

City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015
PH: (210) 698-0900.FAX: (210) 698-3565. awade@fairoaksranchtx.org www.fairoaksranchtx.org

Exhibit D

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: Stone Creek Ranch Unit 2B/Located approximately Acreage: 13.671
Brief Description of Project: Low density single family residential subdivision
Is property platted? [X]No [ ]Yes Subdivision name: Stone Creek Ranch Unit 2B No. of Lots: 12
Recordation #: N/A Parcel(s) Tax ID#: 14325
Existing Use: undeveloped - range Proposed Use: Single Family Residential
Current Zoning: R2 Proposed Zoning: R2
Occupancy Type: Single Family detached Sq. Ft: Varie Bed #: Varie Bath #: Varie Car Garage #: Varies
Water System [ ]Well [X]Public Flood Zone: [X]Yes [ ]No Sewer System: [X]Septic [ ]Public

PROPERTY OWNER INFORMATION

Owner: Green Land Ventures, LTD Contact Name: jeff@hutzlercivil.com
Address: 138 Old San Antonio Rd, Suite 206 City/State/ZIP: Boerne/TX/78006
Phone: 210-287-1568 Email: jeff@hutzlercivil.com

APPLICANT INFORMATION

Applicant/Developer: same as owner Contact Name:
Address: City/State/ZIP:
Phone: Email:

KEY CONTACT INFORMATION

Name of the Individual: Darren McAfee Contact Name: Quiddity Engineering, LLC
Address: 4350 Lockhill Selma Rd, Suite 100 City/State/ZIP: San Antonio/TX/78249
Phone: 210-546-0053 E-mail: dmcafee@quiddity.com

Signature: [Handwritten Signature] Date: August 9, 2024
Print Name: Jeff Hutzler

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

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*
DATE REC'D: August 16, 2024 BY: Lee Muñoz, P.E., CFM
FEES PAID: August 16, 2024 APPROVED BY:
DATE APPROVED:
APPLICATION/PERMIT NO: PV# 2024-02 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-S25).** Please check the appropriate type below:

**Exhibit D**

**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 (Refer to UDC Section 4.2 (3))
- 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/Clearing Permit - Form S23

**Miscellaneous Permits**

- Appeal of Denial of Sign Permit
- Master/ Common Signage Plan\* - Form S24
- Right-of-Way Construction\* - Form S25

**Building Permits Related**

For the following permits, please visit: <http://fairoaksranchtx.org/77/Building-Codes>

**Commercial**

New/Remodel/Addition

**Residential**

New Home

Remodels/Additions

Detached Buildings

**Others**

Fence

Solar Panels

Swimming Pools

Backflow Device/Irrigation System

Signs

Master/ Common Signage Plan

Water Heater or Water Softener

Miscellaneous

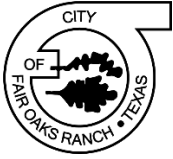
\*These types of applications require additional information as listed in the Specific Application Form.

\*\* 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)
- 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
- A copy of proof of ownership (recorded property deed or current year tax statements)

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



City of Fair Oaks Ranch

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7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 [awade@fairoaksranchtx.org](mailto:awade@fairoaksranchtx.org) [www.fairoaksranchtx.org](http://www.fairoaksranchtx.org)

## S20 SPECIFIC APPLICATION FORM - VARIANCE

Section 3.9 (9) of the Unified Development Code

All documents shall be sent via email or through ShareSync/FTP file. 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).
- A copy of the legal description (metes and bounds) of the area encompassing the Variance request. If the property is platted, a copy of the plat should be provided.
- Location/vicinity map showing the location and boundaries of the subject parcel. 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 request is heard at the public hearing.
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.

Exhibit D

January 13, 2022

Ms. Katherine Schweitzer, P.E.  
Manager of Engineering Services  
City of Fair Oaks Ranch  
7286 Dietz Elkhorn  
Fair Oaks Ranch, TX 78015

Reference: Stone Creek Ranch  
Letter of Agent

Dear Ms. Schweitzer:

The undersigned Dana Green, **owner** of Green Land Ventures, LTD., hereby grants authority to Jeffrey J. Hutzler to act on my behalf to execute and sign all required documents of the subdivision process, including recordation of the plat, for the Stone Creek Ranch development.

Sincerely,

  
\_\_\_\_\_  
Dana Green, **Owner**

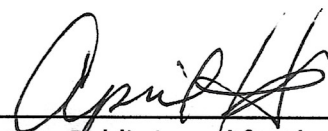
STATE OF TEXAS

COUNTY OF BEXAR

Before me the undersigned authority, on this day personally appeared Dana Green 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.

Given under my hand and seal of office this 20<sup>th</sup> day of January,  
A.D., 2022.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

## Exhibit D



4350 Lockhill Selma Road, Suite 100  
San Antonio, Texas 78249  
Tel: 210.494.5511  
www.quiddity.com

August 9, 2024

Mr. Lee Muniz, PE, CFM  
Manager of Engineering Services  
City of Fair Oaks Ranch  
7286 Dietz Elkhorn  
Fair Oaks Ranch, Texas 78015

RE: Stone Creek Ranch Unit 2B  
Variance Request

- Policy
- Judicial

Dear Mr. Muniz,

This submittal package is being provided for the review of the Stone Creek Ranch Unit 2B Variance Request. We are requesting, on behalf of Green Land Ventures, LTD, a variance from the minimum 150 ft lot width requirement in Chapter 10 Subdivision Regulations Ordinance 26.5, Article III, Section 3A on lots 210, 219, 220, and 221 in the proposed Stone Creek Ranch Unit 2B.

Lot 210 is located on a knuckle-sac, has a proposed street frontage of 64.12 feet, and a width of 127.17 ft at the 70' front setback. Lot 219 is located on the outside of a street curve, has a proposed street frontage of 108.13 ft, and a lot width of 120.10 ft at the 70 ft front setback. Lot 220 is located along the outside of a street curve, has a proposed street frontage of 111.85 ft, and a lot width of 120.23 ft at the 70 ft front setback. Lot 221 is located at the corner of an intersection, has a proposed street frontage of 116.90 ft, and a lot width of 136.24 ft at the 70 ft front setback. Lots 210, 219, 220, and 221 all meet the minimum size requirement of 45,000 square feet.

While the above mentioned lots are less than 150 ft wide at the road frontage, the lots maintain a minimum width of 120 ft at the front building setback line and satisfy the minimum lot size specified in the code. The 120 ft lot width is common for other large lot single-family residential lots in the hill country area served by public water and individual septic. The minimum acreage requirement ensures that each lot has adequate room for the construction of a single-family home and all related improvements, including on-site septic facilities. An exhibit showing the buildable areas of the proposed lots is provided at the end of this letter.

A detailed justification of the need for this variance is as follows in response to applicable Chapter 10 Subdivision Regulations Section 6.A(1-4) "Findings Required for Variances"



**A.1. There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of his/her land.**

Lot 210 is located on a knuckle-sac and Lots 219-221 are located along the outside of a street curve which creates "pie" shaped lots that are narrow at the front of the lot at the street frontage compared to other lots of similar acreage. The lots are also adjacent to a natural drainage way at the rear of the property, which requires the lots to be longer than other similar sized lots, since the rear will be partially occupied by a drainage easement. These factors result in the need for a longer, skinnier lot than would otherwise be required to achieve the same lot acreage and buildable area.

**A.2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.**

The variance is necessary to allow for the orderly subdivision of the property in conformance the subdivision master plan and maintain uniformity in overall lot size in the neighborhood. Strict adherence to the minimum lot width frontage requirement would result in irregular shaped lots or oversized lots that do not conform to the adjacent and surrounding lots in the neighborhood.

**A.3. The granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.**

No exceptions to any requirements related to public health, safety, or welfare are being requested with this variance.

**A.4. Granting the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this Ordinance.**

The variance is necessary to allow for the orderly subdivision of the property in conformance the subdivision master plan and maintain uniformity in overall lot size and shape in the neighborhood. Additionally, this is the last section of land to be platted as part of the Stone Creek Ranch Subdivision. All other land in the subdivision has already been subdivided.

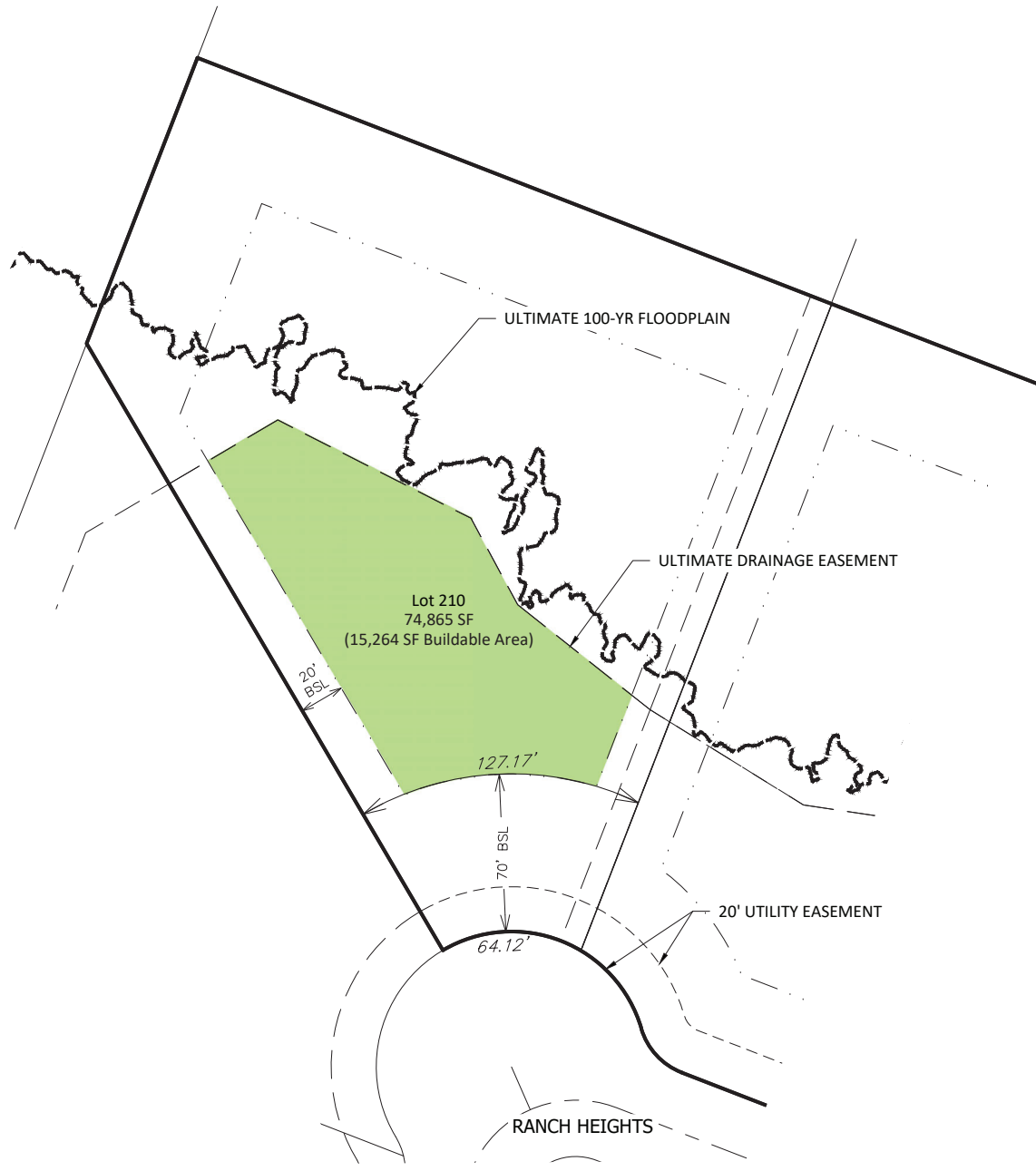
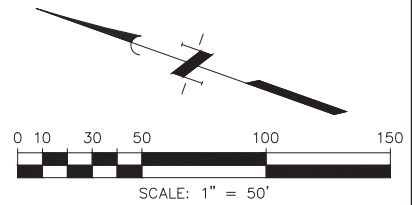
We greatly appreciate your consideration of the granting of this variance request.

Sincerely,

A handwritten signature in blue ink that reads "Darren McAfee".

Darren J. McAfee, PE  
Quiddity Engineering  
4350 Lockhill Selma Rd. Ste 100  
San Antonio TX, 78249

# Exhibit D



Lot 210  
74,865 SF  
(15,264 SF Buildable Area)

ULTIMATE 100-YR FLOODPLAIN

ULTIMATE DRAINAGE EASEMENT

20' UTILITY EASEMENT

RANCH HEIGHTS

20' BSL

127.17'

70' BSL

64.12'

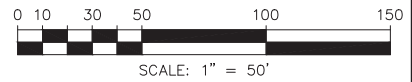
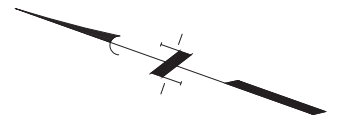


STONE CREEK RANCH UNIT 2B  
LOTS 210 BUILDABLE  
AREA EXHIBIT

K:\16502\16502-0003-00 The Ranches at Creekside Unit 2B\2 Design Phase\CAD\Exhibit\Exhibit\Exhibit\Exhibit.dwg D:\K August 16, 2024

© 2024 QUIDDITY

# Exhibit D



QUIDDITY  

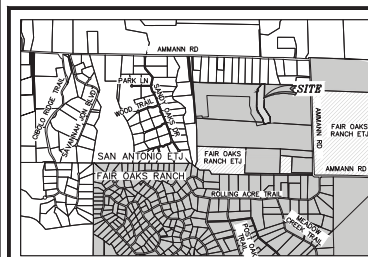
 4350 Lockhart-Galena Road, Suite 300 • San Antonio, Texas 78248 • 210.494.5311  
 State Board of Professional Engineers and Land Surveyors, No. 722289

STONE CREEK RANCH UNIT 2B

LOTS 219-221 BUILDABLE  
 AREA EXHIBIT



# Exhibit D



LOCATION MAP  
NOT-TO-SCALE

LEGEND

- KCDR ..... KENDALL COUNTY DEED RECORDS
- KCDPR ..... KENDALL COUNTY OFFICIAL PUBLIC RECORDS
- KCPFR ..... KENDALL COUNTY PLAT RECORDS
- KCCPR ..... KENDALL COUNTY CREDIT PLAT RECORDS
- BSL ..... BUILDING SETBACK LINE
- CVE ..... CLEAR VISION EASEMENT
- EGTC ..... ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- ESMT ..... EASEMENT
- DE ..... DRAINAGE EASEMENT
- (LOT) ..... OVERALL DIMENSION
- CL ..... CENTER LINE
- AC ..... ACRE
- CB ..... COUNTY BLOCK
- VOL ..... VOLUME
- PG ..... PAGE
- R.O.W ..... RIGHT-OF-WAY
- V.N.A.E ..... VEHICLE NON-ACCESS EASEMENT
- FF ..... MINIMUM FINISHED FLOOR ELEVATION

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

CLEAR VISION EASEMENT NOTE:  
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT.

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 REASONABLE 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.

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 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 RESTORATIONS IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.
3. THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

STATE OF TEXAS  
COUNTY OF KENDALL

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 REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS CITY COUNCIL.

*Darren J. McAffee* 8/16/2024  
LICENSED PROFESSIONAL ENGINEER  
DARREN J. MCAFEE, PE  
LICENSE NUMBER 137808

STATE OF TEXAS  
COUNTY OF KENDALL

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 QUIDDITY ENGINEERING.

*Troy A. Trobaugh* 8-16-2024  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TROY A. TROBAUGH, RPLS  
LICENSE NUMBER 6242

GENERAL NOTES

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNERS HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
3. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000718.
4. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
5. THE SETBACKS SHOWN ON THIS PLAT ARE IMPOSED BY THE DEED RESTRICTION AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF FAIR OAKS RANCH.
6. PRIVATE STREETS & EASEMENTS: THE PRIVATE STREET (LOT 999) IS AN EGTG, DRAINAGE, WATER, AND UNDERGROUND UTILITY EASEMENT.
7. THE MAINTENANCE OF ALL PRIVATE STREETS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF FAIR OAKS RANCH OR KENDALL COUNTY.
8. FLOODPLAIN VERIFICATION: A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4805000405. EFFECTIVE DATE DECEMBER 17, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. FINISHED FLOOR ELEVATIONS ARE SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
9. THE AREA WITHIN THIS PLAT IS ZONED EXISTING RESIDENTIAL 2 (R2).
10. THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF "CHAPTER 10 SUBDIVISION REGULATIONS" DATED 10/24/2018.
11. WATER SERVICE IS PROVIDED BY THE CITY OF FAIR OAKS RANCH, SUBJECT TO THE APPROVED WATER SUPPLY AGREEMENT, AS AMENDED, ON FILE WITH THE CITY OF FAIR OAKS RANCH.

DRAINAGE NOTES:

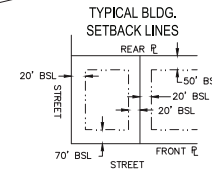
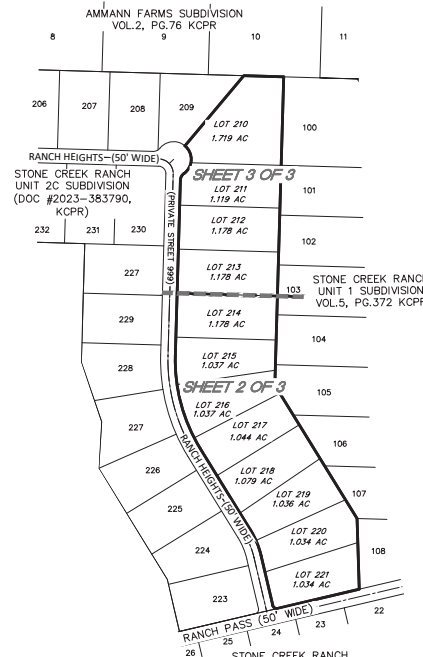
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES.

(THE "DRAINAGE SYSTEM")

TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATION, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT OF CHANGE THE SIZE THEREOF; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL OR DIG OUT SUCH STREAM COURSE; ESTABLISH OR CHANGE STREAM, CULVERTS, WATER GAPS, AND PROTECTING RAILS. THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS 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.

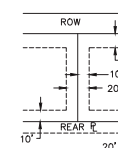
WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE. NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR 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 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 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.
3. THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.



NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK AS SHOWN ABOVE AND IN THE SUBDIVISION DEED RESTRICTIONS.

TYPICAL UTILITY EASEMENTS



AN EASEMENT IS GRANTED TO THE OWNERS OF THE WATER, ELECTRIC, TELEPHONE AND CABLE TV UTILITIES BEING 20 FEET ALONG THE FRONT AND SIDE LINES PRINTED ON STREETS OF EACH LOT AND 10 FEET ALONG THE SIDE AND BACK LOT LINES SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAT.

DATE	REVISION

LINE	BEARING	DISTANCE
L1	S 42°36'55" W	150.99'
L2	S 06°37'00" E	442.58'
L3	S 29°01'26" E	142.02'
L4	S 58°09'37" E	158.68'
L5	S 86°44'53" E	111.81'
L6	S 47°29'31" E	82.88'
L7	S 09°13'12" E	79.14'
L8	S 35°17'37" N	81.88'
L9	S 76°05'14" W	71.91'
L10	S 44°01'52" W	51.58'
L11	S 04°20'46" E	140.58'

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	14.00'	21.99'	18.80'	N 58°13'32" W	90°00'00"	14.00'
C2	300.00'	96.49'	96.68'	S 22°26'24" E	18°25'44"	48.67'
C3	575.00'	334.17'	328.48'	N 15°00'20" W	33°7'53"	171.95'
C4	30.00'	27.40'	26.46'	N 27°48'31" E	57°9'48"	14.74'
C5	60.00'	108.88'	84.54'	N 01°59'22" E	103°58'02"	76.75'

PRELIMINARY PLAT ESTABLISHING  
STONE CREEK RANCH UNIT 2B

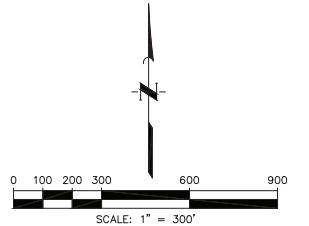
BEING A TOTAL OF 13.671 ACRES OF LAND OUT OF THE WM. D. LUSK SURVEY NO. 211, ABSTRACT NO. 306 KENDALL COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN CALLED 357.94 ACRE TRACT DESCRIBED IN INSTRUMENT TO GREEN LAND VENTURES, LTD. RECORDED IN VOLUME 1076, PAGE 555 OF THE KENDALL COUNTY OFFICIAL PUBLIC RECORDS.

REASON FOR PRELIMINARY PLAT: TO SUBDIVIDE 13.671 ACRES OF LAND TO CREATE 12 SINGLE FAMILY RESIDENTIAL LOTS.



11445 Road 1 of Professional Engineers and Land Surveyors Reg. No. F-23290  
4350 Lockhill-Spring Road, Suite 1000 San Antonio, Texas 78249-2104-94-5511

DATE OF PRINT: August 16, 2024



STATE OF TEXAS  
COUNTY OF KENDALL

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

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD  
DIANA GREEN PRESIDENT  
138 OLD SAN ANTONIO RD, SUITE 206  
BOERNE, TEXAS 78006

STATE OF TEXAS  
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DIANA GREEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

NOTARY PUBLIC, KENDALL COUNTY, TEXAS

THIS PLAT OF STONE CREEK RANCH UNIT 2B, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HERE BY APPROVED BY SUCH COUNCIL DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

CITY SECRETARY

STATE OF TEXAS  
COUNTY OF KENDALL

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D. \_\_\_\_\_ AT \_\_\_\_\_ M AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D. \_\_\_\_\_ AT \_\_\_\_\_ M IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_ IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, KENDALL COUNTY, TEXAS

\*PRELIMINARY PLAT ONLY. THIS PLAT IS PROVIDED FOR PRELIMINARY PLAT CONSIDERATION ONLY AND SHALL NOT BE RECORDED OR RELIED UPON AS A SURVEY DOCUMENT.



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Civil Job No. 16205-0012-00

File No. 16205-0012-00 Stone Creek Ranch Unit 2B City of Fair Oaks, Texas (City of Fair Oaks Plat 28-24)

# Exhibit D



LOCATION MAP  
NOT-TO-SCALE

LEGEND

- KCDR ..... KENDALL COUNTY DEED RECORDS
- KCDPR ..... KENDALL COUNTY OFFICIAL PUBLIC RECORDS
- KCPFR ..... KENDALL COUNTY PLAT RECORDS
- KCCPR ..... KENDALL COUNTY CDEED PLAT RECORDS
- BSL ..... BUILDING SETBACK LINE
- CVE ..... CLEAR VISION EASEMENT
- EGTC ..... ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- ESMT ..... EASEMENT
- DE ..... DRAINAGE EASEMENT
- (LOT) ..... OVERALL DIMENSION
- CL ..... CENTER LINE
- AC ..... ACRE
- CB ..... COUNTY BLOCK
- VDL ..... VOLUME
- PG ..... PAGE
- R.O.W. .... RIGHT-OF-WAY
- V.N.A.E. .... VEHICLE NON-ACCESS EASEMENT
- FF ..... MINIMUM FINISHED FLOOR ELEVATION

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

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 REASONABLE ENDANGER OR MAY REASONABLE INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

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 UNREASONABLE 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 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 RESTORATIONS IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.
3. THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

STATE OF TEXAS  
COUNTY OF KENDALL

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 REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS CITY COUNCIL.

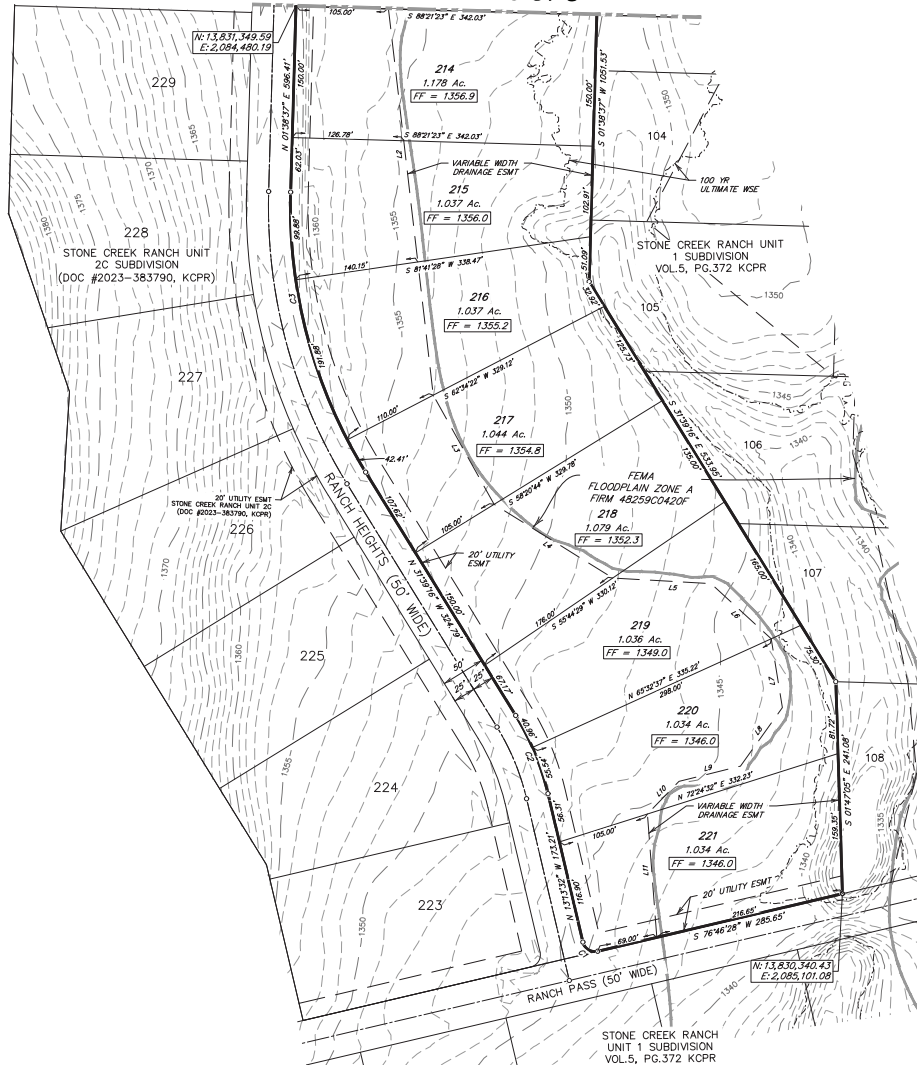
*Darren J. McAfee* 8/16/2024  
LICENSED PROFESSIONAL ENGINEER  
DARREN J. MCAFEE, PE  
LICENSE NUMBER 137808

STATE OF TEXAS  
COUNTY OF KENDALL

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 QUIDDITY ENGINEERING.

*Troy A. Trobaugh* 8-16-2024  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TROY A. TROBAUGH, RPLS  
LICENSE NUMBER 6241

MATCHLINE "A"  
SEE SHEET 3 OF 3



PRELIMINARY PLAT ESTABLISHING  
STONE CREEK RANCH UNIT 2B

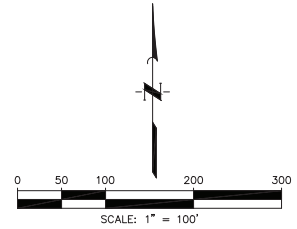
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MAYOR

CITY SECRETARY

STATE OF TEXAS  
COUNTY OF KENDALL

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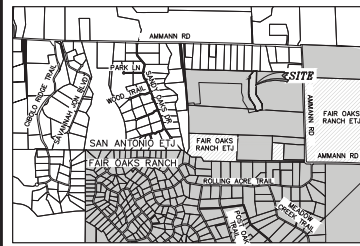
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Civil Job No. 16205-0012-00

File No. 116620116552-0011-00 Stone Creek Ranch Unit 2B13 Single Family Plats (16552-0011-00 Plat 2B) 8/16/24

Exhibit D



LOCATION MAP  
NOT-TO-SCALE

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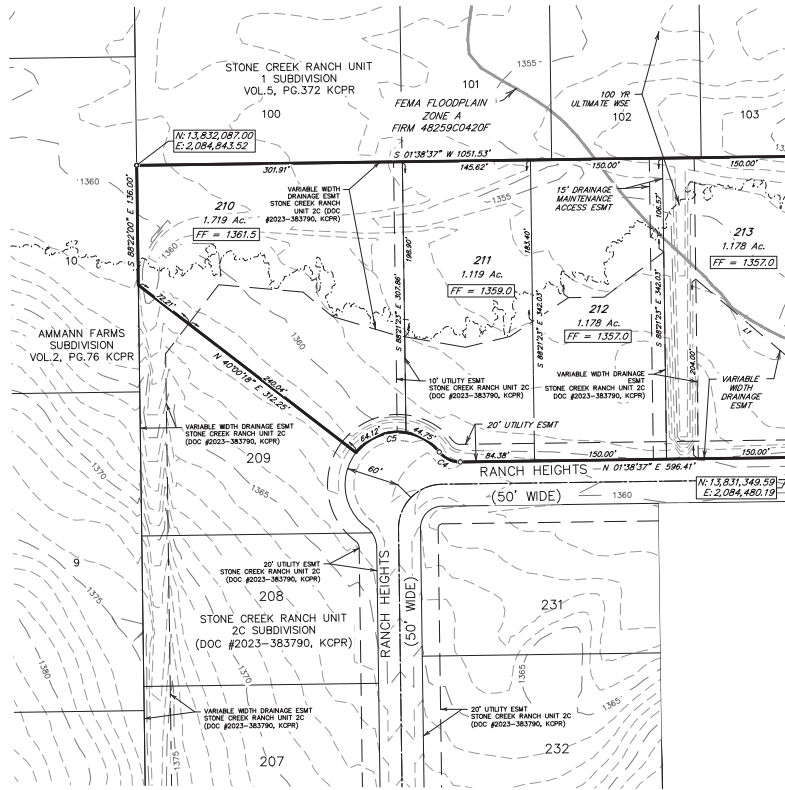
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*Darren J. McAfee* 8/16/2024  
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DARREN J. MCAFEE, PE  
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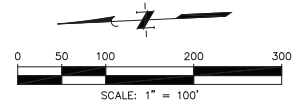
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Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23390  
4350 Lockhill-Selma Road, Suite 1300 San Antonio, Texas 78249-6210-494-5511

DATE OF PRINT: August 16, 2024



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MAYOR

CITY SECRETARY

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