal description (metes and bounds) of the area encompassing the request. If the property is platted, a copy of the plat should be provided.
- Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- Acknowledgement that the sign posted by the City on the property fifteen (15) days prior to the public hearing will be maintained until the zone change is heard at the public hearing.
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- 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



City of Fair Oaks Ranch Exhibit E

7286 Dietz Bikhorn Fair Oaks Ranch, TX 78015
PH: (210) 698-0900.FAX: (210) 698-3565. bcodes@fair Oaks Ranch TX.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 [X] Yes Subdivision name: Oak Bend Subdivision No. of Lots: 118
Recordation #: Doc # 201106015175 Parcel(s) Tax ID#:
Existing Use: Residential Proposed Use: Single-Family Homes
Current Zoning: Rural Residential Proposed Zoning: Existing Residential Two, "R2" (0.3 to 1.0 Acres)
Occupancy Type: Residential Sq. Ft: Bed #: Bath #: Car Garage #: AF
Water System [] Well [X] Public Flood Zone: [] Yes [X] No Sewer System: [X] 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: ashley@kgftx.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: Killen, Griffin & Farrimond, PLLC Contact Name: Ashley Farrimond, Attorney
Address: 10101 Reunion Place, Suite 250 City/State/ZIP: San Antonio, Texas 78218
Phone: 210-960-2750 E-mail: ashley@kgftx.com

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

Signature: [Handwritten Signature] Date: 04/02/2024
(Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****
DATE REC'D: 04/03/2024 & 04/17/2024 BY: Amanda Wade
FEES PAID: 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 E

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

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

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

*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.

Title Report/Commitment

**Exhibit E
CENTRAL TEXAS CPF**

SERVICING AUSTIN AND SAN ANTONIO

ATTN: Norma Jean Vargas, Customer Service

270 N. Loop 1604 East, Suite 110

San Antonio, TX 78232

TITLE REPORT

GF NUMBERS 4000412300999 & 4000412301000

EFFECTIVE DATE: 03/24/2024

CURRENT & LAST VESTING PROPERTY OWNER: OAK BEND FOREST, L.C.

LEGAL DESCRIPTION:

A PARCEL OF LAND CONTAINING 149.00 ACRES, MORE OR LESS, BEING THE WESTERN PORTION OF A 178.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED JANUARY 12, 1998, UNDER COUNTY CLERK FILE NUMBER 9806000756, OFFICIAL RECORDS, COMAL COUNTY, TEXAS, OUT OF THE M. D LA LUZ GUERRA SURVEY NO. 172, ABSTRACT NO. 173, COMAL COUNTY, TEXAS.

ALSO KNOWN AS THE FOLLOWING LEGAL DESCRIPTION:

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 DOCUMENT NO. 200806019093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

SAID LEGAL DESCRIPTION HAS NOW BEEN CONVERTED AND SPLIT OUT TO THE FOLLOWING LEGAL DESCRIPTION:

LOTS 1 THRU 130, OAK BEND ESTATES, IN THE CITY OF FAIR OAKS RANCH, COMAL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201106015175, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of COMAL COUNTY, and are affecting title to the property above described during the timeframe as set out above:

THERE ARE CURRENTLY NO ACTIVE, OPEN AND OUTSTANDING LIENS FOUND AND FILED OF RECORD AT THIS TIME ON THIS SAID LAND AND SUBJECT PROPERTY.

GENERAL NAMES WERE SEARCHED AND NONE FOUND.

Exhibit E

THE CURRENT AND LAST VESTING DEED FOUND AND FILED OF RECORD ON THIS SAID LAND AND SUBJECT PROPERTY WAS A WARRANTY DEED THAT WAS RECORDED ON MAY 13, 2008 UNDER DOCUMENT NUMBER 200806019093, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, WHEREIN THE CURRENT AND LAST VESTING PROPERTY OWNER, OAK BEND FOREST, L.C., ACQUIRED THIS SAID LAND AND SUBJECT PROPERTY.

This report is issued for the use of and shall inure to the benefit:

**STEVE VONHOFE
SITTERLE HOMES
VP LAND DEVELOPMENT
PHONE 713-791-8980
WEBSITE sitterlehomes.com**

And

**JEFFREY E. BUELL
OWNER
SITTERLE HOMES
2015 EVANS RD, STE 100
SAN ANTONIO, TX 78258
PHONE 210-326-2625
WEBSITE sitterlehomes.com**

And is issued in consideration of \$000.00 PLUS TAX paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure of damages against the issuing company. **SPECIAL NOTE AND LIMITATION OF LIABILITY:** This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein. This report does **NOT** reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto. Further, this report does not address, and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

FNTG – CUSTOMER SERVICE SAN ANTONIO AND AUSTIN BY: *PETER BLUMTJER*

Legal Description and Plat



200806019093 05/13/2008 12:40:55 PM DEED 1/3

WARRANTY DEED

B/M

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

Date: May 8, 2008

Grantor: Neljimmann Partners, Ltd., whose address is P O Box 790645, San Antonio, TX 78279

Grantee: Oak Bend Forest, L.C., whose address is P O Box 790645, San Antonio, TX 78279

Consideration: Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor.

Property: A parcel of land containing 149.00 acres, more or less, being the Western portion of a 178.00 acre tract as described in a deed recorded January 12, 1998 under County Clerk File Number 9806000756, Official Records, Comal County, Texas, out of the M. De La Luz Guerra Survey No. 172, Abstract No. 173, Comal County, Texas, said 149.00 parcel of land being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference.

Reservations from and Exceptions to Conveyance and Warranty: Matters of record affecting the Property, to the extent and validity thereof; and ad valorem taxes not yet due and payable, which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor bind Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

Executed this 8th day of May, 2008.

Neljimmann Partners, Ltd.

By: Hayden Grona

THE STATE OF TEXAS
THE COUNTY OF BEXAR

This instrument was acknowledged before me on this the 8th day of May, 2008 by Hayden Grona, GENERAL PARTNER of NELJIMANN PARTNERS, a Texas Limited Partnership.

Ava Anita Duennenberg
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

OAK BEND FOREST, L.C.
P O Box 790645
San Antonio, TX 78279

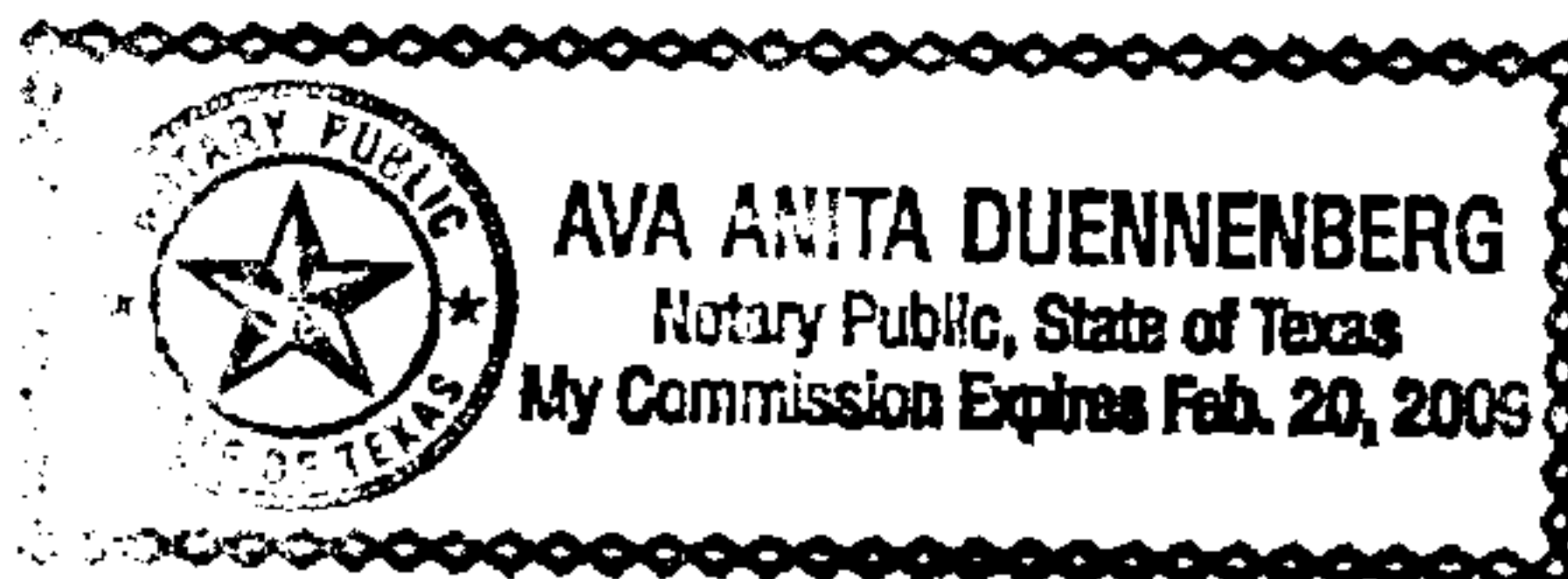


EXHIBIT "A"

STATE OF TEXAS #
 COUNTY OF KENDALL #

Field notes of a 149.000 acre, more or less, tract of land out of the M. De La Luz Guerra Survey No. 172, Abstract No. 173, Comal County, Texas, being the western portion of a 178.000 acre tract as described in deed recorded in Document No. 9806000756, Official Records of Comal County and being more fully described as follows:

Beginning at an existing iron pin in a fence for the northwest corner of this tract, said pin being S 01° 31' 58" W 19.13 feet from the north corner of Lot 8, Fair Oaks Ranch, Comal County, Unit 1 as shown on a plat recorded in Volume 5, Page 55, Plat Records of Comal County, Texas, said pin also being the northwest corner of said 178.000 acre tract and this tract;

Thence, along a fence and with the north line of said 178.000 acre tract, S 86° 42' 28" E 1,451.97 feet to an existing PK nail for the northeast corner of this tract, said iron pin being the northwest corner of the Leo A. Kahanek and Doris A. Schimpf 29.000 acre tract described in deed recorded in Document No. 9806015680, Official Records of Comal County;

Thence, through the interior of said 178.000 acre tract and with the southwest line of said 29.000 acre tract, S 51° 56' 17" E 2049.94 feet to an existing iron pin in a fence on a northwestern line of F.M. 3351:

Thence, with said line of F.M. 3351 as follows:

- S 43° 59' 41" W 1,078.28 feet to an existing concrete monument
- S 46° 33' 15" W 201.96 feet to an existing iron pin
- S 51° 40' 50" W 194.70 feet to an existing iron pin
- S 56° 40' 50" W 194.70 feet to an existing iron pin
- S 61° 40' 45" W 194.75 feet to an existing iron pin
- S 67° 11' 19" W 231.80 feet to an existing iron pin
- S 70° 06' 16" W 793.46 feet to an existing concrete monument

and

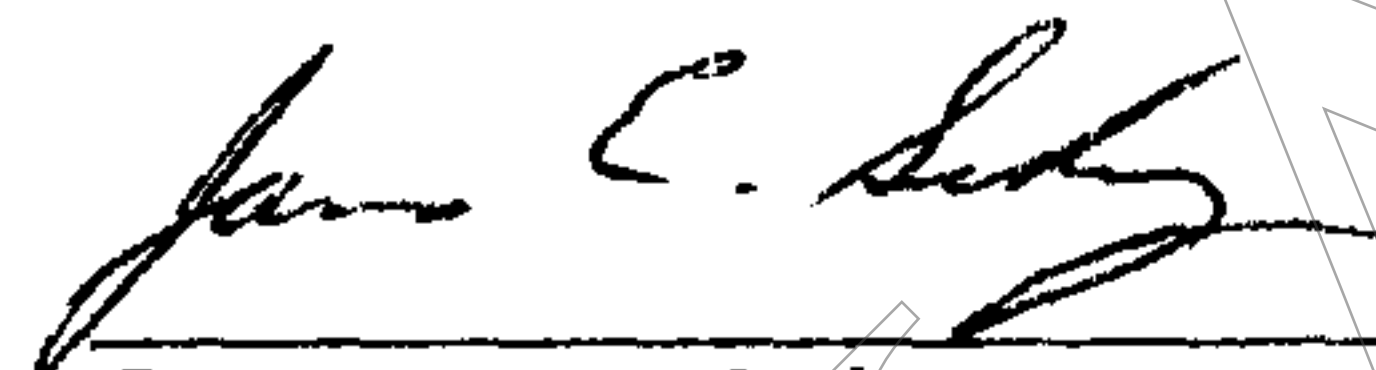
S 68° 00' 14" W 67.05 feet to an existing iron pin, this pin being the east corner of Lot 2, Saur Subdivision as shown on a plat recorded in Volume 11, Page 4, Plat Records of Comal County, Texas;

Thence, with a south line of this tract and the north line of said Lot 2, N 83° 36' 50" W 424.13 feet to an existing iron pin and S 85° 26' 05" W 320.79 feet to an existing iron pin for the southwest corner of this tract;

Thence, with fence on the west line of this tract and an east line of the

Exhibit E
aforementioned Fair Oaks Ranch, Comal County Unit 1, N 01° 24' 56" E 893.98 feet to an existing iron pin, N 01° 45' 42" E 1,283.10 feet to an existing iron pin and N 01° 31' 58" E 769.30 feet to the place of beginning and containing 149.000 acres of land, more or less.³

I, James E. Schwarz, a Registered Professional Land Surveyor, hereby certify that the above field notes are of a survey made on the ground under my supervision on January 4 - 5, 1996, November 5 - 6, 1997 and June 29, 1998 and recertified on March 8, 1999.



James E. Schwarz
Registered Professional
Land Surveyor #4760
Job No. 99-23

- 1. F.M. 3351 established by deed recorded in Volume 657, Page 509, Deed Records of Comal County, Texas.
- 2. This bearing, used as the bearing basis of this survey, is from deed recorded in Volume 283, Pages 381-383, Deed Records of Comal County, Texas.
- 3. See plat of this tract dated January 4 - 5, 1996, November 5 - 6, 1997, June 29, 1998 and March 8, 1999 for more information.

Return to
Jim Grona Builders, Inc.
PO Box 790645
San Antonio, Tx 78279 - 0645

Doc# 200506009884
Pages 3
03/16/2005 12:19PM
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$18.00



Joy Streater

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
05/13/2008 12:40:55 PM
CASHTWO
200806019093



Joy Streater

Doc# 200506009884

Doc # 201106015175

Exhibit B

Match Line Sheet 3 of 4
AXIS PASS

Match Line Sheet 4 of 4

FAIR OAKS RANCH
COMAL COUNTY - UNIT 1
Volume 08, Page 68-69

LOT 4
Volume 08, Page 70-71

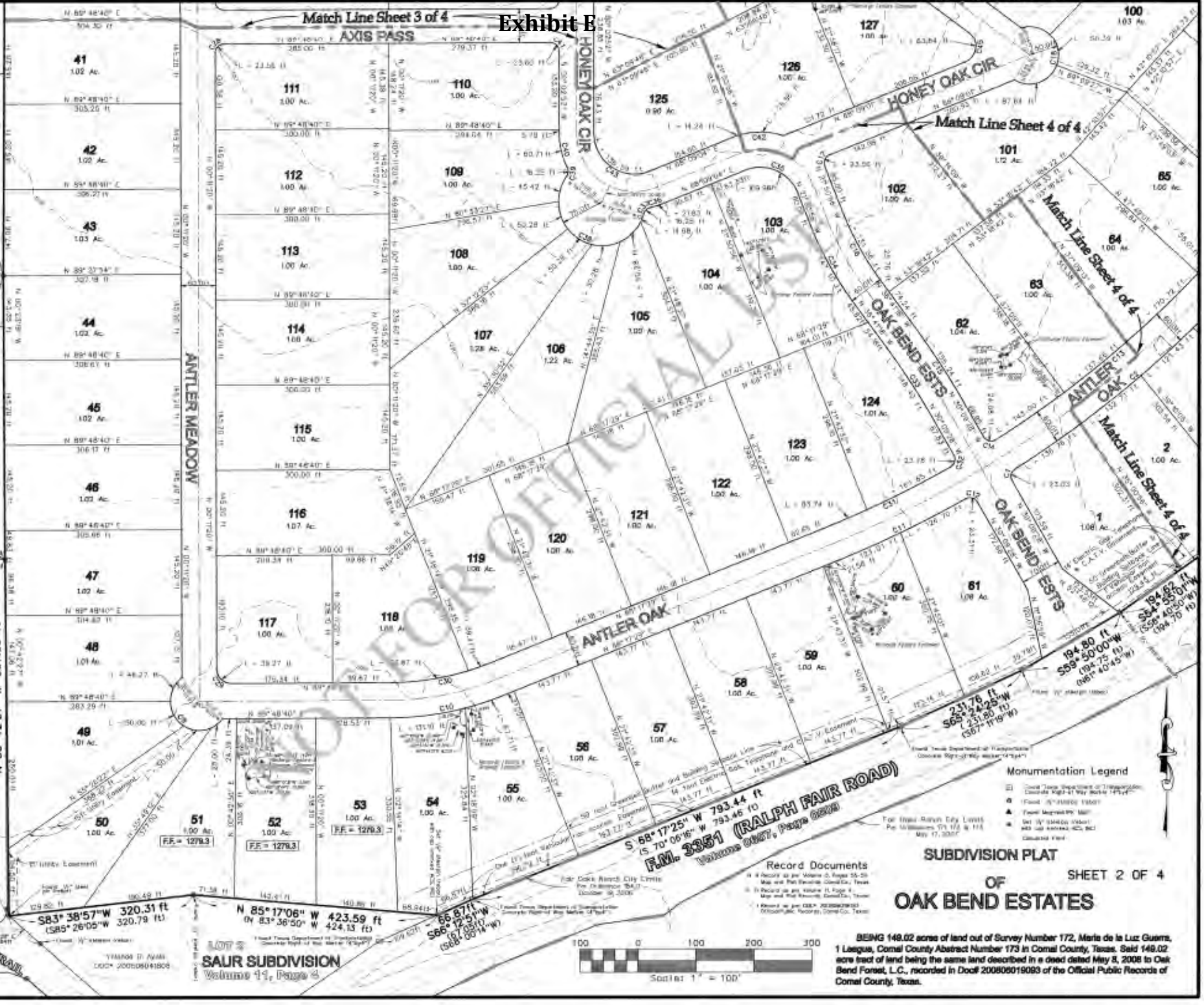
LOT 3
Volume 08, Page 72-73

LOT 2
Volume 08, Page 74-75

LOT 1
Volume 08, Page 76-77

LOT 5
Volume 08, Page 78-79

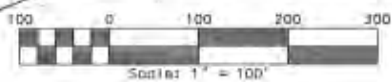
LOT 6
Volume 08, Page 80-81



Monumentation Legend

- Corner Monument
- Center Monument
- △ Survey Monument
- Survey Monument
- ▲ Survey Monument
- ◆ Survey Monument
- ◆ Survey Monument
- ◆ Survey Monument

SUBDIVISION PLAT OF OAK BEND ESTATES SHEET 2 OF 4



Record Documents

- 1. Record as per Volume 08, Page 55-58
- 2. Record as per Volume 08, Page 59-62
- 3. Record as per Volume 08, Page 63-66
- 4. Record as per Volume 08, Page 67-70
- 5. Record as per Volume 08, Page 71-74
- 6. Record as per Volume 08, Page 75-78
- 7. Record as per Volume 08, Page 79-82
- 8. Record as per Volume 08, Page 83-86
- 9. Record as per Volume 08, Page 87-90
- 10. Record as per Volume 08, Page 91-94
- 11. Record as per Volume 08, Page 95-98
- 12. Record as per Volume 08, Page 99-102
- 13. Record as per Volume 08, Page 103-106
- 14. Record as per Volume 08, Page 107-110
- 15. Record as per Volume 08, Page 111-114
- 16. Record as per Volume 08, Page 115-118
- 17. Record as per Volume 08, Page 119-122
- 18. Record as per Volume 08, Page 123-126

S 68°17'25" W 793.44 ft
S 70°06'16" W 793.45 ft
F.M. 3351 (RALPH FAIR ROAD)
Volume 0877, Page 0222

SAUR SUBDIVISION
Volume 11, Page 3

BEING 148.02 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 148.02 acre tract of land being the same land described in a deed dated May 3, 2008 to Oak Bend Forest, L.C., recorded in Doc# 200809019083 of the Official Public Records of Comal County, Texas.

LOT# 201104015175

SUBDIVISION PLAT OF OAK BEND ESTATES

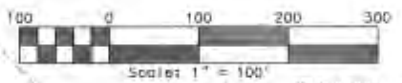
SHEET 3 OF 4

BEING 146.02 acres of land out of Survey Number 172, Maria de Luz Guerra, 1 League, Comal County Abstract Number 173 in Comal County, Texas. Said 146.02 acre tract of land being the same land described in a deed dated May 6, 2006 to Oak Bend Forest, L.C., recorded in Book 200806019063 of the Official Public Records of Comal County, Texas.

Monumentation Legend

- Found Exact Description of Monumentation
- Concrete Monument with Surveyor's Stamp
- Found Exact Description of Monumentation
- Concrete Monument with Surveyor's Stamp
- Found Exact Description of Monumentation
- Concrete Monument with Surveyor's Stamp
- Found Exact Description of Monumentation
- Concrete Monument with Surveyor's Stamp

Exhibit E



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

Fair Oaks Ranch City Limits
 Ordinance 173
 May 10, 2006
 Ordinance 154-D
 October 9, 2008

KENDALL COUNTY
COMAL COUNTY

FAIR OAKS RANCH
COMAL COUNTY - UNIT 1

LOT #
LOT #

LOT #
LOT #

LOT #
LOT #



THE ENCLAVE AT FAIR OAKS RANCH SUBDIVISION

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

Property Maps

Exhibit E



3351

Rolling Acres Trail

Stephanie Way

High Antler

Ralph Fair Rd

Meadow Creek Trail

Meadow Creek Trail

Antler Mdw

Antler Oak

Meadow Creek Trail

Ralph Fair Rd

Honeycomb Rock

Post Oak Trail

Agarita Mist

Satterfield Cir

Silver Spur Trail

Honeycomb Rock

Robin Dale Dr

Keeneland Dr

Inga Ln



Exhibit E

46

3351

Fair Oaks Ranch

SCENIC OAKS

10

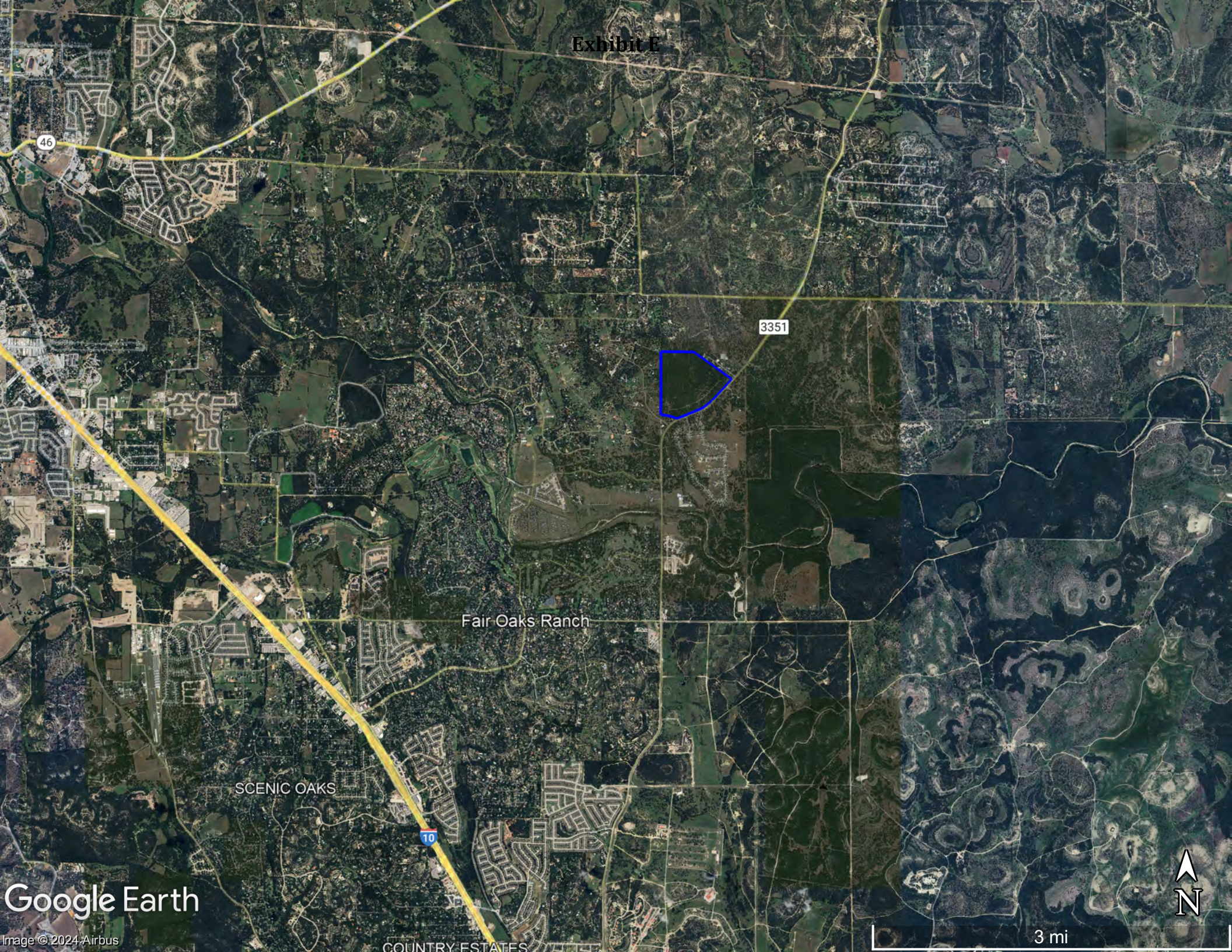
COUNTRY ESTATES

Google Earth

Image © 2024 Airbus

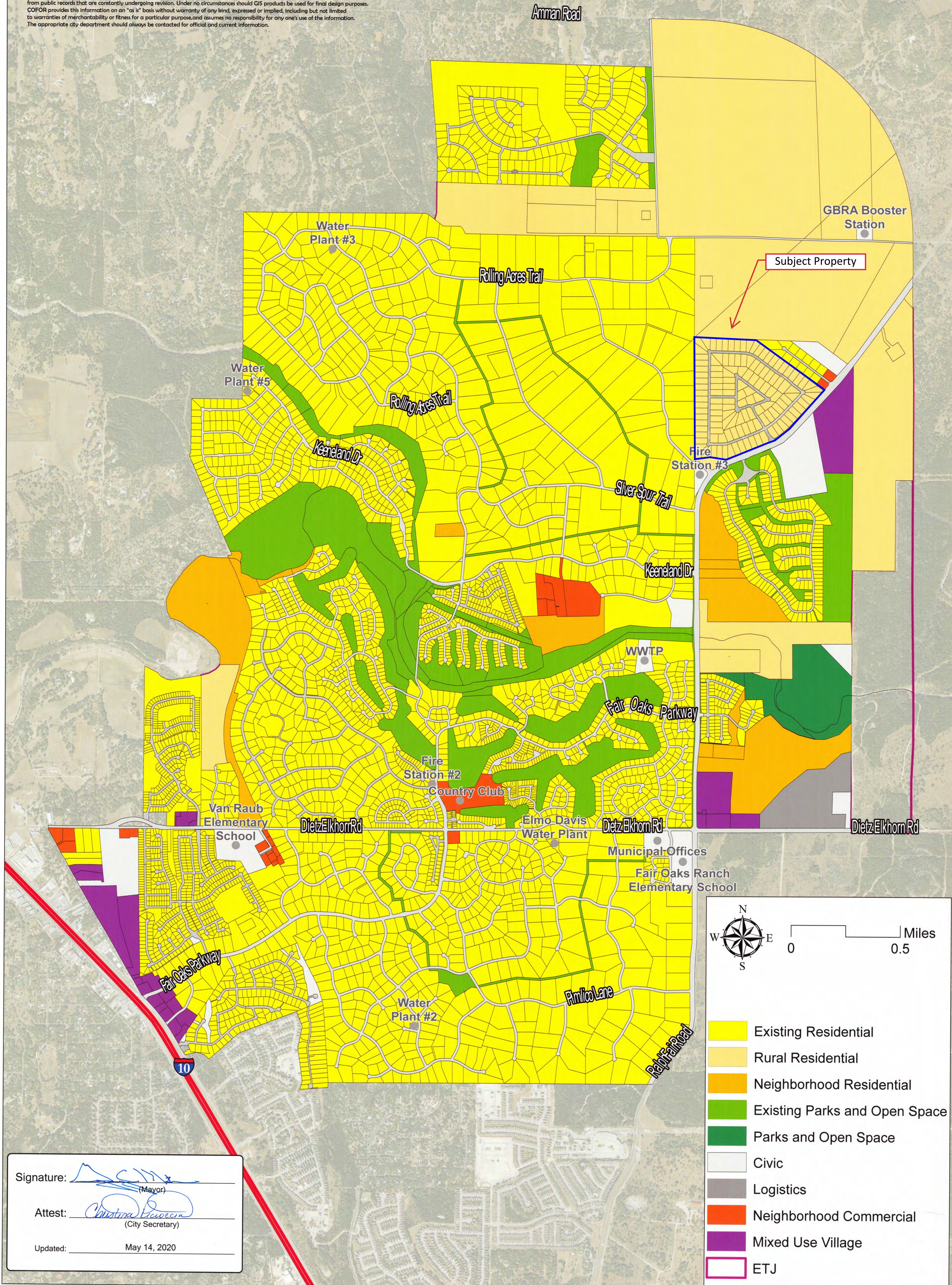


3 mi



City of FAIR OAKS RANCH FUTURE LAND USE MAP (FLUM)

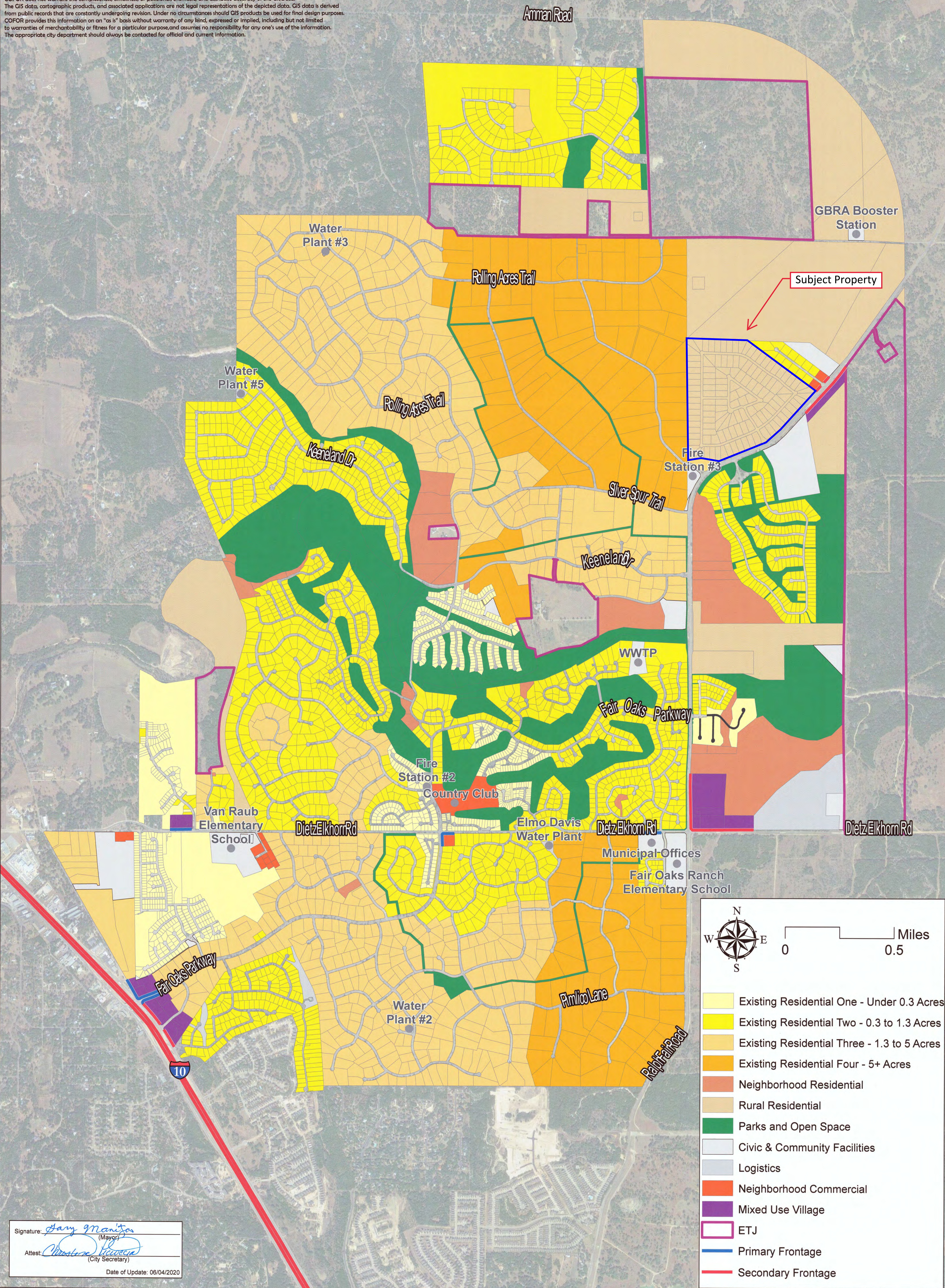
Disclaimer—
The City of Fair Oaks Ranch (COFOR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFOR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances should GIS products be used for final design purposes. COFOR provides this information on an "as is" basis without warranty of any kind, expressed or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for any one's use of the information. The appropriate city department should always be contacted for official and current information.



Signature: _____
(Mayor)
Attest: *Christina Boreen*
(City Secretary)
Updated: May 14, 2020

City of FAIR OAKS RANCH ZONING MAP

Disclaimer—
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Signature: *Gary Maniza*
(Mayor)
Attest: *Christina Kovacs*
(City Secretary)
Date of Update: 06/04/2020

North arrow and scale bar (0 to 0.5 Miles).

- Existing Residential One - Under 0.3 Acres
- Existing Residential Two - 0.3 to 1.3 Acres
- Existing Residential Three - 1.3 to 5 Acres
- Existing Residential Four - 5+ Acres
- Neighborhood Residential
- Rural Residential
- Parks and Open Space
- Civic & Community Facilities
- Logistics
- Neighborhood Commercial
- Mixed Use Village
- ETJ
- Primary Frontage
- Secondary Frontage

Authorization

Exhibit E

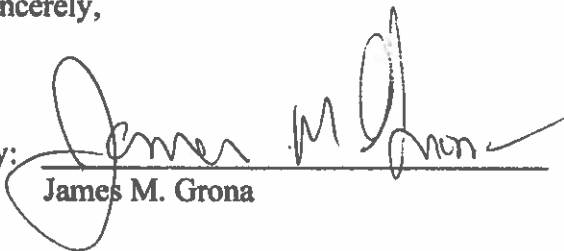
March 29, 2024

City of Fair Oaks Ranch
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015

To Whom It May Concern:

My name is James M. Grona and I represent Oak Bend Forest, L.C., the owner of property located at the intersection of Ralph Fair Road and Honeycomb Rock, Fair Oaks Ranch, Texas 78015 ("Property"). The Property is further described in the Oak Bend Subdivision Plat, properly recorded as Document 201106015175 in the Official Public Records of Comal County, Texas. This letter hereby authorizes the placement of a sign on the Property fifteen (15) days prior to any public hearing associated with the proposed rezoning.

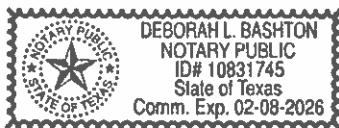
Sincerely,


By: 
James M. Grona

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared James M. Grona, Representative of Oak Bend Forest, L.C. who acknowledged he is authorized to execute this document.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2 day of APRIL, 2024.




Notary Public, State of TEXAS

Printed Name: DEBORAH L. BASHTON

Proof of Taxes Paid



2023 bills are showing the 100K exemption per Senate Bill 2. Properties with timely protests for 2023 that are still pending with the CAD will not be billed until resolved.

WELCOME TO COMAL COUNTY

View and Pay

Search Term (Ex: Smith John or Smith J or Smith)

OAK BEND FOREST

Search By

Owner Name

Bill Status

Any

Tax Year

2023

SEARCH

Search Results

CLEAR ALL

ADD TO CART

	Owner Name	Tax Year	Payment Status	Property Id ^	Address	Propi
<input type="checkbox"/>	OAK BEND FOREST LC	2023	Paid	376258	0 TBD	OAK
<input type="checkbox"/>	OAK BEND FOREST LC	2023	Paid	376259	7137 ANTLER OAK BOERNE, TX 78015	OAK
<input type="checkbox"/>	OAK BEND FOREST LC	2023	Paid	376260	7133 ANTLER OAK	OAK

Owner Name **Tax Year** **Payment Status** **Property Id** **Address** **Prop**
Exhibit E

BOERNE,
TX 78015

OAK BEND
FOREST LC

2023

Paid

376261

7129
ANTLER
OAK
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376262

7125
ANTLER
OAK
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376263

7121
ANTLER
OAK
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376264

7117
ANTLER
OAK
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376265

7113
ANTLER
OAK
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376266

7109
ANTLER
OAK
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376267

7105
ANTLER
OAK
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376268

31404
HIGH

OAK

Owner Name **Tax Year** **Payment Status** **Property Id** **Address** **Prop**
Exhibit E

ANTLER
BOERNE,
TX 78015

OAK BEND
FOREST LC

2023

Paid

376269

31408
HIGH
ANTLER
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376270

31412
HIGH
ANTLER
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376271

31416
HIGH
ANTLER
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376272

31420
HIGH
ANTLER
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376273

31424
HIGH
ANTLER
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376274

31428
HIGH
ANTLER
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376275

31432
HIGH
ANTLER
BOERNE,
TX 78015

OAK

Owner Name **Tax Year** **Payment Status** **Property Id** **Address** **Prop**
Exhibit E

OAK BEND 2023 Paid 376276 31436 OAK
FOREST LC HIGH
ANTLER
BOERNE,
TX 78015

OAK BEND 2023 Paid 376277 31440 OAK
FOREST LC HIGH
ANTLER
BOERNE,
TX 78015

OAK BEND 2023 Paid 376278 31444 OAK
FOREST LC HIGH
ANTLER
BOERNE,
TX 78015

OAK BEND 2023 Paid 376279 31448 OAK
FOREST LC HIGH
ANTLER
BOERNE,
TX 78015

OAK BEND 2023 Paid 376280 31452 OAK
FOREST LC HIGH
ANTLER
BOERNE,
TX 78015

OAK BEND 2023 Paid 376281 31456 OAK
FOREST LC HIGH
ANTLER
BOERNE,
TX 78015

OAK BEND 2023 Paid 376282 31460 OAK
FOREST LC HIGH
ANTLER
BOERNE,
TX 78015

OAK BEND 2023 Paid 376283 31464 OAK
FOREST LC HIGH
ANTLER

Owner Name	Tax Year	Payment Status	Property Id	Address	Propi
				BOERNE, TX 78015	
OAK BEND FOREST LC	2023	Paid	376284	31468 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376285	31472 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376286	31476 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376287	31480 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376288	31484 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376289	30095 ANTLER MEADOW BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376290	30091 ANTLER MEADOW BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376291	30087 ANTLER	OAK

Exhibit E

Owner Name **Tax Year** **Payment Status** **Property Id** **Address** **Prop**
Exhibit E

MEADOW
BOERNE,
TX 78015

OAK BEND
FOREST LC

2023

Paid

376292

30083
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376293

30079
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376294

30075
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376295

30071
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376296

30067
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376297

30063
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376298

30059
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

Exhibit E

Owner Name	Tax Year	Payment Status	Property Id	Address	Prop
OAK BEND FOREST LC	2023	Paid	376299	30055 ANTLER MEADOW BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376300	30051 ANTLER MEADOW BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376301	30047 ANTLER MEADOW BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376302	30043 ANTLER MEADOW BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376303	30039 ANTLER MEADOW BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376304	30035 ANTLER MEADOW BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376305	30031 ANTLER MEADOW BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376306	7267 ANTLER OAK	OAK

Owner Name	Tax Year	Payment Status	Property Id	Address	Propi
				BOERNE, TX 78015	
OAK BEND FOREST LC	2023	Paid	376307	7263 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376308	7259 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376309	7255 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376310	7251 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376311	7247 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376312	7243 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376313	7239 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376314	7235 ANTLER	OAK

Exhibit E

Owner Name	Tax Year	Payment Status	Property Id	Address	Prop
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Exhibit E

OAK
BOERNE,
TX 78015

OAK BEND
FOREST LC

2023

Paid

376315

7231
ANTLER
OAK
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376316

7227
ANTLER
OAK
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376317

7223
ANTLER
OAK
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376318

0 TBD

OAK

OAK BEND
FOREST LC

2023

Paid

376319

0 TBD

OAK

OAK BEND
FOREST LC

2023

Paid

376320

7138
ANTLER
OAK
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376321

7134
ANTLER
OAK
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376322

7130
ANTLER
OAK
BOERNE,
TX 78015

OAK

Owner Name **Tax Year** **Payment Status** **Property Id** **Address** **Prop**
Exhibit E

OAK BEND 2023 Paid 376323 7126 OAK
FOREST LC ANTLER
 OAK
 BOERNE,
 TX 78015

OAK BEND 2023 Paid 376324 7122 OAK
FOREST LC ANTLER
 OAK
 BOERNE,
 TX 78015

OAK BEND 2023 Paid 376325 7114 OAK
FOREST LC ANTLER
 OAK
 BOERNE,
 TX 78015

OAK BEND 2023 Paid 376326 31415 OAK
FOREST LC HIGH
 ANTLER
 BOERNE,
 TX 78015

OAK BEND 2023 Paid 376327 31419 OAK
FOREST LC HIGH
 ANTLER
 BOERNE,
 TX 78015

OAK BEND 2023 Paid 376328 31423 OAK
FOREST LC HIGH
 ANTLER
 BOERNE,
 TX 78015

OAK BEND 2023 Paid 376329 31427 OAK
FOREST LC HIGH
 ANTLER
 BOERNE,
 TX 78015

OAK BEND 2023 Paid 376330 31431 OAK
FOREST LC HIGH
 ANTLER

Owner Name	Tax Year	Payment Status	Property Id	Address	Prop
				BOERNE, TX 78015	
OAK BEND FOREST LC	2023	Paid	376331	31435 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376332	31439 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376333	31443 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376334	31451 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376335	31459 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376336	31463 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376337	31467 HIGH ANTLER BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376338	31471 HIGH	OAK

Exhibit E

Owner Name	Tax Year	Payment Status	Property Id	Address	Prop
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Exhibit E

ANTLER
BOERNE,
TX 78015

OAK BEND
FOREST LC

2023

Paid

376339

31479
HIGH
ANTLER
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376340

30086
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376341

30078
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376342

30074
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376343

30070
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376344

30066
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376345

0 TBD

OAK

OAK BEND
FOREST LC

2023

Paid

376346

0 TBD

OAK

Owner Name **Tax Year** **Payment Status** **Property Id** **Address** **Prop**
Exhibit E

OAK BEND 2023 Paid 376347 7194 OAK
FOREST LC HONEY
OAK CIR
BOERNE,
TX 78015

OAK BEND 2023 Paid 376348 7190 OAK
FOREST LC HONEY
OAK CIR
BOERNE,
TX 78015

OAK BEND 2023 Paid 376349 7186 OAK
FOREST LC HONEY
OAK CIR
BOERNE,
TX 78015

OAK BEND 2023 Paid 376350 7182 OAK
FOREST LC HONEY
OAK CIR
BOERNE,
TX 78015

OAK BEND 2023 Paid 376351 7178 OAK
FOREST LC HONEY
OAK CIR
BOERNE,
TX 78015

OAK BEND 2023 Paid 376352 7174 OAK
FOREST LC HONEY
OAK CIR
BOERNE,
TX 78015

OAK BEND 2023 Paid 376353 7170 OAK
FOREST LC HONEY
OAK CIR
BOERNE,
TX 78015

OAK BEND 2023 Paid 376354 7166 OAK
FOREST LC HONEY
OAK CIR

Owner Name	Tax Year	Payment Status	Property Id	Address	Prop
				BOERNE, TX 78015	
OAK BEND FOREST LC	2023	Paid	376355	7162 HONEY OAK CIR BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376356	7158 HONEY OAK CIR BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376357	7154 HONEY OAK CIR BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376358	7150 HONEY OAK CIR BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376359	0 TBD	OAK
OAK BEND FOREST LC	2023	Paid	376360	0 TBD	OAK
OAK BEND FOREST LC	2023	Paid	376361	7230 HONEY OAK CIR BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376362	7226 HONEY OAK CIR BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376363	7222 HONEY	OAK

Exhibit E

Owner Name **Tax Year** **Payment Status** **Property Id** **Address** **Prop**
Exhibit E

OAK CIR
BOERNE,
TX 78015

OAK BEND
FOREST LC

2023

Paid

376364

7218
HONEY
OAK CIR
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376365

7214
HONEY
OAK CIR
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376366

7210
HONEY
OAK CIR
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376367

0 TBD

OAK

OAK BEND
FOREST LC

2023

Paid

376368

0 TBD

OAK

OAK BEND
FOREST LC

2023

Paid

376369

30054
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376370

30050
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

OAK BEND
FOREST LC

2023

Paid

376371

30046
ANTLER
MEADOW
BOERNE,
TX 78015

OAK

Owner Name	Tax Year	Payment Status	Property Id	Address	Prop
OAK BEND FOREST LC	2023	Paid	376372	30042 ANTLER MEADOW BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376373	30038 ANTLER MEADOW BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376374	0 TBD	OAK
OAK BEND FOREST LC	2023	Paid	376375	7248 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376376	7240 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376377	7236 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376378	7232 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376379	7228 ANTLER OAK BOERNE, TX 78015	OAK

Owner Name	Tax Year	Payment Status	Property Id	Address	Prop
OAK BEND FOREST LC	2023	Paid	376380	7224 ANTLER OAK BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376381	0 TBD	OAK
OAK BEND FOREST LC	2023	Paid	376382	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376383	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376384	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376385	7169 HONEY OAK CIR BOERNE, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376386	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK
OAK BEND FOREST LC	2023	Paid	376387	HONEY OAK CIR FAIR OAKS RANCH, TX 78015	OAK

Exhibit E

Owner Name	Tax Year	Payment Status	Property Id	Address	Propi
OAK BEND FOREST LC	2023	Exhibit E	75023	0 W AMMANN RD BULVERDE, TX 78163	A-17: L GU

250

Showing rows 1 to 131 of 131

1

Not Finding Your Property?

Try using the search tips below:

- **Owner Name Search:** For best results, search LASTNAME FIRSTNAME. (Ex: Smith John).
- Partial names will not be found in search results. (Ex: *Smith Joh* will not return results for Smith John)
- **Property Id Search:** For best results, enter the complete property id. (Ex: '0601A 004 002', '0601A', 'P22122')
- **Address Search:** Enter the street number and street name for best results (Ex: '55555 Venture Dr')



Powered by BIS Consultants

Version: 2.0

Last Updated: 04-January-2024

DISCLAIMER

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Comal Tax Office to verify all other information for accuracy at (830) 221-1353.