

10' Electric, Gas, Telephone and C.A.T.V. Easement AN EASEMENT IS GRANTED TO THE OWNERS OF THE WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE T.V. **UTILITIES. BEING 20 FEET ALONG THE** FRONT AND SIDE LINES FRONTING ON

Finished Floor Elevations:

DESIGNATED ON PLAT.

Minimum Finished Floor Elevation

THE STREETS OF EACH LOT AND 10 FEET

ALONG THE SIDE AND BACK LOT LINES

SUBJECT TO SPECIFIC EASEMENTS

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	1908.95	15* 38'07"	520.93	N 50° 00'01" E	519.31	262.09
C3	50.00	202° 13'01"	176.47	N 05° 47'45" W	98.13	-254.65
C4	637.15	09° 25'38"	104.83	N 49° 03'38" W	104.72	52.54
C5	1039.33	18° 51'20"	342.03	N 53° 46'29" W	340.49	172.58
C6	636.82	09° 25'42"	104.79	N 58° 29'18" W	104.67	52.51
C7	642.31	34° 43'50"	389.34	N 71° 08'22" W	383.41	200.86
CB	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"	198.81	N 79° 03'04" E	197.65	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	1361.98	06° 31'50"	155.24	N 33° 25'23" W	155.15	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	50.00	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	696.82	09° 25'42"	114.66	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° 48'40" 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° 15'53" 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	98.99	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° 44'18" 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	90° 08'28"	23.60	N 45° 07'06" W	21.24	15.04
C42	130.00	39° 42'49"	90.11	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

STREET DESIGN, DRAINAGE DESIGN AND LOT DESIGN PREPARED BY

JOHN LUCE CIVIL ENGINEERING CONSULTANT

P.O. BOX 405 **BULVERDE, TEXAS 78163** (830) 980-7878

FIRM NO. F - 6067

Land Surveying Land Planning INCORPORATED

15315 San Pedro, San Antonio, Texas (210) 494 - 6405

TYPICAL UTILITY EASEMENTS

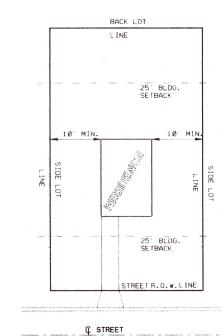
NOT TO SCALE

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

K7 Ranches, LTD Sheet 3 of 4 Index Map 30 28 27 25 24 23 ONTE ENVER SUBONISION 33 HIGH ANTLER 20/ 34 81 80 79 78 35 36 84 75 93 R OAKS RANCH 92 **73** 37 91 70 130 39 69 129 127 AXIS PASS Match Line 100 126 41 110 111 125 101 42 65 112 109 102 43 113 Sheet 4 of 4 108 44 105 114 107 62 124 115 123 122 116 121 120 Match Line 47 117 118 60 48 53 52 Sheet 2 of 4 **GRAPHIC SCALE** 200 400 SAUR SUBD, (IN FEET) 1 INCH = 400 FT.

CITY PUBLIC SERVICE BOARD UTILITY EASEMENTS:

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



TYPICAL LOT DETAIL

Texas Department of Transportation NOTES:

ential development directly adjacent to State right-of-way, the developer shall be responsible for adequa setback and/or sound abatement measures for future noise mitigation

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

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

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

(5) Any traffic control measures (left-turn lane, right-turn lane, signal, etc.) for any access fronting a state maintained

UTILITY EASEMENTS:

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

B. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND TO OR FROM THE EASEMENT EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS. WHICH REASONABLY ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

2. THE UTILITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY'S USUAL AND CUSTOMARY PRACTICES.

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

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

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

Subdivision Summary Establishing 130 Lots & 11845 Linear Feet of Road

GENERAL NOTES:

1. "EASEMENTS" ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM"

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

(2) WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY. 1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANT PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES OT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE

FASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS. 2. THE CITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM. RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL

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

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

D. "OBSTRUCTION OF DRAINAGE"

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

E. "UTILITY EASEMENTS"

1) AN EASEMENT IS GRANTED TO ALL UTILITIES COVERING ALL LOTS SHOWN HEREIN

2. "ACCURACY OF CONTOURS"

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

GRID BEARINGS S.P.C. (4204 Tx.S.C.) OPUS Solution at Lat: 29°45'30.18407" North, Lon: 98°37'05.70795" West derived from G.P.S. observation taken October 14, 2009 - PID's USED: DJ7862, DF4371, DE6233.

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

5. "STATE PLANE COORDINATES" COORDINATE VALUES IF SHOWN HEREON ARE SURFACE IN U.S. FEET (TO OBTAIN THE 1983 NORTH AMERICAN DATUM TEXAS SOUTH CENTRAL STATE PLANE COORDINATES) SCALE FACTOR = 0.999832930

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

SUBDIVISION PLAT

SHEET 1 OF 4 OAK BEND ESTATES (CITY OF FAIR OAKS RANCH)

BEING 149.02 acres of land out of Survey Number 172, Maria de la Luz Guerra, 1 League, Comal County Abstract Number 173 in Comal County, Texas. Said 149.02 acre tract of land being the same land described in a deed dated May 8, 2008 to Oak Bend Forest, L.C., recorded in Doc# 200806019093 of the Official Public Records of Comal County, Texas.

STATE OF TEXAS)

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

OAK BEND FOREST, LC DBA - OAK BEND ESTATES, LC P.O. BOX 798045 San Antonio, Tessas 78279 (210) 366-5094

STATE OF TEXAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

HAYDEN GRONA 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 I

GIVEN UNDER ANTAINMENDISHERE OF DEFICE THIS ___DAY OF_____ Motary Public The Addre There to

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Duct 201106015116

STATE OF TEXAS)

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

> John B. Luce JOHN B. LUCE, P.E. P.O. BOX 405 BULVERDE, TEXAS 78163 REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE - DAY OF ____ __ A.D., 2011

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY SECRETARY

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.

STATE OF TEXAS COUNTY OF BEXAF

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

MICHAEL J. HARRIS 4381 2

STATE OF TEXAS)

COUNTY OF BEXAR

My tiern REGISTERED PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 4381 15315 SAN PEDRO, SAN ANTONIO, TEXAS 78232 (210) 494-6405

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MOTE: THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND

IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY AGREE TO DEED TWO (2) ADJOINING RESIDENTIAL LOTS OF THEIR CHOICE, SHOWN ON THIS PLAT, TO THE OAK BEND ESTATES HOMEOWNERS ASSOCIATION FOR USE FOREVER AS A COMMON AREA. THIS DEDICATION WILL BE CONSUMATED AS SOON AS SAID ASSOCIATION

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

OWNER DEVELOPER'S DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAYDEN GRONA 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

GIVEN UNDER MY HANDLESCAL OF OFFICE THIS DAY OF ______A.D., 2011.

Marinton unho NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS) COUNTY OF COMAL)

I, JOY Stille COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 311 DAY OF MONTH, A.D. 2011 AT 3:30 M, AND DULY RECORDED THE 101 DAY OF MONTH, A.D. 2011 AT 3:30 M, IN THE RECORDS, OF MAD 4 DIAT OF SAID COUNTY, IN DOUMENT 201104015135

