

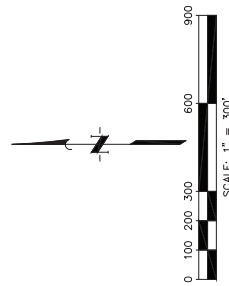
PRELIMINARY PLAT ESTABLISHING STONE CREEK RANCH UNIT 2B

BEING A TOTAL OF 13.671 ACRES OF LAND OUT OF THE W.M. D. LUKS SURVEY NO. 211, CONTAINING A PORTION OF KENDALL COUNTY, TEXAS, CONTAINING A PORTION OF THAT CERTAIN CALLED 357.54 ACRE TRACT DESCRIBED IN RECORDS IN VOLUME 1076, PAGE 555 OF THE KENDALL COUNTY OFFICIAL PUBLIC RECORDS.



DATE OF PRINT: August 28, 2024

REASON FOR PRELIMINARY PLAT: TO SUBDIVIDE 13.671 ACRES OF LAND TO CREATE 12 SINGLE FAMILY RESIDENTIAL LOTS, AND TO PLACE DRAINAGE AND UTILITY EASEMENTS.



STATE OF TEXAS COUNTY OF KENDALL THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HAS REVIEWED THE PLAT AND HAS CONSENTED TO THE ENLARGED PLAT, THE DRAINAGE AND UTILITY EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS INDICATED HEREON.

OWNER/DEVELOPER: GREY LAND VENTURES, LTD 138 OLD SAN ANTONIO RD, SUITE 206 BOJONE, TEXAS 78006

STATE OF TEXAS COUNTY OF KENDALL BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME THE ABOVE NAMED PARTY, KNOWN TO ME TO BE THE PERSONAL REPRESENTATIVE OF THE ABOVE NAMED PARTY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS INDICATED IN THE COMPANION INSTRUMENT DATED 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 BOARD OF COUNTY CLERK OF KENDALL COUNTY, TEXAS, AND IS HEREBY RECORDED.

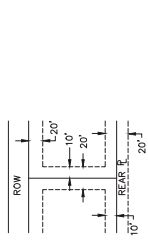
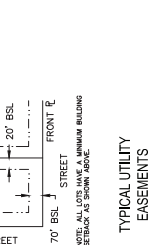
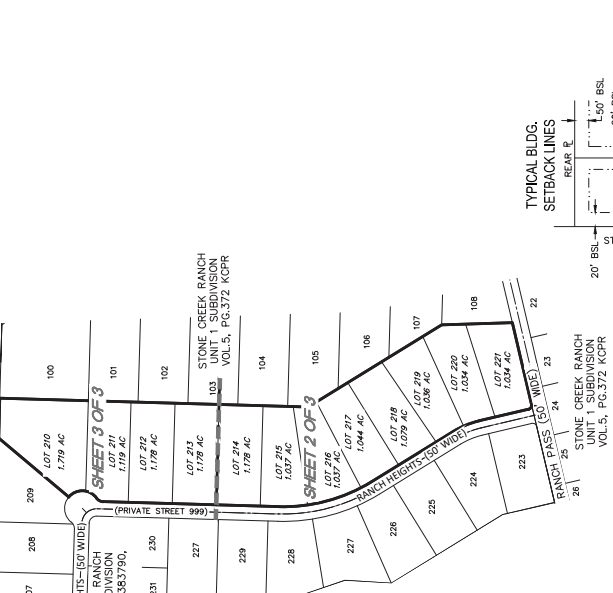
STATE OF TEXAS COUNTY OF KENDALL THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ IN THE RECORDS OF _____ OF SAID COUNTY, IN _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

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. _____ IN THE RECORDS OF _____ OF SAID COUNTY, IN _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

DRAINAGE NOTES: THE DRAINAGE SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT. THE DRAINAGE SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT. THE DRAINAGE SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT.

GENERAL NOTES: THE DRAINAGE SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT. THE DRAINAGE SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT. THE DRAINAGE SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT.

AMMANN FARMS SUBDIVISION VOL. 2, PG. 76 KOPR. RANCH HEIGHTS - 150' WIDE. STONE CREEK RANCH UNIT 2C SUBDIVISION (DOC # 2023-382790, KOPR). RANCH HEIGHTS - 150' WIDE. STONE CREEK RANCH UNIT 1 SUBDIVISION VOL. 5, PG. 372 KOPR.



AN EASEMENT IS GRANTED TO THE OWNERS OF THE UTILITIES SHOWN ON THIS PLAT FOR THE PURPOSES AND CONSIDERATIONS INDICATED HEREON. THE EASEMENT IS TO BE INSTALLED IN ACCORDANCE WITH THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT.

IMPACT FEE PAYMENT NOTE: THE CITY OF FAIR OAKS BRANCH WATER AND SEWERAGE DEPARTMENT HAS DETERMINED THAT THE AMOUNT SET FORTH IN CITY ORDINANCE CHAPTER 10, ARTICLE 10.02.

GENERAL NOTES: ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE BOUNDARIES OF ADJACENT LOTS OR WITH THE BOUNDARIES OF THE CITY OF FAIR OAKS BRANCH WATER AND SEWERAGE DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.

CLEAR VISION EASEMENT NOTE: CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, SIGNAGE, ETC., TO A MINIMUM HEIGHT OF 10 FEET AND LOWER THAN LIGHT 61 FEET ABOVE THE GROUND SURFACE.



Table with 6 columns: Curve, Radius, Arc Length, Chord, Chord Bearing, Delta Angle, Tangent. Rows 1-7.

Table with 6 columns: Curve, Radius, Arc Length, Chord, Chord Bearing, Delta Angle, Tangent. Rows 8-12.



NOT-TO-SCALE LEGEND: KOPR - KENDALL COUNTY DEED RECORDS; KOPR - KENDALL COUNTY OFFICIAL PUBLIC RECORDS; KOPR - KENDALL COUNTY DEED RECORDS; KOPR - KENDALL COUNTY OFFICIAL PUBLIC RECORDS.

UTILITIES EASEMENT: UTILITIES, INCLUDING WITHOUT LIMITATION, POWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL APPURTENANCES HERETO, ARE TO BE INSTALLED IN ACCORDANCE WITH THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT.

ACCESS TO EASEMENTS: DRAINAGE EASEMENTS ARE NOT PERMITTED TO BE ENCLOSED BY A FENCE OR GATE, EXCEPT TO CONTAIN A BASIN OR POND IN ACCORDANCE WITH TCEQ. ALL FENCES CROSSING AN EASEMENT WILL HAVE DOUBLE SWING GATES TO ALLOW READY ACCESS TO THE EASEMENT. THE MINIMUM WIDTH OF THE OPENING WILL BE NO LESS THAN 8 FEET.

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

STATE OF TEXAS COUNTY OF KENDALL I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT AND THAT THE SAME IS IN ACCORDANCE WITH THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT.

Darren J. McAffee, Licensed Professional Engineer, License Number 137808. Troy A. Trebaugh, Licensed Professional Land Surveyor, License Number 6241.



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



LOCATION MAP
NOT-TO-SCALE
LEGEND

- KCDR KENDALL COUNTY DEED RECORDS
- KCDPR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
- KCDPR KENDALL COUNTY PLAT RECORDS
- KCDPR KENDALL COUNTY DEED PLAT RECORDS
- BL BUILDING SETBACK LINE
- CVE CLEAR VISION EASEMENT
- ESMT ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- DE DRAINAGE EASEMENT
- (LOT) OVERALL DIMENSION
- CL CENTER LINE
- AC ACRE
- CB COUNTY BLOCK
- VOL VOLUME
- PG PAGE
- ROW RIGHT-OF-WAY
- V.A.E. VEHICLE NON-ACCESS EASEMENT
- FF MINIMUM FINISHED FLOOR ELEVATION
- EXISTING GROUND CONTOUR
- EASEMENT
- LOT BOUNDARY
- LOT
- FEMA FLOODPLAIN ZONE A (FIRM 48259C040)
- 100-YR ULTIMATE WATER SURFACE ELEVATION (WSE)

UTILITIES EASEMENT.
UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL APPURTENANCES HERETO (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, MAINTAINING, OPERATING, AND REPAIRING THE UTILITIES. THE EASEMENT SHALL INCLUDE THE RIGHT TO PLACE AND MAINTAIN UTILITY STRUCTURES AND PARTS THEREOF, ON OTHER OBSTRUCTIONS, WHICH REASONABLE HINDERER OR OWNER SHALL BE BOUND TO REMOVE OR REPAIR AT HIS OWN EXPENSE AND TO 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 OTHER THAN THAT SPECIFIED ABOVE, PROVIDED THAT SUCH USE IS NOT IN CONFLICT WITH THE USE OF THE EASEMENT, HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES AFTER ANY WORK IN CONNECTION WITH THE SYSTEM. RESTORE THE PROPERTY TO ORIGINAL CONDITION OR BETTER, INCLUDING THE REPAIR OF ANY DAMAGE TO THE UNDERLIEGERS TO THE EXTENT THAT SUCH RESTORATIONS IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.
3. THE MAINTENANCE OF THE TIRP, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

FENCE NOTES:
ACCESS TO EASEMENTS, DRAINAGE EASEMENTS ARE NOT PERMITTED TO BE ENCLOSED BY A FENCE OR GATE, EXCEPT TO CONTAIN A BASIN OR POND IN ACCORDANCE WITH TCEQ. ALL FENCES CROSSING AN EASEMENT WILL HAVE DOUBLE SWING GATES TO ALLOW READY ACCESS TO THE EASEMENT. THE MINIMUM WIDTH OF THE OPENING WILL BE NO LESS THAN 8 FEET.
OBSTRUCTIONS OF DRAINAGE ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

STATE OF TEXAS
COUNTY OF KENDALL
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PRELIMINARY PLAT AND THAT THE SAME COMES WITHIN THE MINIMUM STANDARDS SET FORTH IN THE CITY OF FAIR OAKS SUBDIVISION REGULATIONS TO ALLOW READY ACCESS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS PLANNING COMMISSION.
Darren J. McAffee 8/28/2024
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 IN THE CITY OF FAIR OAKS SUBDIVISION REGULATIONS TO ALLOW READY ACCESS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS.
Troy A. Trebaugh 8-28-24
REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. TREBAUGH
LICENSE NUMBER 6241

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

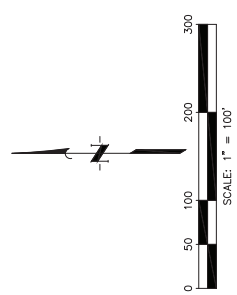


*PRELIMINARY PLAT ONLY.
THIS PLAT IS PROVIDED FOR INFORMATION ONLY AND SHALL NOT BE RECORDED OR RELEASER UPON AS A SURVEY DOCUMENT.



PRELIMINARY PLAT ESTABLISHING
STONE CREEK RANCH UNIT 2B
BEING A TOTAL OF 13.671 ACRES OF LAND OUT OF THE
WM. D. LUKS SURVEY NO. 211, ABSTRACT NO. 306
KENDALL COUNTY, TEXAS, CONTAINING A PORTION OF
THAT CERTAIN CALLED 357.54 ACRE TRACT DESCRIBED IN
VOLUME 137 OF THE PUBLIC RECORDS 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.
QUIDDITY
4300 Rockwall Drive, Suite 1000, Dallas, Texas 75246-2701
DATE OF PRINT: August 28, 2024



STATE OF TEXAS
COUNTY OF KENDALL
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly AUTHORIZED AGENT,
HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE
ENCLOSED PLANNED UNIT DEVELOPMENT, FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES,
DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION
HEREIN APPROVED.

OWNER/DEVELOPER: GREY LAND VENTURES, LTD
138 OLD SAN ANTONIO RD, SUITE 208
BOJINE, TEXAS 78006

STATE OF TEXAS
COUNTY OF KENDALL
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
THE ABOVE NAMED PARTY, KNOWN TO ME TO BE THE SAME AS THE PERSON WHOSE NAME IS SET FORTH
IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME
FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, AND THAT HE IS IN THE POSSESSION OF THE LAND IN THE CAPACITY
THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
_____ DAY OF _____ A.D. 20____

NOTARY PUBLIC, KENDALL COUNTY, TEXAS

MAJOR

CITY SECRETARY

THIS PLAT OF STONE CREEK RANCH UNIT 2B, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE
PLANNING COMMISSION OF THE CITY OF FAIR OAKS, TEXAS, AND WAS APPROVED BY SUCH COUNCIL
DATED THIS _____ DAY OF _____ A.D. 20____

STATE OF TEXAS
COUNTY OF KENDALL
THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ M AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ M IN THE RECORDS OF _____ OF SAID COUNTY, IN
DOCUMENT NO. _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, KENDALL COUNTY, TEXAS

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY

DAY OF _____ A.D. _____

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



LOCATION MAP NOT-TO-SCALE LEGEND

- KCDR KENDALL COUNTY DEED RECORDS
- KCDR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
- KCDR KENDALL COUNTY DEED RECORDS
- BL BUILDING SETBACK LINE
- CVE CLEAR VISION EASEMENT
- ESMT EASEMENT
- DE DRAINAGE EASEMENT
- (LOT) OVERALL DIMENSION
- CL CENTER LINE
- CB COUNTY BLOCK
- VOL VOLUME
- PG PAGE
- ROW RIGHT-OF-WAY
- V.A.R.E. VEHICLE NON-ACCESS EASEMENT
- FF MINIMUM FINISHED FLOOR ELEVATION
- EXISTING GROUND CONTOUR
- EASEMENT
- LOT BOUNDARY
- FEMA FLOODPLAIN ZONE (FROM 482550420F)
- 100-YEAR ULTIMATE WATER SURFACE ELEVATION (WSE)

UTILITY EASEMENT.

UTILITIES, INCLUDING, WITHOUT LIMITATION, POWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL APPURTENANCES HERETO (THE UTILITIES).

TOGETHER WITH THE BURD OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, OPERATING, AND USING THE UTILITIES. THE RIGHT TO PLACE OR MOVE OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL COURSE; THE RIGHT TO MAINTAIN, REPAIR, REPLACE, OPERATE, AND USE THE SAME AND PARTS THEREOF; OR OTHER OBSTRUCTIONS, WHICH REASONABLE HINDERER OR PARTIES SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, REPLACING, OPERATING 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 PURPOSES, INCLUDING BUT NOT LIMITED TO, THE INSTALLATION AND/OR MAINTENANCE OF UTILITIES WITH THE USE OF THE EASEMENT, HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF ANY WORK DONE TO RESTORE THE PROPERTY TO ORIGINAL CONDITION AND TO MAINTAIN THE EASEMENT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS TO THE EXTENT THAT SUCH RESTORATIONS IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.

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

FENCE NOTES:

ACCESS TO EASEMENTS, DRAINAGE EASEMENTS ARE NOT PERMITTED TO BE ENCLOSED BY A FENCE OR GATE, EXCEPT TO CONTAIN A BASIN OR POND IN ACCORDANCE WITH TCEQ. ALL FENCES, CROSSING AN EASEMENT WILL HAVE DOUBLE SWING GATES TO ALLOW READY ACCESS TO THE EASEMENT. THE MINIMUM WIDTH OF THE OPENING WILL BE NO LESS THAN 8 FEET.

OBSTRUCTIONS OF DRAINAGE ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES, CROSS DRAINAGE EASEMENTS.

STATE OF TEXAS
COUNTY OF KENDALL

I, **DARREN J. MCFEE**, LICENSED PROFESSIONAL ENGINEER, LICENSE NUMBER 137808, DO HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH IN THE SUBDIVISION MAP ACT AND THE REGULATIONS THEREOF, AND THAT THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS RANCH COUNCIL.

Darren J. McFee 8/28/2024
LICENSED PROFESSIONAL ENGINEER
DARREN J. MCFEE, PE
LICENSE NUMBER 137808

STATE OF TEXAS
COUNTY OF KENDALL

I, **TROY A. TROBAUGH**, REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 6241, DO HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH IN THE SUBDIVISION MAP ACT AND THE REGULATIONS THEREOF, AND THAT THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FAIR OAKS RANCH COUNCIL.

Troy A. Trobaugh 8/28/2024
REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. TROBAUGH
LICENSE NUMBER 6241

PRELIMINARY PLAT ONLY.
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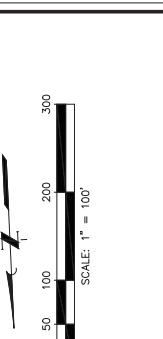


PRELIMINARY PLAT ONLY.
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PRELIMINARY PLAT ESTABLISHING
STONE CREEK RANCH UNIT 2B
BEING A TOTAL OF 13.671 ACRES OF LAND OUT OF THE
W.M. D. LUIS SURVEY NO. 211, ABSTRACT NO. 306
KENDALL COUNTY, TEXAS, CONTAINING A PORTION OF
THAT CERTAIN CALLED 357.54 ACRE TRACT DESCRIBED IN
RECORDED IN VOLUME LOGS, PAGE 555 OF THE KENDALL
COUNTY OFFICIAL PUBLIC RECORDS.

REASON FOR PRELIMINARY PLAT: TO SUBDIVIDE 13.671 ACRES
OF LAND TO CREATE 13 SINGLE FAMILY RESIDENTIAL LOTS.



DATE OF PRINT: August 28, 2024

OWNER/DEVELOPER: GREY LAND VENTURES, LTD
138 OLD SAN ANTONIO RD, SUITE 206
BOJINE, TEXAS 78006

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
THE OWNER OF THE ABOVE DESCRIBED PROPERTY, AND HE/SHEN/IT HAS IDENTIFIED
ENCLOSURE PLANNED UNIT DEVELOPMENT, FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES,
DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED.

NOTARY PUBLIC, KENDALL COUNTY, TEXAS

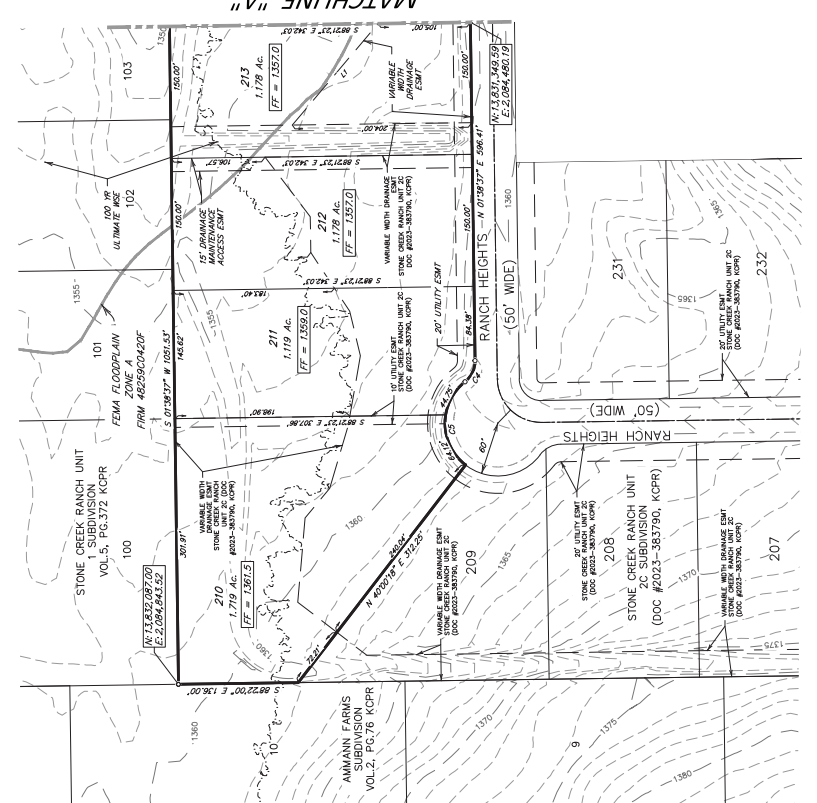
MANOR _____
CITY SECRETARY _____

STATE OF TEXAS
COUNTY OF KENDALL

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. _____

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY
IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

MATCHLINE "A"
SEE SHEET 2 OF 3



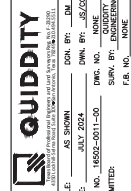


EMERGENCY ACCESS TO AMMAN RD
 SHALL BE MAINTAINED
 NORTH OF 20FT AND COMPACT WITH 1/4"
 SECTION 200 AND APPENDIX D/DL



NO.	DATE	REVISIONS	APP.

GREEN LAND VENTURES, LTD
 STONE CREEK RANCH
MASTER PLAN



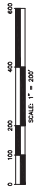
SCALE: AS SHOWN DIM: 1/4" = 100'
 DATE: 06/15/2024 DIM: 1/4" = 500'
 JOB NO.: 14852-001150 DIM: 1/4" = 1000'
 SHEET NO.: 000001 DIM: 1/4" = 1000'
 SUBMITTED: FA, VA, NC, MD

SHEET NO.
 1
 OF 1

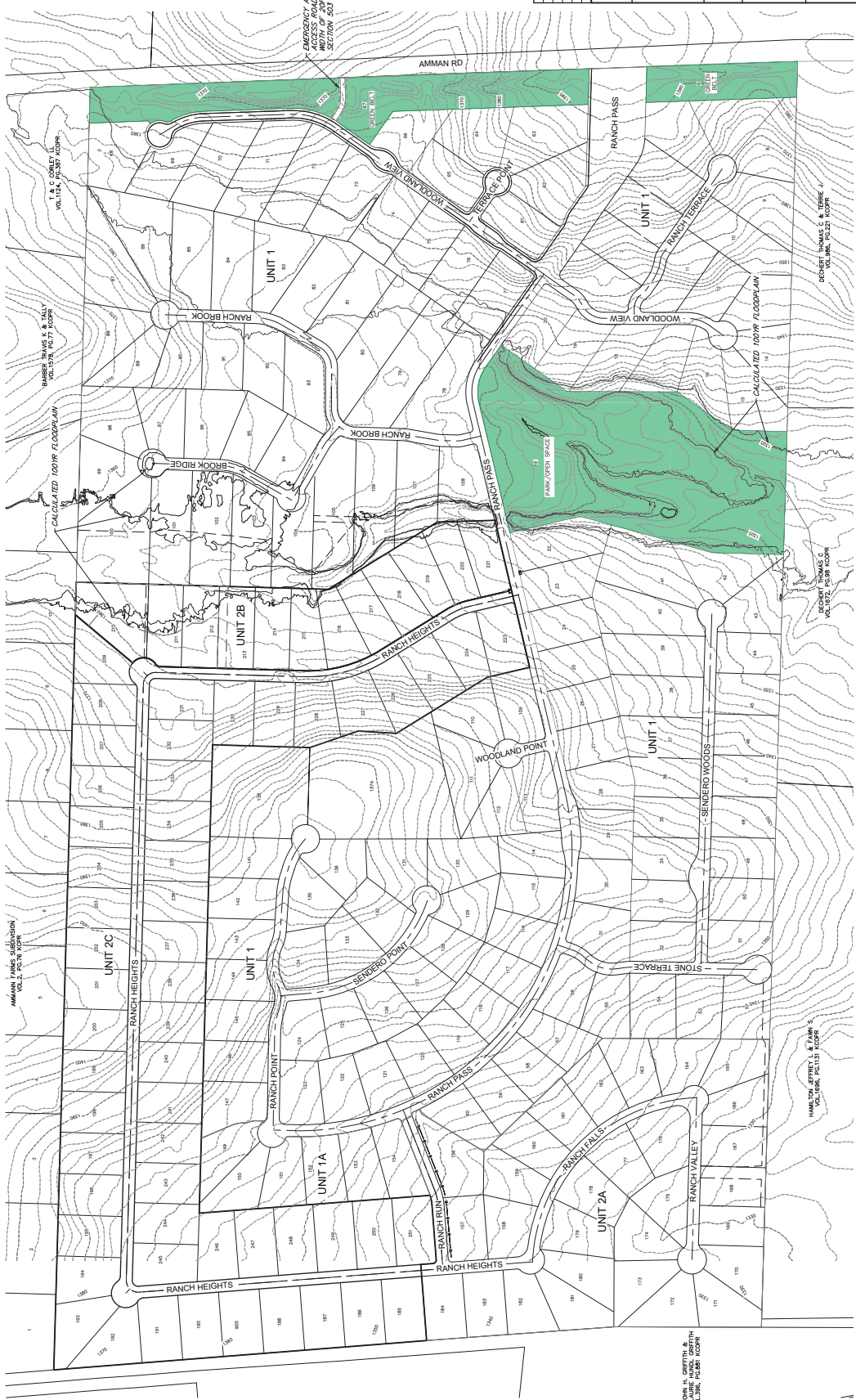
EXHIBIT D



DWELLING UNITS = 242
OPEN SPACE = 25.69 ACRES



OPEN SPACE



EMERGENCY ACCESS TO AMMAN RD
NORTH OF 200' AND COMPACT WITH IFC
SECTION 503 AND APPENDIX D103.

AMMAN PARK SUBDIVISION
VOL. 2, PLS 28 KOPR

1 & E COBLE L
VOL. 124, PLS 33 KOPR

BROOK RIDGE
VOL. 15, PLS 7 KOPR

CALCULATED 100% FLOODPLAIN

DEBERT THOMAS & TERRE L
VOL. 98, PLS 10 KOPR

DEBERT THOMAS & TERRE L
VOL. 98, PLS 10 KOPR

HAMILTON, ERFERT, L & PARK
VOL. 188, PLS 13 KOPR

AMMAN PARK SUBDIVISION
VOL. 2, PLS 28 KOPR

NO.	DATE	REVISIONS	APP.

GREEN LAND VENTURES, LTD
STONE CREEK RANCH
OPEN SPACE

QUIDDITY
ARCHITECTURE & INTERIOR DESIGN

SCALE: AS SHOWN DIM: IPI: 1/8"=1'-0"
DATE: AUGUST 2024 DIM: IPI: 1/8"=1'-0"
JOB NO.: 1402-0011-00 DIM: IPI: 1/8"=1'-0"
SUBMITTED: FOR IFC SUBMITTALS
F.A. NO.: NONE

SHEET NO.
1
OF 1