

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 ) COUNTY OF BEAR )

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

OAK BEND FOREST, LC DBA - OAK BEND ESTATES, LC OWNER/ DEVELOPER P.O. BOX 780046 San Antonio, Texas 78278 (210) 368-5084

HAYDEN GRONA OWNER/ DEVELOPER'S DULY AUTHORIZED AGENT HAYDEN GRONA

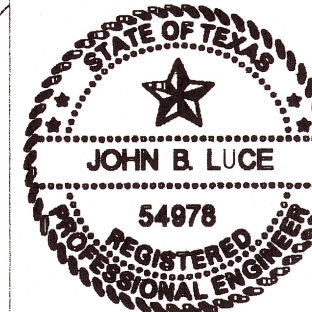
STATE OF TEXAS ) COUNTY OF BEAR )

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 THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF February, 2011. Notary Public JOHN B. LUCE

STATE OF TEXAS ) COUNTY OF BEAR )

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



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

SWORN TO AND SUBSCRIBED, BEFORE ME THIS 17th DAY OF February, 2011.

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, 2011.

BY: Cheryl Sandman MAYOR BY: [Signature] CITY SECRETARY

STATE OF TEXAS ) COUNTY OF BEAR )

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

MICHAEL J. HARRIS REGISTERED PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 4381 15135 SAN PEDRO, SAN ANTONIO, TEXAS 78232 (210) 494-6405

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF February, 2011.

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

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

HAYDEN GRONA OWNER/ DEVELOPER'S DULY AUTHORIZED AGENT HAYDEN GRONA

STATE OF TEXAS ) COUNTY OF BEAR )

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 THE CAPACITY THEREIN STATED.

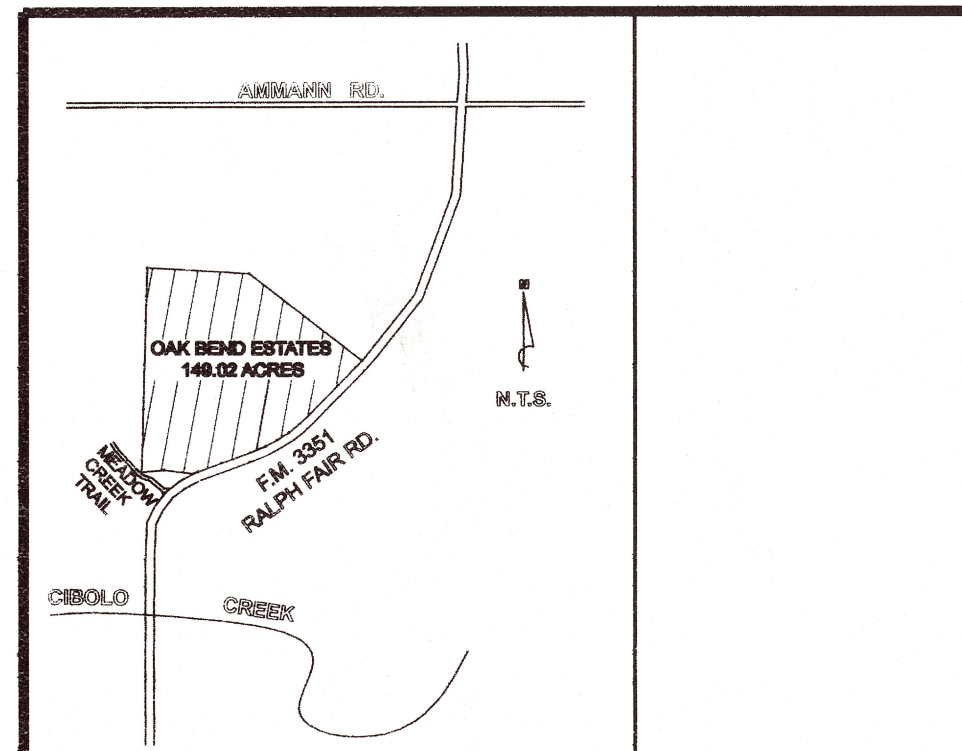
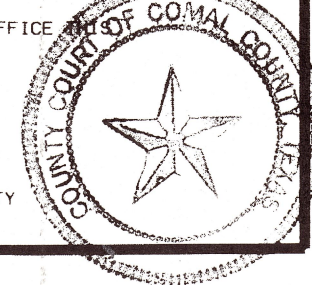
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF February, 2011. Notary Public JOHN B. LUCE

STATE OF TEXAS ) COUNTY OF COMAL )

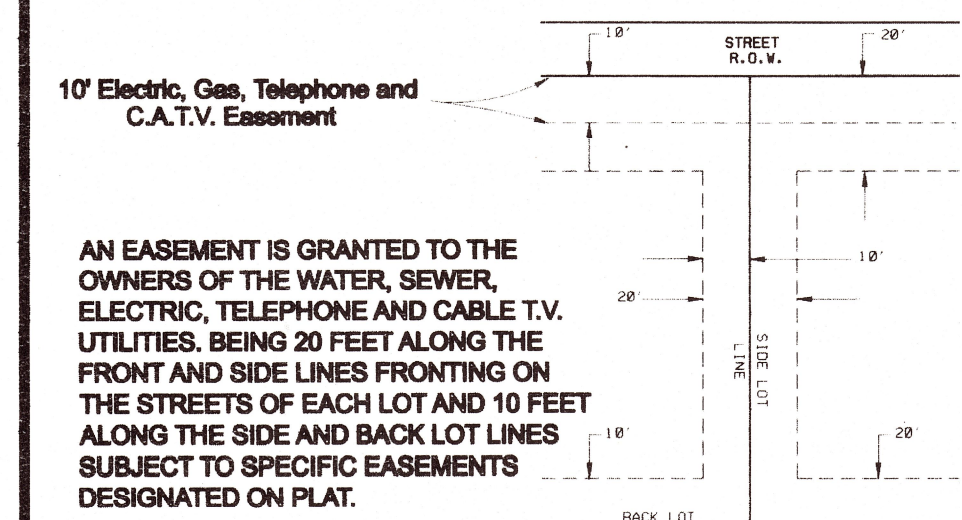
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 17th DAY OF May, 2011 AT 3:30 P.M. AND DULY RECORDED THE 17th DAY OF May, 2011 AT 3:30 P.M. IN THE RECORDS OF SAID COUNTY, IN DOCUMENT# 20106015115

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE OF THE COUNTY CLERK OF COMAL COUNTY, TEXAS THIS 17th DAY OF May, 2011.

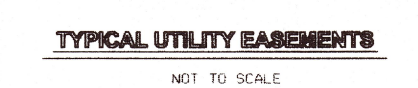
JOY SHERATA COUNTY CLERK, COMAL COUNTY, TEXAS THERESA RIVERA DEPUTY



LOCATION MAP N.T.S.



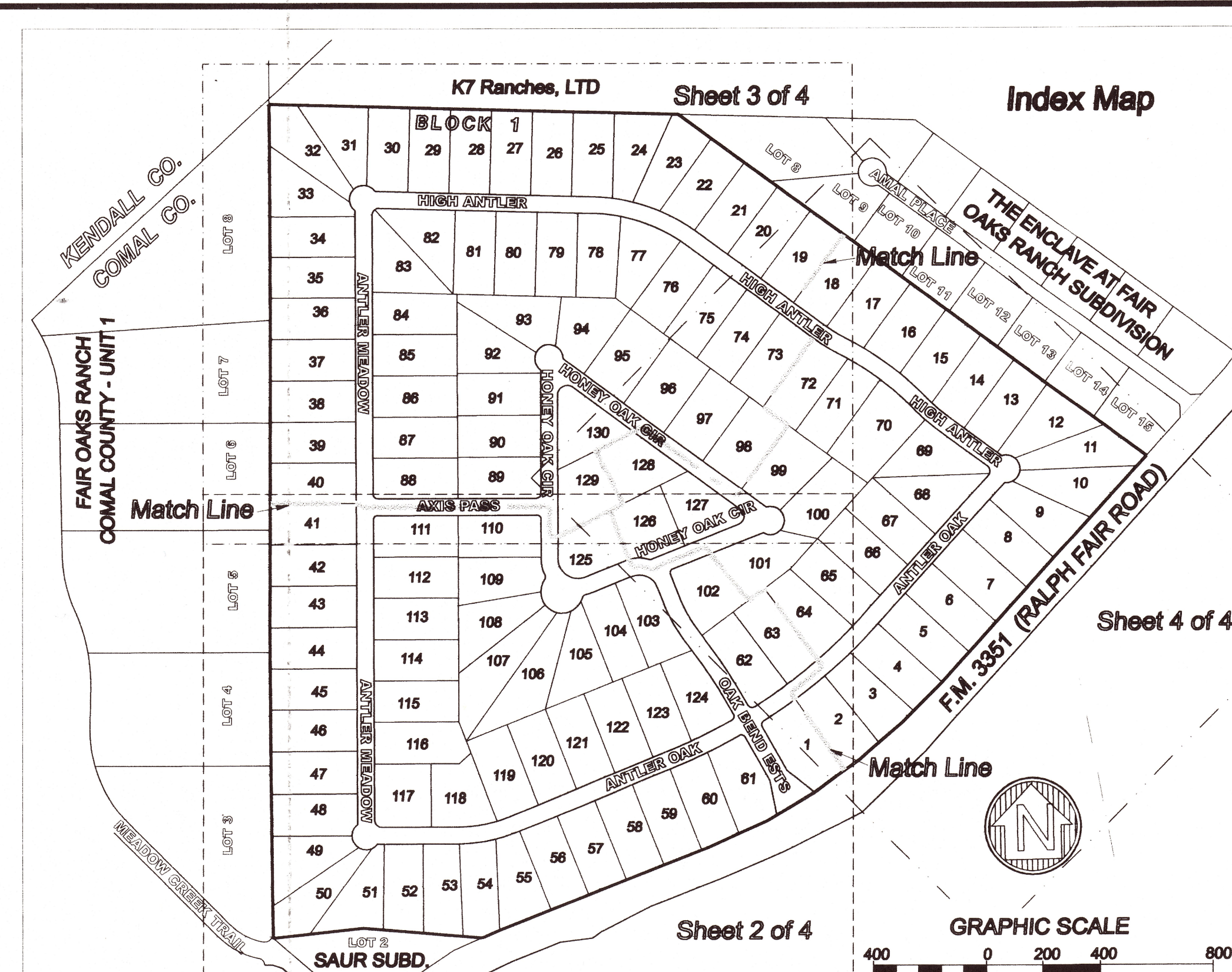
Finished Floor Elevations: F.F. = Minimum Finished Floor Elevation See Sheet 2 of 4; Sheet 3 of 4 and Sheet 4 of 4.



CURVE TABLE with columns for NUMBER, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD DIRECTION, CHORD LENGTH, and TANGENT. Includes a diagram of a typical lot detail.

STREET DESIGN, DRAINAGE DESIGN AND LOT DESIGN PREPARED BY JOHN LUCE CIVIL ENGINEERING CONSULTANT P.O. BOX 405 BULVERDE, TEXAS 78163 (830) 980-7878 FIRM NO. F - 6867

ACS INCORPORATED Land Surveying Land Planning 15315 San Pedro, San Antonio, Texas (210) 494 - 6405 P.O. Box 160609, San Antonio, Texas 78280 - 2809 fax(210) 494 - 9840



(IN FEET) 1 INCH = 400 FT.

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: A. DRAINAGE EASEMENTS... B. DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL... C. GATES ACROSS EASEMENTS... D. OBSTRUCTION OF DRAINAGE... E. UTILITY EASEMENTS... F. ACCURACY OF CONTOURS... G. BASIS OF BEARING... H. MONUMENTATION... I. STATE PLANE COORDINATES... J. EXISTING WATER WELLS...

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 dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on the plat as "Electric Easement" and "Gas Easement"...

Texas Department of Transportation NOTES:

- (1) For residential development directly adjacent to State right-of-way, the developer shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation. (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way... (3) Maximum access points to State Highway from this property will be regulated as directed by "Regulations for Access Driveways" to State Highways... (4) If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT... (5) Any traffic control measures (left-turn lane, right-turn lane, signal, etc.) for any access fronting a state maintained roadway shall be the responsibility of the developer/owner.

UTILITY EASEMENTS:

- A. UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES"). B. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND TO OR FROM THE EASEMENT EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES... C. 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... D. THE UTILITY SHALL MAKE COMMERCIAL 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... E. THE MAINTENANCE OF TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

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

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