



City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015
PH: (210) 698-0900.FAX: (210) 698-3565. hcodes@fairoaksranchtx.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 PHASE 1 No. of Lots: 55 (PHASE 1)
Recordation #: Doc # 201106015175 Parcel(s) Tax ID#:
Existing Use: Residential Proposed Use: Single-Family Homes
Current Zoning: Neighborhood Residential Proposed Zoning: Neighborhood Residential
Occupancy Type: Residential Sq. Ft: Bed #: Bath #: Car Garage #:
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: omar.espinosa@collierseng.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: Colliers Engineering & Design Contact Name: Omar Espinosa, P.E.
Address: 3421 Paesanos Parkway Suite 200 City/State/ZIP: San Antonio, Texas 78231
Phone: 210-979-8444 E-mail: omar.espinosa@collierseng.com

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

Signature: [Handwritten Signature] Date: 08-08-2024
(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# 2024-01 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 D

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

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
 - 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

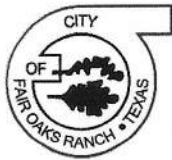
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

** 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.



City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

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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.
SATISFIED WITH PRELIMINARY PLAT CONFERENCE MEETING
- Concept plan approval (if required).
SATISFIED WITH PRELIMINARY PLAT CONFERENCE MEETING
- A completed Universal Application and checklist signed by the owner/s of the property. *ATTACHED.*
- A title report. *ATTACHED.*
- Payment of all other applicable fees (see Schedule of Fees). *FEE HAS BEEN PAID.*
- 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. *ATTACHED.*
- Location/vicinity map showing the location and boundaries of the subject parcel. Indicate scale or not to scale (NTS) and provide north arrow. *ATTACHED.*
- 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. *ACKNOWLEDGED.*
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property. *ATTACHED.*

EXHIBIT D

3421 Paesanos Pkwy., Ste. 200 San Antonio Tx 78231
Main: 877 627 3772

TBPLS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617



August 15, 2024

City of Fair Oaks Ranch
Attn: Lee Muniz, P.E.
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015

Re: Oak Bend Subdivision Phase 1 Variance Request

Dear Mr. Muniz,

On behalf of Oak Bend Forest, LC ("Owner"), the owner of the undeveloped tract of land located at the intersection of Honeycomb Rock and FM 3351 ("Property") in the City of Fair Oaks Ranch, Texas, we are submitting the following variance request. The purpose of this variance is to seek an exception to the minimum lot frontage standards of City Ordinance 26.6, which included an amendment to the City's Old Subdivision Regulations (previous City Code Article III, Section 3 (A)) ("2006 Code").

In 2011 the City approved a plat for the Property (Oak Bend Estates; Official Records of Comal County, Document #201106015175) ("Original Plat"). The Original Plat included 130 lots, all of which were approximately one acre or less with frontages of less than 150 feet. During the platting process, in August of 2009, the City granted a variance to the project for reduced lot sizes. The reduced lot sizes, and reduced lot frontages, were included with the approved and recorded Original Plat.

While the Property was platted in 2011, it was never developed. The Owner has now partnered with Sitterle Homes to develop a luxury single-family residential community at the Property. The community will be platted and developed in two phases (Oak Bend Phase 1 and Phase 2). The revised plan includes only 106 residential lots, as well as additional open space. However, these changes trigger the need to replat. The reduction in residential lots is intended to create larger open areas, which will aid in drainage detention and help preserve the geological formations present on-site.

The Original Plat included lot frontages averaging approximately 145 feet. As previously mentioned, the reduced frontages were approved by the City. The new plan and associated replat maintains similar frontages and lot sizes, but increases open space and protects additional trees. We believe this is a better plan and project compared to the Original Plat.

Granting reduced lot widths will not harm neighboring properties and will not hinder the orderly subdivision of other properties in the area according to the regulations. Approving the variance will allow for lots similar in size to what is currently permitted on the Property. In conclusion, approving this variance will allow development that aligns with the spirit of the City of Fair Oaks Ranch Development Code. It promotes the health, safety, and welfare of the public by creating an

EXHIBIT D

Project No.
May 29, 2024
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environment that is both aesthetically pleasing and enhances the quality of life for the Oak Bend community.

Thank you for your time and consideration of this request.

Sincerely,

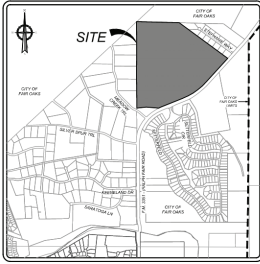
Colliers Engineering & Design, Inc.



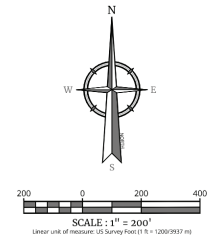
Omar Espinosa, P.E.
Department Manager

L:\758\07\03\Word\Letters\240529- Oak Ben Preliminary Plat Review Comment Response Letter.docx

EXHIBIT D



- LEGEND:**
- = OPEN SPACE / DRAINAGE
 - = PROPOSED RIGHT-OF-WAY
 - = CONTOURS
 - = PHASING LIMITS
 - = M. PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - = RIGHT-OF-WAY
 - = CENTERLINE



Lot #	Length	Width
01	121.60'	300.00' (30' x 100')
02	121.60'	300.00' (30' x 100')
03	121.60'	300.00' (30' x 100')
04	121.60'	300.00' (30' x 100')
05	121.60'	300.00' (30' x 100')
06	121.60'	300.00' (30' x 100')
07	121.60'	300.00' (30' x 100')
08	121.60'	300.00' (30' x 100')
09	121.60'	300.00' (30' x 100')
10	121.60'	300.00' (30' x 100')
11	121.60'	300.00' (30' x 100')
12	121.60'	300.00' (30' x 100')
13	121.60'	300.00' (30' x 100')
14	121.60'	300.00' (30' x 100')
15	121.60'	300.00' (30' x 100')
16	121.60'	300.00' (30' x 100')
17	121.60'	300.00' (30' x 100')
18	121.60'	300.00' (30' x 100')
19	121.60'	300.00' (30' x 100')
20	121.60'	300.00' (30' x 100')

PHASE	LAND USE	
	RESIDENTIAL (ACRES)	RESIDENTIAL (LOTS)
1	75.58	55
2	73.48	51
TOTAL	149.06	106

RESIDENTIAL LOTS = 106

www.colliersengineering.com

Formerly Known as **KFW**

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

OAK BEND SUBDIVISION

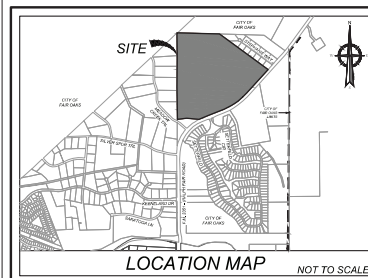
FAIR OAKS RANCH COMAL COUNTY TEXAS

3825 Parkway
San Antonio, TX 78231
Phone: 210-979-8444
Colliers Engineering & Design, Inc.
1997 River 2, Suite 200
San Antonio, TX 78228

DATE: AS SHOWN	DATE: APRIL 2024	PROJECT: 2024-03
PROJECT NUMBER: 2024-03	DRAWING NAME: MASTER CONCEPTUAL PLAN	DATE PLOTTED: 4/10/2024
SHEET TITLE: MASTER CONCEPTUAL PLAN		
SHEET NUMBER: 1 of 1		

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

EXHIBIT D



CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DESIGNATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR ADJACENT TREES OR OTHER OBSTRUCTIONS WHICH ENDOANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALL OWNED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- HOOD OVERHANGS ARE ALL OWNED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

GENERAL NOTES:

- THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS AS RECORDED FOR THIS UNIT IN THE PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
- FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS.
- THIS PLAT CONSISTS OF SS RESIDENTIAL LOTS, 1 RESERVE AND 1 PRIVATE STREET.
- THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL TOPOGRAPHY. NEW ENGINEERS & SURVEYING DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL TONS.
- EACH BUILDER WILL BE REQUIRED TO PLANT TWO TREES PER LOT WITH A CALIPER AT LEAST TWO AND ONE - HALF INCHES (2 1/2).
- RESERVE 901, 902 & 903, ARE DESIGNATED AS A DRAINAGE EASEMENT. PRIVATE STREET 999 DESIGNATED AS PRIVATE STREET. NO HABITABLE STRUCTURES WILL BE CONSTRUCTED ON RESERVE 901, 902 & PRIVATE STREET 999.
- RESERVE 901, 902 & 903, IS DESIGNATED AS A LANDSCAPE, DRAINAGE, WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

LEGEND:

- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- RIGHT-OF-WAY CORNER
- D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- ⊕ = CENTERLINE
- L.F. = LINEAR FEET
- = EXISTING CONTOURS
- - - = PROPOSED CONTOURS

Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	131.02	350.00	21°20'01"	130.27	S10°59'03"E	C16	186.39	60.00	117°59'13"	116.69	N45°37'02"E
C2	23.68	15.00	90°00'00"	21.21	S44°44'27"W	C17	11.29	15.00	43°07'31"	11.02	N01°49'03"W
C3	48.67	138.00	21°27'02"	48.39	S79°00'58"W	C18	20.54	15.00	78°24'47"	18.97	N38°58'21"E
C4	28.21	70.00	21°27'02"	26.05	N79°00'58"E	C19	270.00	60.00	258°24'47"	62.80	N61°01'39"W
C5	23.68	15.00	90°00'00"	21.21	S45°19'33"E	C20	23.56	15.00	90°00'00"	21.21	S44°44'27"W
C6	39.27	25.00	90°00'00"	35.36	S44°44'27"W	C21	23.56	15.00	90°00'00"	21.21	N48°15'33"W
C7	11.24	15.00	42°06'00"	10.28	N44°42'27"E	C22	186.47	60.00	117°59'13"	116.69	N45°37'02"E
C8	184.19	60.00	170°32'53"	178.62	N44°41'27"E	C23	363.53	60.00	217°02'27"	98.11	N29°00'58"E
C9	11.24	15.00	42°06'00"	10.28	N47°43'56"W	C24	387.27	60.00	217°02'27"	98.13	S79°00'58"E
C10	23.56	15.00	90°00'00"	21.21	N44°42'27"E	C25	874.77	1916.58	263°04'41"	864.27	N05°11'30"E
C11	23.56	15.00	90°00'00"	21.21	S45°19'33"E	C26	878.33	1928.58	263°04'42"	868.79	S55°11'37"W
C12	40.03	25.00	91°45'10"	35.89	S45°37'02"W	C27	11.00	7.00	90°00'00"	8.90	N44°42'27"E
C13	20.54	15.00	78°24'47"	18.97	N38°58'21"W	C28	5.20	7.00	42°06'00"	5.12	N01°43'56"W
C14	270.00	60.00	258°24'47"	62.80	S40°43'11"W	C29	208.10	68.00	115°53'23"	135.91	N44°42'27"E
C15	11.29	15.00	43°07'31"	11.02	S65°56'52"E	C30	5.20	7.00	42°06'00"	5.12	S68°47'00"E

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	194.77	S49°50'58"W	L29	145.20	S00°18'33"E	L57	6.00	S01°59'37"W
L2	194.02	S54°50'09"W	L30	185.15	N00°15'33"W	L58	4.44	N89°44'27"E
L3	194.80	S59°50'09"W	L31	148.00	N00°15'33"W	L59	17.14	S00°15'33"E
L4	66.87	S66°12'51"W	L32	160.00	N00°15'33"W	L60	1.72	N00°15'33"W
L5	160.00	S68°17'25"W	L33	317.88	N00°15'33"W	L61	50.00	N89°44'27"E
L6	42.43	S69°42'34"E	L34	68.91	N89°44'27"E	L62	5.72	S00°15'33"E
L7	108.81	S21°42'34"E	L35	20.98	N89°30'23"W	L63	12.98	N89°44'27"E
L8	42.83	S00°19'33"E	L36	38.50	N89°06'36"W	L64	8.00	S00°15'33"E
L9	3.37	S89°44'27"W	L37	78.37	S44°42'27"W	L65	12.98	S89°44'27"W
L10	60.00	S21°42'35"E	L38	168.47	N00°15'33"W	L66	10.00	S00°15'33"E
L11	3.37	N89°44'27"E	L39	36.72	N89°17'27"E	L67	6.00	S89°44'27"W
L12	11.31	S00°19'33"E	L40	113.00	N89°17'27"E	L68	63.00	S00°21°00"E
L13	6.00	S89°44'27"W	L41	60.00	S21°42'35"E	L69	87.12	S00°04'17"W
L14	60.00	S00°19'33"E	L42	55.00	S68°17'25"W	L70	153.79	S21°42'34"E
L15	80.84	N00°19'33"W	L43	50.00	S21°42'35"E	L71	29.70	N89°42'34"W
L16	143.89	N00°19'33"W	L44	40.00	S68°17'25"W	L72	43.65	N21°42'34"W
L17	108.81	N21°42'34"W	L45	50.00	N21°42'35"W	L73	9.00	S89°17'26"W
L18	42.43	N23°17'25"E	L46	18.00	S68°17'25"E	L74	9.00	N89°17'26"E
L19	87.12	N69°04'17"W	L47	60.00	N21°42'35"W	L75	46.51	N21°42'34"W
L20	73.04	N00°19'33"W	L48	50.00	N89°44'27"E	L76	91.38	N89°04'17"W
L21	196.00	S00°19'33"E	L49	60.00	S00°19'33"E	L77	64.74	N00°19'33"W
L22	153.00	S00°19'33"E	L50	12.00	S44°42'27"W	L78	5.84	S89°44'27"W
L23	147.02	S00°19'33"E	L51	19.80	N00°17'27"E	L79	6.00	S00°15'33"W
L24	146.00	S99°44'27"W	L52	15.65	S68°17'25"W	L80	98.88	S44°40'34"W
L25	146.40	S00°19'33"E	L53	16.49	N29°42'39"E	L81	35.98	S37°09'09"W
L26	143.20	S00°19'33"E	L54	19.92	S65°59'50"E	L82	153.79	S21°42'34"E
L27	145.20	S00°19'33"E	L55	3.39	S24°04'08"W			
L28	145.20	S00°19'33"E	L56	11.89	S45°59'52"E			

RESIDENTIAL LOTS = 55

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION SHALL NECESSARILY ANCHOR DESIRABLE LINES, LATERALS AND APPURTENANCES THEREIN (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 REASONABLY 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.

- 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 INCLUDING TREES.
- THE UTILITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES, AFTER COMPLETION OF 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.
- THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

GENERAL NOTES:

- THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS AS RECORDED FOR THIS UNIT IN THE PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
- FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS.
- THIS PLAT CONSISTS OF SS RESIDENTIAL LOTS, 1 RESERVE AND 1 PRIVATE STREET.
- THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL TOPOGRAPHY. NEW ENGINEERS & SURVEYING DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL TONS.
- EACH BUILDER WILL BE REQUIRED TO PLANT TWO TREES PER LOT WITH A CALIPER AT LEAST TWO AND ONE - HALF INCHES (2 1/2).
- RESERVE 901, 902 & 903, ARE DESIGNATED AS A DRAINAGE EASEMENT. PRIVATE STREET 999 DESIGNATED AS PRIVATE STREET. NO HABITABLE STRUCTURES WILL BE CONSTRUCTED ON RESERVE 901, 902 & PRIVATE STREET 999.
- RESERVE 901, 902 & 903, IS DESIGNATED AS A LANDSCAPE, DRAINAGE, WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE YEAR 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 480101019F, DATE: SEPTEMBER 2, 2006. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

KEYNOTES:

- 1" RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20106802743)
- 1" NON-BUILDABLE ACCESS RESTRICTION (DOCUMENT NUMBER 20106802743)
- 2" ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AERIAL EASEMENT (DOCUMENT NUMBER 20106802743)
- 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20106802743)

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONDUIT, INCLUDING WITHOUT LIMITATION WALLS, BENCH, EMBANKMENTS, SPILLWAYS, APPURTENANCES AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM") 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 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 OPEN AND/OR DRAINAGE A STREAM COURSE, REFULL, OR DO OUT SUCH STREAM COURSE; ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT; INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTIVE RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF; OR OTHER OBSTRUCTIONS, 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. IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF DRAINAGE AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT 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 TO THE PROPERTY, OR ANY OTHER PROPERTY, WHICH MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- 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.
- THE CITY SHALL MAKE COMMERCIALY 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 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 AND CUSTOMARY PRACTICES.
- THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

IMPACT FEE ASSESSMENT:

ASSESSMENT AND COLLECTION OF THE CITY OF FAIR OAKS RANCH WATER AND WASTEWATER UTILITIES' IMPACT FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE 20084.

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

MAINTENANCE NOTE:

THE MAINTENANCE OF THE DRAINAGE EASEMENT LOCATED WITHIN LOTS 901, 902 & 903, RESERVE 901, 902 & PRIVATE STREET 999, 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 AND CUSTOMARY PRACTICES.

OPEN SPACE NOTE:

RESERVE 901, 902 & PRIVATE STREET 999, IS DESIGNATED AS MAINTENANCE ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT.

THE BOUNDARY SURVEY CORNER IS AS RECORDED IN DOCUMENT NUMBER 201106015175 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

GRID: N 18822490.0 E 589971.69

SEE PAGE 2 OF 9

PRELIMINARY PLAT ESTABLISHING
OAK BEND SUBDIVISION PHASE I
BEING 149.0 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 DESCRIBED IN A DEED DATED MAY 6, 2009 TO OAK BEND FOREST, L.L.C. RECORDED IN DOCUMENT NUMBER 2008061993 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

Colliers Engineering & Design
3421 Paeasanos Parkway
San Antonio, TX 78231
PHONE: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
1395 FARM ROAD - 14009 TSPS 15098 (TX) 019450

www.colliersengineering.com

DATE OF PREPARATION: August 15, 2024

KEYNOTES:

- 1" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 14" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 10" WATER EASEMENT
- 5" DRAINAGE EASEMENT
- VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET 6" W/ (0.2019 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET 6" W/ (0.0898 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH DRAINAGE EASEMENT
- 12" DRAINAGE EASEMENT
- 5" DRAINAGE EASEMENT
- 5" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 5" VEHICULAR NON-ACCESS EASEMENT
- 30' X 0' W/ RESERVATION EASEMENT WITH BUILDING SETBACK

STATE OF TEXAS
COUNTY OF COMAL

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.

DRAWN BY:
JAMES H. GROOM
OAK BEND FOREST, L.L.C.
130 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES H. GROOM, 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____.

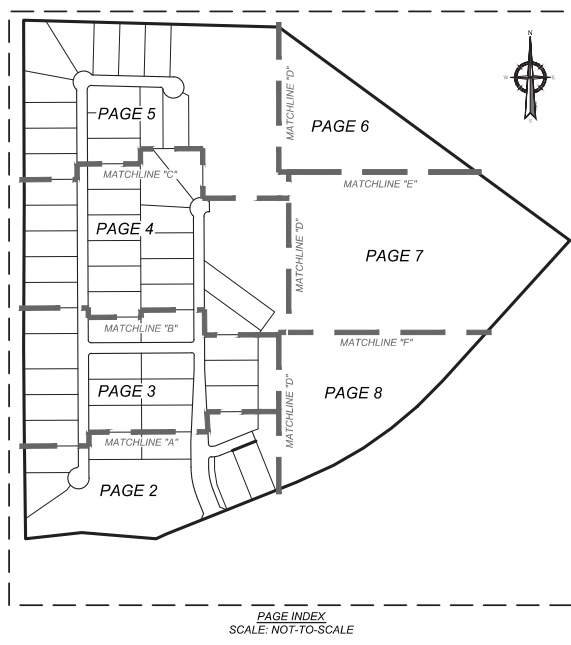
NOTARY PUBLIC COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

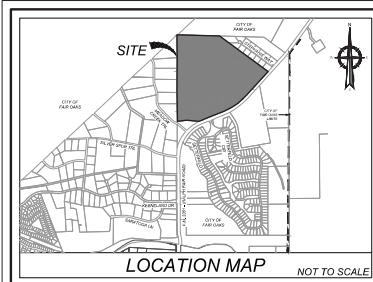
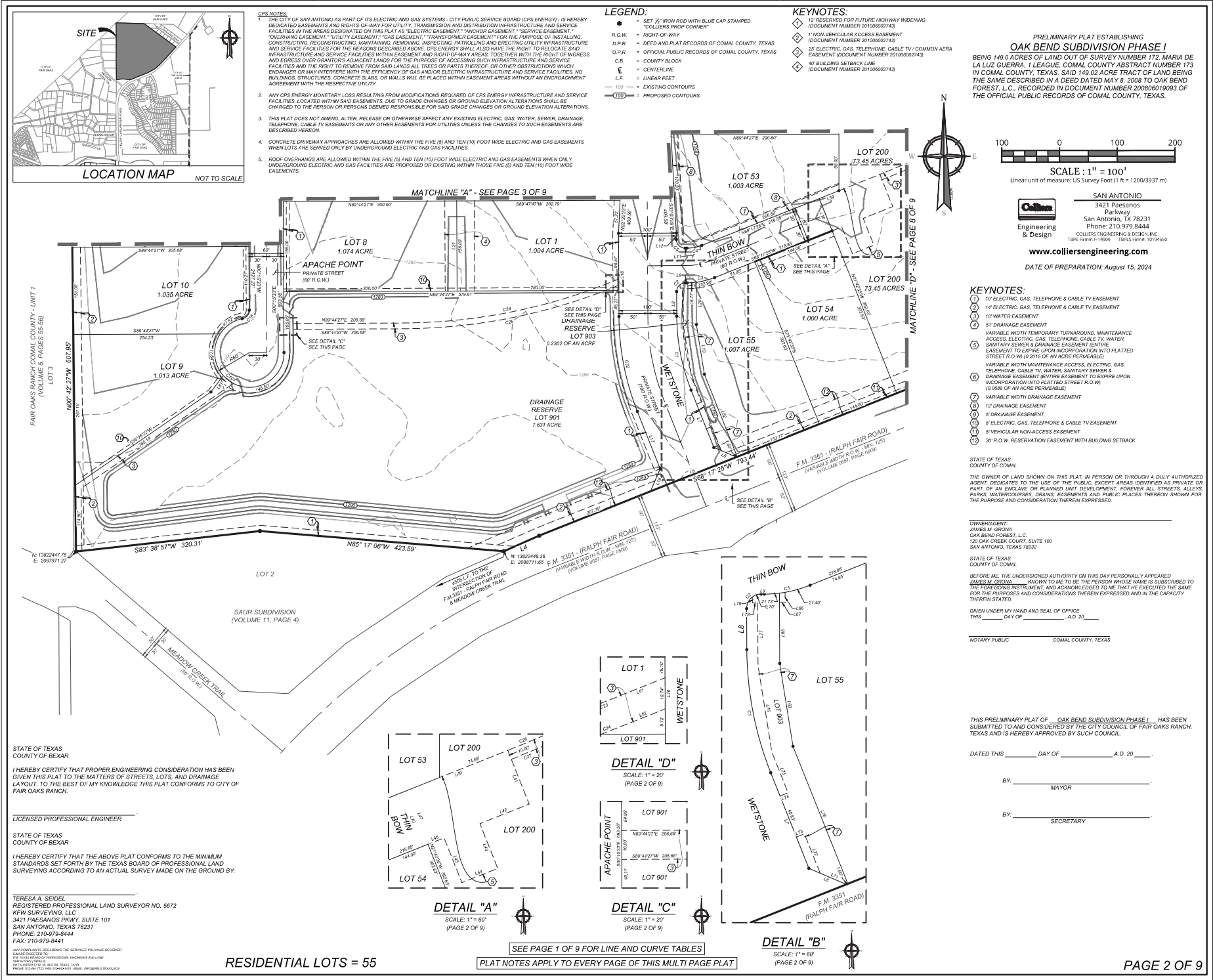
BY: _____ SECRETARY



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

Drawn: Aug 15, 2024, 10:07am User: JD Jovino File: L:\25607003\design\CHMPLAT1\PL1580703.dwg

EXHIBIT D



- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENLARGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS ENGINEERING"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - = CENTERLINE
 - = LINEAR FEET
 - = EXISTING CONTOURS
 - = PROPOSED CONTOURS

- KEYNOTES:**
- 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
 - 1' NONVEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
 - 20' ELECTRIC, GAS, TELEPHONE, CABLE TV COMMON AERA EASEMENT (DOCUMENT NUMBER 20100602743)
 - 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)

**PRELIMINARY PLAT ESTABLISHING
OAK BEND SUBDIVISION PHASE I**

BEING 149.0 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 DESCRIBED IN A DEED DATED MAY 8, 2009 TO OAK BEND FOREST, L.C., RECORDED IN DOCUMENT NUMBER 20090619093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

SCALE: 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers
Engineering & Design
SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
PHONE: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TSP# Permit: 11-16029 TSP#S Permit: 10194550

www.colliersengineering.com

DATE OF PREPARATION: August 15, 2024

- KEYNOTES:**
- 1) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 2) 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 3) 10' WATER EASEMENT
 - 4) 5' DRAINAGE EASEMENT
 - 5) VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.2016 OF AN ACRE PERMEABLE)
 - 6) VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.0893 OF AN ACRE PERMEABLE)
 - 7) VARIABLE WIDTH DRAINAGE EASEMENT
 - 8) 12' DRAINAGE EASEMENT
 - 9) 5' DRAINAGE EASEMENT
 - 10) 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 11) 5' VEHICULAR NON-ACCESS EASEMENT
 - 12) 30' R.O.W. RESERVATION EASEMENT WITH BUILDING SETBACK

STATE OF TEXAS
COUNTY OF COMAL

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.

OWNERS/AGENT:
JAMES H. GROOM
OAK BEND FOREST, L.C.
120 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES H. GROOM, 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 COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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 CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
RFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

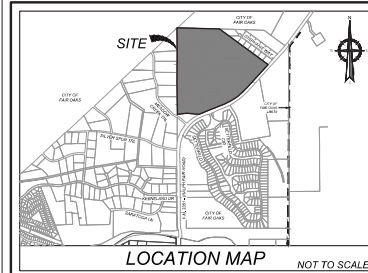
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED SHOULD BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, 1101 FREDERICKS BLVD, AUSTIN, TEXAS 78701. BOARD PHONE: 512-463-5400. BOARD WEBSITE: www.tpls.gov

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 2 OF 9

EXHIBIT D



CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DESIGNATED AS PART OF THE UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO REMOVE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND:

- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROFESSIONAL"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CENTERLINE
- LE = LINEAR FEET
- 100 = EXISTING CONTOURS
- 1000 = PROPOSED CONTOURS

KEYNOTES:

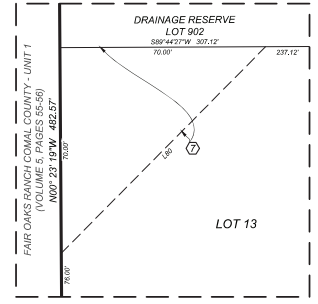
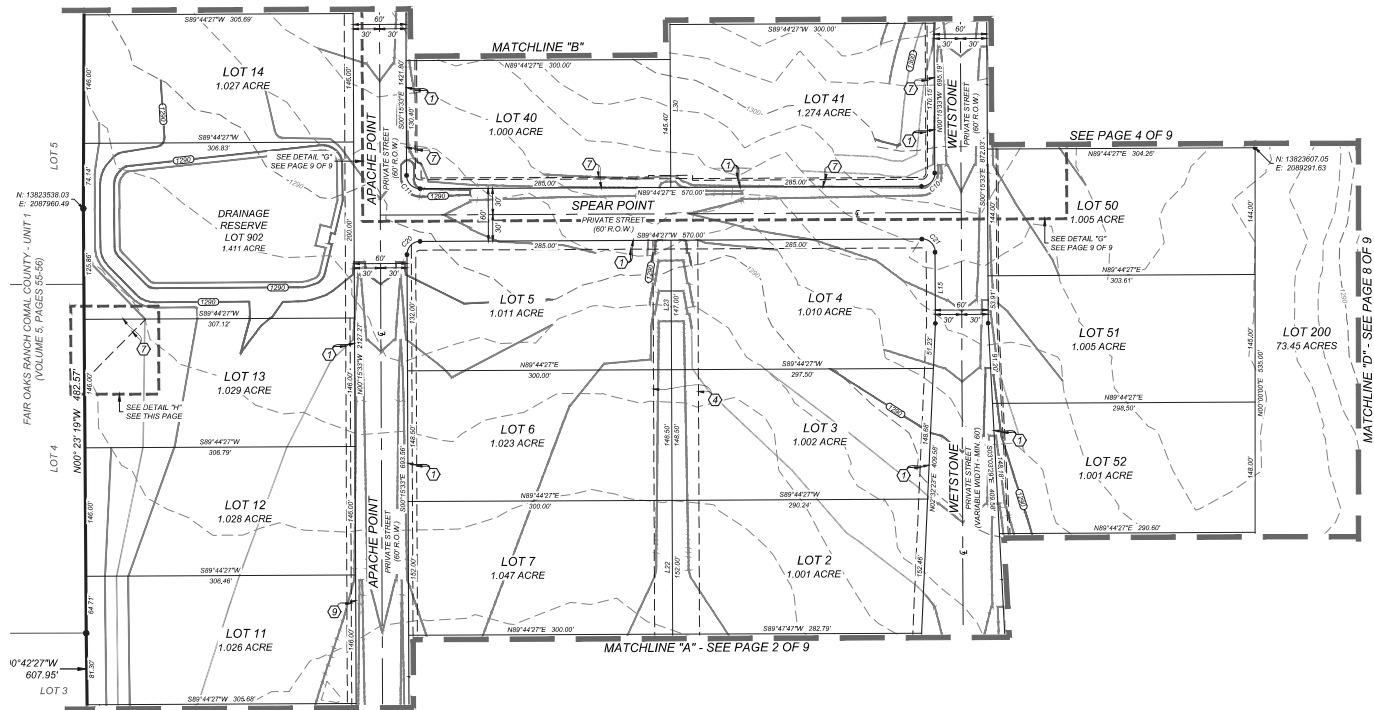
- ⑫ RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
- ① NONVEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
- ② ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AERIAL EASEMENT (DOCUMENT NUMBER 20100602743)
- ④ BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)



SCALE: 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers
Engineering & Design
SAN ANTONIO
3421 Paesanos Parkway
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PHONE: 210-979-8444
COLLIERS ENGINEERING & DESIGN, INC.
TSPE FIRM# 11-16039 TSPLS FIRM# 10194500

www.colliersengineering.com
DATE OF PREPARATION: August 15, 2024



STATE OF TEXAS
COUNTY OF BEXAR

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 CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
RWS SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED SHOULD BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, 1111 FORTRESS DRIVE, AUSTIN, TEXAS 78747. TELEPHONE: 512-463-1234. FAX: 512-463-1235. WWW.TBPLS.TX.GOV

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

- ### KEYNOTES:
- ① 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - ② 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - ③ 10' WATER EASEMENT
 - ④ 5' DRAINAGE EASEMENT
 - ⑤ VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.2016 OF AN ACRE PERMEABLE)
 - ⑥ VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0083 OF AN ACRE PERMEABLE)
 - ⑦ VARIABLE WIDTH DRAINAGE EASEMENT
 - ⑧ 12' DRAINAGE EASEMENT
 - ⑨ 5' DRAINAGE EASEMENT
 - ⑩ 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - ⑪ 5' VEHICULAR NON-ACCESS EASEMENT
 - ⑫ 30' R.O.W. RESERVATION EASEMENT WITH BUILDING SETBACK

STATE OF TEXAS
COUNTY OF COMAL

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 THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:
JAMES M. GORDON
OAK BEND FOREST, L.L.C.
100 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GORDON 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 COMAL COUNTY, TEXAS

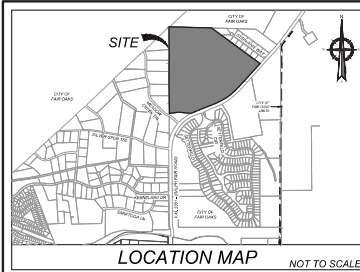
THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

EXHIBIT D



CPS NOTES:

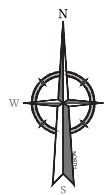
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND OPERATING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES AND RIGHTS-OF-WAY AREAS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANATOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND:

- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP-CORNER"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- C.B. = COUNTY BOOK
- +— CENTERLINE
- L— LINEAR FEET
- 100— EXISTING CONTOURS
- 100— PROPOSED CONTOURS

KEYNOTES:

- 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
- 1" VEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
- 25' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AREA EASEMENT (DOCUMENT NUMBER 20100602743)
- 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)

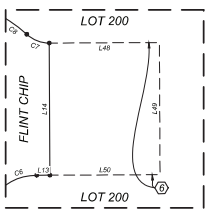
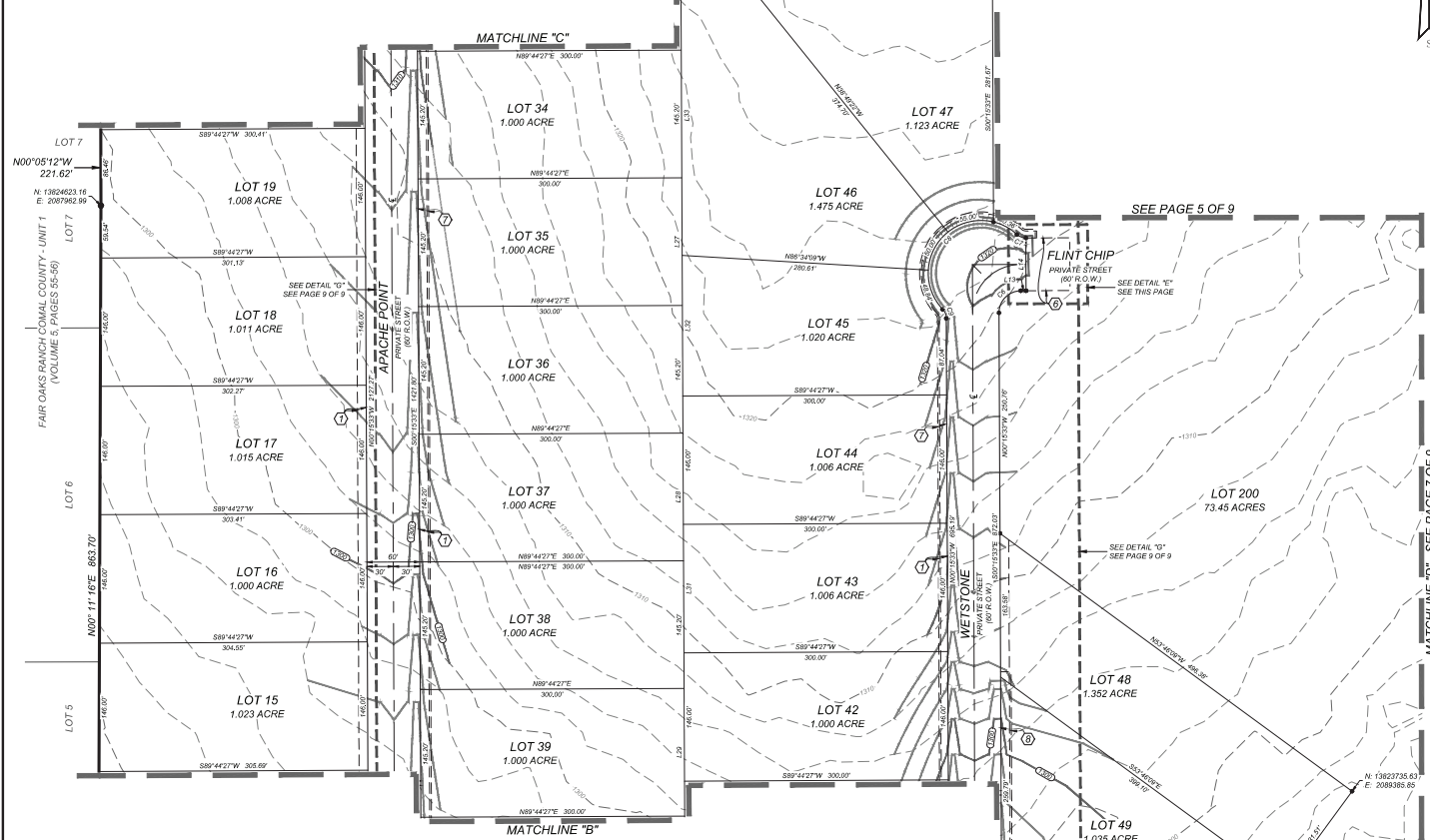


SCALE: 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers
Engineering & Design
SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
PHONE: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TSPE FIRM# 11-16039 TSPLS FIRM# 10194550

www.colliersengineering.com

DATE OF PREPARATION: August 15, 2024



DETAIL "E"
SCALE: 1" = 40'
(PAGE 4 OF 9)

STATE OF TEXAS
COUNTY OF BEXAR

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 CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMMENTS REGARDING THE SERVICES YOU HAVE RECEIVED FROM THIS SURVEYOR SHOULD BE DIRECTED TO THE SURVEYOR'S OFFICE.
I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND I AM NOT PROVIDING ANY OTHER SERVICES.
I AM NOT PROVIDING ANY OTHER SERVICES.
I AM NOT PROVIDING ANY OTHER SERVICES.

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

KEYNOTES:

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- VARIABLE WIDTH DRAINAGE EASEMENT
- 12' DRAINAGE EASEMENT
- 5' DRAINAGE EASEMENT
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STATE OF TEXAS
COUNTY OF COMAL
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OWNERS/AGENT:
JAMES H. GORDON
OAK BEND FOREST, L.C.
120 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

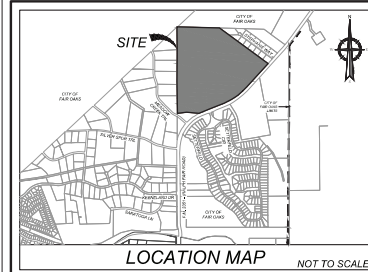
STATE OF TEXAS
COUNTY OF COMAL
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GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D. 20____
NOTARY PUBLIC COMAL COUNTY, TEXAS

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DATED THIS _____ DAY OF _____ A.D. 20____
BY: _____ MAYOR
BY: _____ SECRETARY

EXHIBIT D

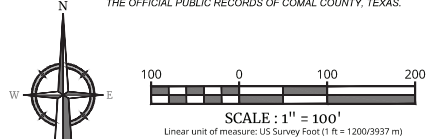


- CPS NOTES:**
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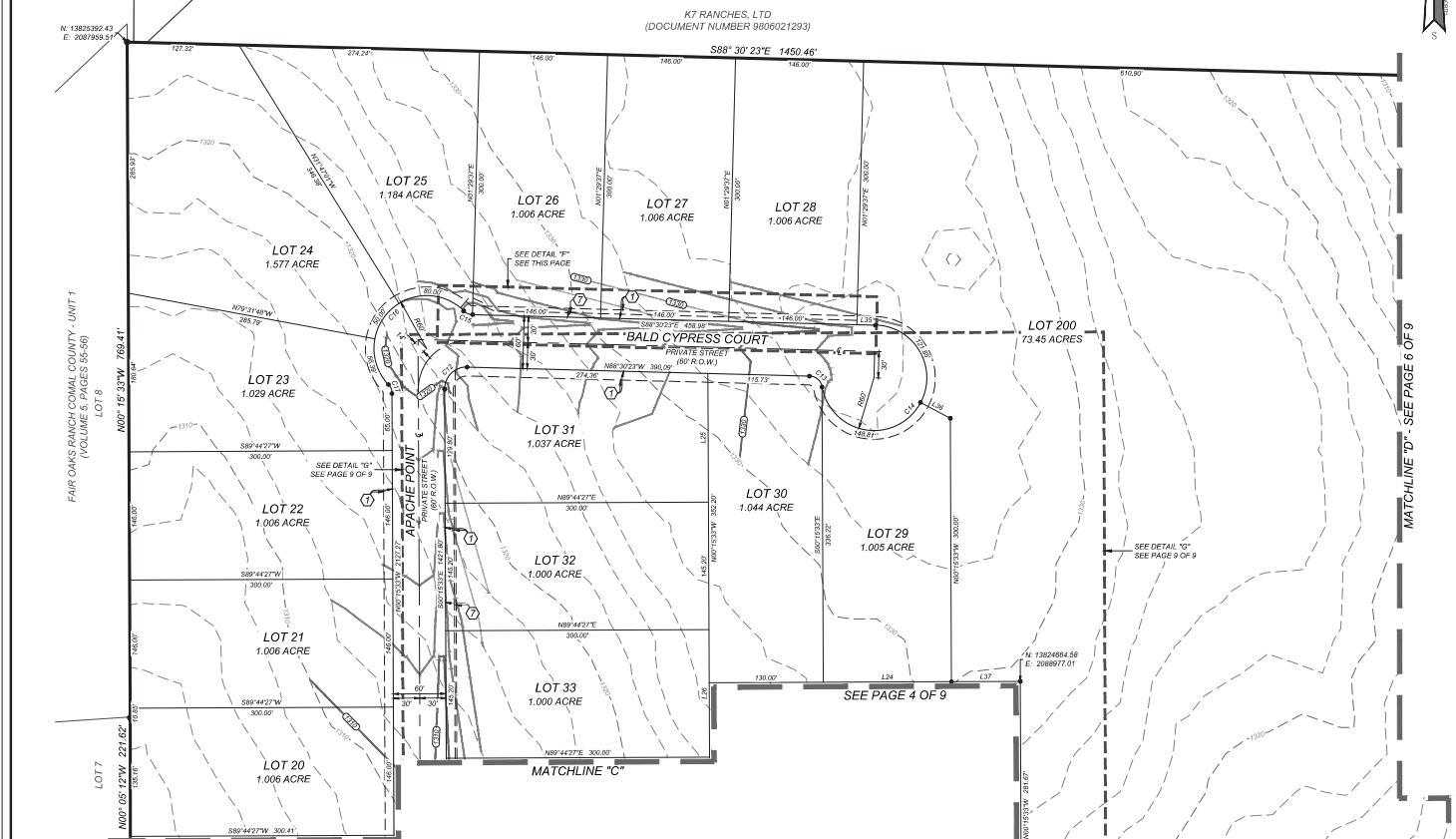
- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS' PROF. CORNER"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
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 - ⊕ = CENTERLINE
 - L.F. = LINEAR FEET
 - = EXISTING CONTOURS
 - - - = PROPOSED CONTOURS

- KEYNOTES:**
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 - 25' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AERA EASEMENT (DOCUMENT NUMBER 20100602743)
 - 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)

PRELIMINARY PLAT ESTABLISHING
OAK BEND SUBDIVISION PHASE I
 BEING 149.0 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 DESCRIBED IN A DEED DATED MAY 8, 2009 TO OAK BEND FOREST, L.C., RECORDED IN DOCUMENT NUMBER 200906019093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



Colliers
 Engineering & Design
 SAN ANTONIO
 3421 Paesanos Parkway
 San Antonio, TX 78231
 PHONE: 210.979.8444
 COLLIERS ENGINEERING & DESIGN, INC.
 TSPE FIRM# 11-16029 TSPLS FIRM# 10194550
 www.colliersengineering.com
 DATE OF PREPARATION: August 15, 2024



STATE OF TEXAS
 COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

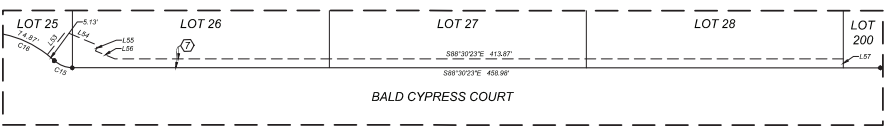
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TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 RW SURVEYING, LLC
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED SHOULD BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AT 1111 FORTRESS DRIVE, AUSTIN, TEXAS 78701. PHONE: 512-463-7425 FAX: 512-463-7424. EMAIL: AMPLS@TPLS.TX.GOV

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



DETAIL "F"
 SCALE: 1" = 50'
 (PAGE 3 OF 9)

- KEYNOTES:**
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STATE OF TEXAS
 COUNTY OF COMAL

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OWNER/AGENT:
 JAMES H. GORDON
 OAK BEND FOREST, L.C.
 100 OAK CREEK COURT, SUITE 100
 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 HIS CAPACITY THEREIN STATED.

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 THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC _____ COMAL COUNTY, TEXAS

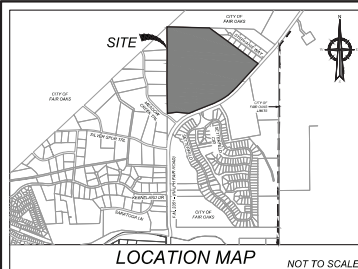
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DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ MAYOR

BY: _____ SECRETARY

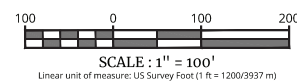
EXHIBIT D



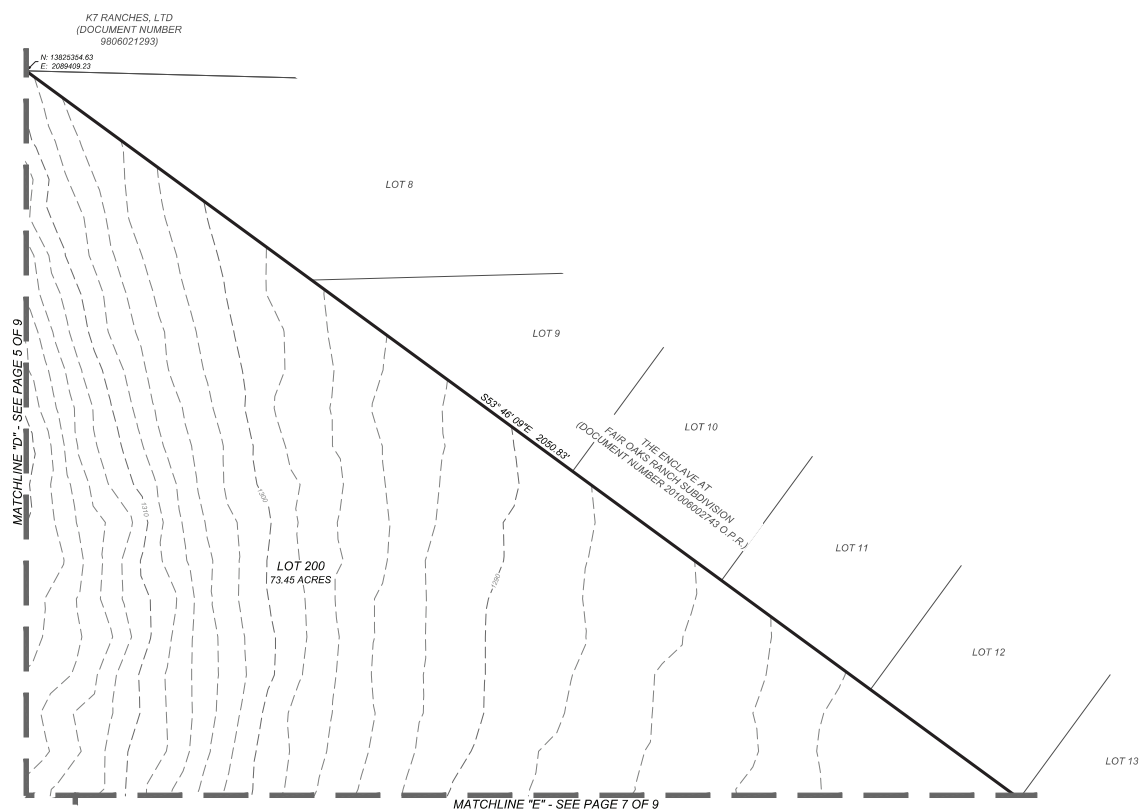
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- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS' PROP. CORNER"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
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www.colliersengineering.com
 DATE OF PREPARATION: August 15, 2024



STATE OF TEXAS
 COUNTY OF BEXAR

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 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 10' WATER EASEMENT
 - 5' DRAINAGE EASEMENT
 - VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.2016 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.0881 OF AN ACRE PERMEABLE)
 - VARIABLE WIDTH DRAINAGE EASEMENT
 - 12' DRAINAGE EASEMENT
 - 5' DRAINAGE EASEMENT
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5' VEHICULAR NON-ACCESS EASEMENT
 - 30' R.O.W. RESERVATION EASEMENT WITH BUILDING SETBACK

STATE OF TEXAS
 COUNTY OF COMAL

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/AGENT:
 JAMES M. GREGG
 OAK BEND FOREST, L.C.
 120 OAK CREEK COURT, SUITE 100
 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GREGG, 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 COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

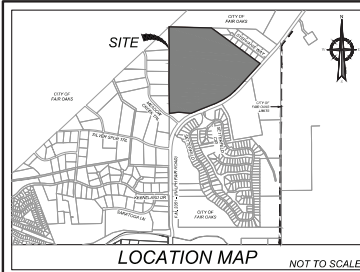
DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

Date: Aug 15, 2024, 10:05am User: JD_Terisa File: L:\2560703\Design\Comp\PLAT\PI_1580703.dwg

EXHIBIT D



CPS NOTES:

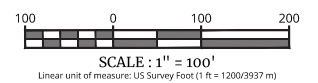
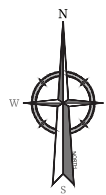
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS SHALL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS' PROF" CORNER
- = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- = CENTERLINE
- = LINEAR FEET
- 100 — = EXISTING CONTOURS
- 100 — = PROPOSED CONTOURS

KEYNOTES:

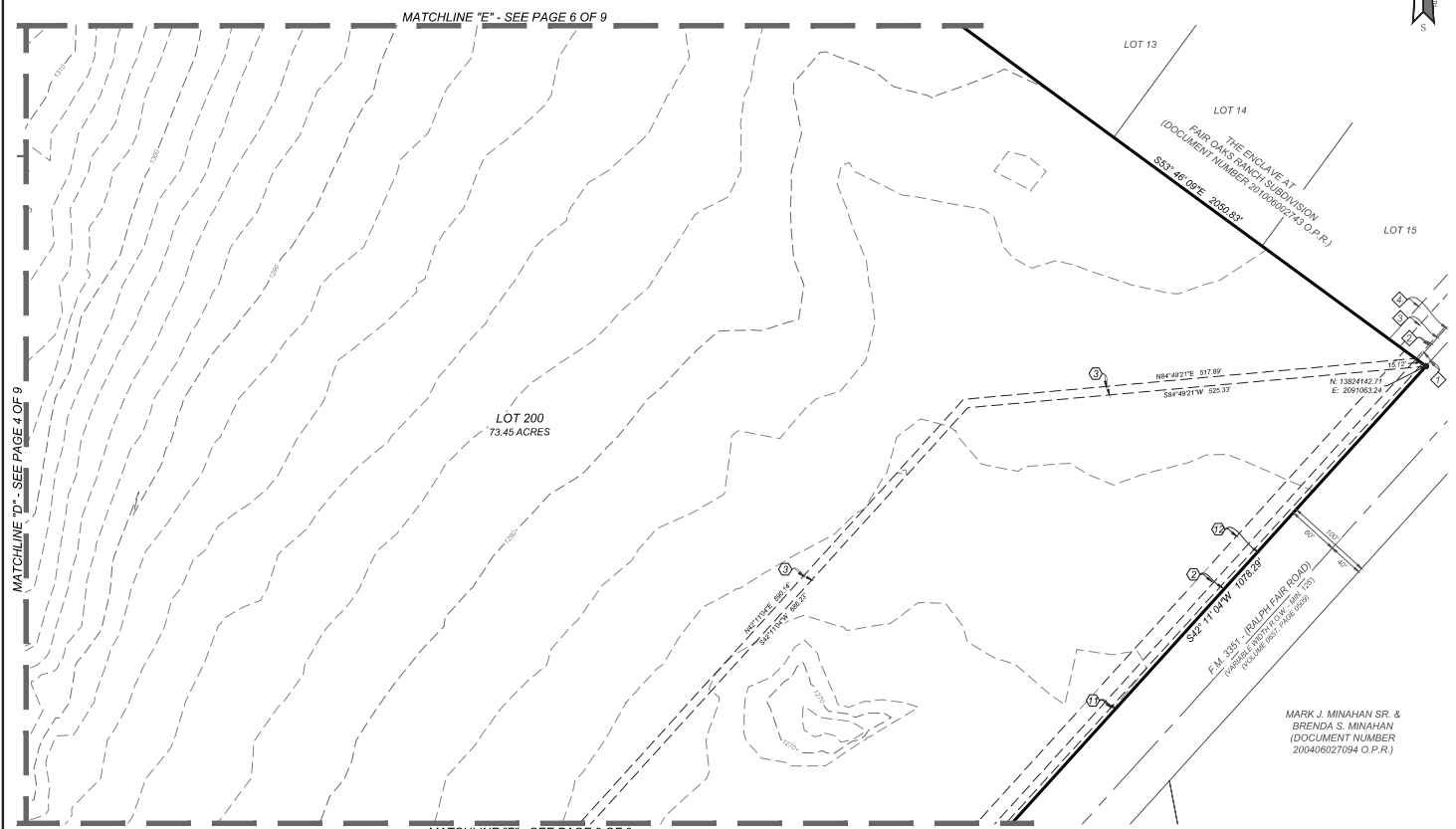
- 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
- 1' NONVEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
- 20' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AERA EASEMENT (DOCUMENT NUMBER 20100602743)
- 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)



SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
PHONE: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TSPE FIRM# 11-16029 TSPLS FIRM# 10194550

www.colliersengineering.com

DATE OF PREPARATION: August 15, 2024



KEYNOTES:

- 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 10' WATER EASEMENT
- 5' DRAINAGE EASEMENT
- VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.2016 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0891 OF AN ACRE PERMEABLE)
- VARIABLE WIDTH DRAINAGE EASEMENT
- 12' DRAINAGE EASEMENT
- 5' DRAINAGE EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 5' VEHICULAR NON-ACCESS EASEMENT
- 30' R.O.W. RESERVATION EASEMENT WITH BUILDING SETBACK

STATE OF TEXAS
COUNTY OF COMAL

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/AGENT:
JAMES M. GROOM
OAK BEND FOREST, L.C.
100 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES M. GROOM, 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 _____ COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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 CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
RWS SURVEYING, L.L.C.
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

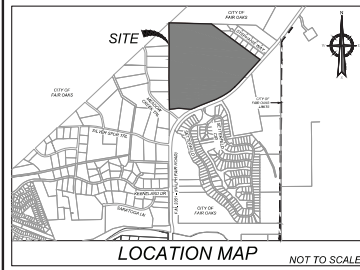
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
CAN BE FILED WITH THE BOARD OF PROFESSIONAL LAND SURVEYING
1111 FORTRESS DRIVE, SUITE 1000, SAN ANTONIO, TEXAS 78204
PHONE: 210-979-8444 FAX: 210-979-8441

RESIDENTIAL LOTS = 55

SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

Date: Aug 15, 2024, 10:04am User: JD_Jones File: L:\2560703\Design\Comp\PLAT\PI_1580703.dwg

EXHIBIT D



CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS, CITY PUBLIC SERVICE BOARD (CPS ENERGY), IS HEREBY DESIGNATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.
3. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALL OWNED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND:

- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- R.O.W = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- ⊥ = CENTERLINE
- L.F. = LINEAR FEET
- 100' — = EXISTING CONTOURS
- 100' — = PROPOSED CONTOURS

KEYNOTES:

- ① 12' RESERVED FOR FUTURE HIGHWAY WIDENING (DOCUMENT NUMBER 20100602743)
- ② 1' NON-VEHICULAR ACCESS EASEMENT (DOCUMENT NUMBER 20100602743)
- ③ 20' ELECTRIC, GAS, TELEPHONE, CABLE TV / COMMON AREA EASEMENT (DOCUMENT NUMBER 20100602743)
- ④ 40' BUILDING SETBACK LINE (DOCUMENT NUMBER 20100602743)

STATE OF TEXAS
COUNTY OF BEXAR

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 CITY OF FAIR OAKS RANCH.

LICENSED PROFESSIONAL ENGINEER

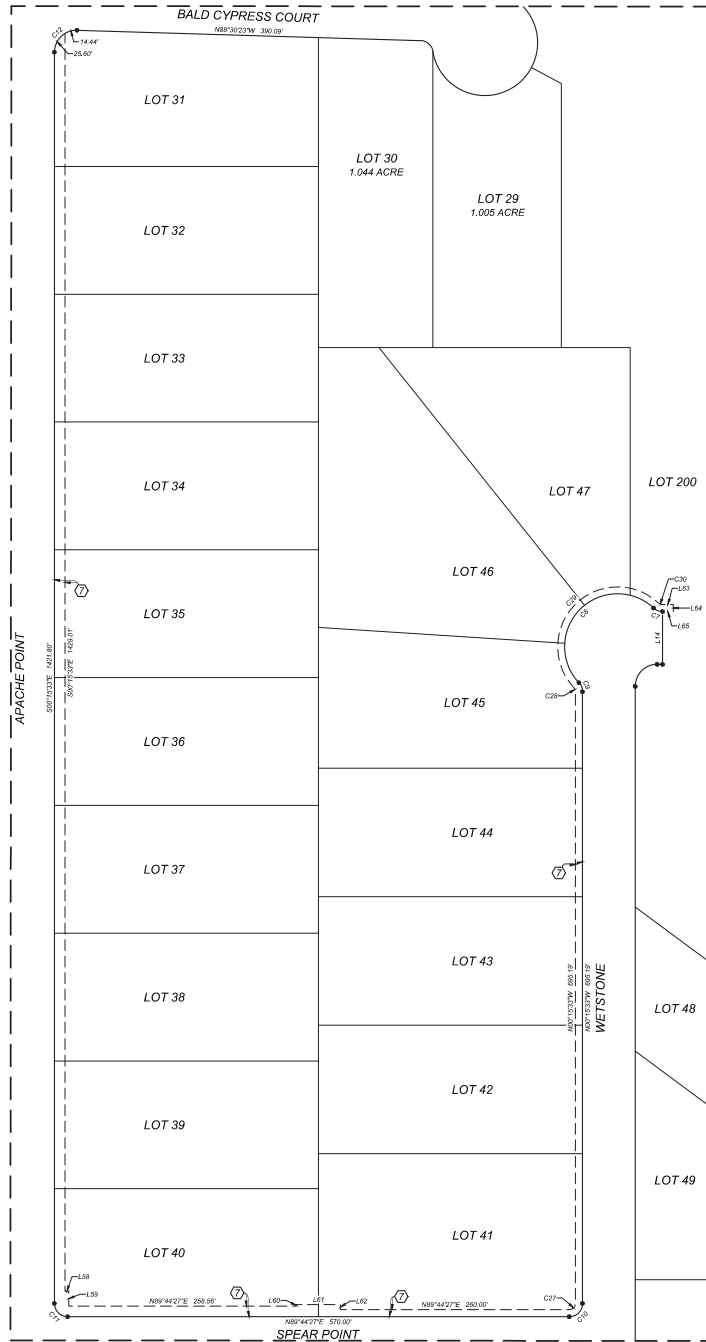
STATE OF TEXAS
COUNTY OF BEXAR

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:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
RWS SURVEYING, LLC
3421 PASADENAS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED FROM THIS SURVEYOR SHOULD BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, 1001 FORT BRASS, 10TH FLOOR, 1001 FORT BRASS, AUSTIN, TEXAS 78701. PHONE: 512-463-5400. FAX: 512-463-5401. WWW.TBLS.TX.GOV

RESIDENTIAL LOTS = 55



DETAIL "G"

SCALE: 1" = 100'
(PAGE 3, 4 & 5 OF 9)

[SEE PAGE 1 OF 9 FOR LINE AND CURVE TABLES]

[PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT]

PRELIMINARY PLAT ESTABLISHING
OAK BEND SUBDIVISION PHASE I
BEING 149.0 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 DESCRIBED IN A DEED DATED MAY 8, 2009 TO OAK BEND FOREST, L.C., RECORDED IN DOCUMENT NUMBER 200806019093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



www.colliersengineering.com
DATE OF PREPARATION: August 15, 2024

SAN ANTONIO
3421 PASADENAS
Parkway
San Antonio, TX 78231
PHONE: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
1385 FARMER (H-1402) TPAS FORM (10/19/2020)

KEYNOTES:

- ① 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ② 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ③ 10' WATER EASEMENT
- ④ 5' DRAINAGE EASEMENT
- ⑤ VARIABLE WIDTH TEMPORARY TURNAROUND, MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.2016 OF AN ACRE PERMEABLE)
- ⑥ VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.0089 OF AN ACRE PERMEABLE)
- ⑦ VARIABLE WIDTH DRAINAGE EASEMENT
- ⑧ 12' DRAINAGE EASEMENT
- ⑨ 5' DRAINAGE EASEMENT
- ⑩ 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ⑪ 5' VEHICULAR NON-ACCESS EASEMENT
- ⑫ 30' R.O.W. RESERVATION EASEMENT WITH BUILDING SETBACK

STATE OF TEXAS
COUNTY OF COMAL

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/AGENT:
JAMES H. GROSS
OAK BEND FOREST, L.C.
100 OAK CREEK COURT, SUITE 100
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPREARED JAMES H. GROSS AND 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 COMAL COUNTY, TEXAS

THIS PRELIMINARY PLAT OF OAK BEND SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

EXHIBIT D

Doc# 201106015175

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 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# 20080619093 of the Official Public Records of Comal County, Texas.

STATE OF TEXAS) COUNTY OF BEXAR)

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.

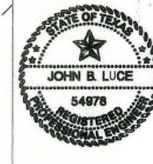
OAK BEND FOREST, L.C. DBA - OAK BEND ESTATES, L.C. OWNER/DEVELOPER P.O. BOX 78046 San Antonio, Texas 78278 (210) 388-6004

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

STATE OF TEXAS) COUNTY OF BEXAR) 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 20th DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/20/2015 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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



John B. Luce Notary Public State of Texas My Commission Expires 05/20/2015 REGISTERED PROFESSIONAL ENGINEER FIRM NO. F - 6067

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/20/2015 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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, A.D., 2011. By: Cheryl Handman Mayor By: A. Vanzant CITY SECRETARY

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

NOTARIAL PUBLIC STATE OF TEXAS My Commission Expires 05/20/2015

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 THEREIN AS A COMMON AREA. THIS DEDICATION WILL BE CONSIDERED AS SUCH AS SAID ASSOCIATION IS FORMED.

OAK BEND FOREST, L.C. DBA - OAK BEND ESTATES, L.C. OWNER/DEVELOPER Hayden Grona OWNER/DEVELOPER'S DULY AUTHORIZED AGENT HAYDEN GRONA

STATE OF TEXAS) COUNTY OF BEXAR) 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 20th DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/20/2015 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

NOTARIAL PUBLIC STATE OF TEXAS My Commission Expires 05/20/2015

STATE OF TEXAS) COUNTY OF BEXAR) 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.

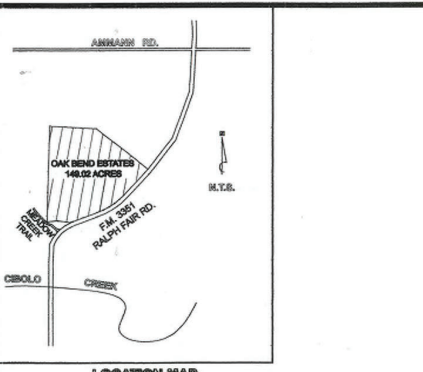
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/20/2015 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

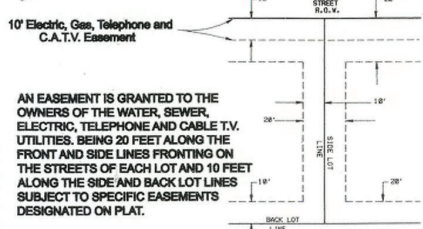
NOTARIAL PUBLIC STATE OF TEXAS My Commission Expires 05/20/2015

STATE OF TEXAS) COUNTY OF BEXAR) 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 20th DAY of May, A.D., 2011. Notary Public State of Texas My Commission Expires 05/20/2015 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



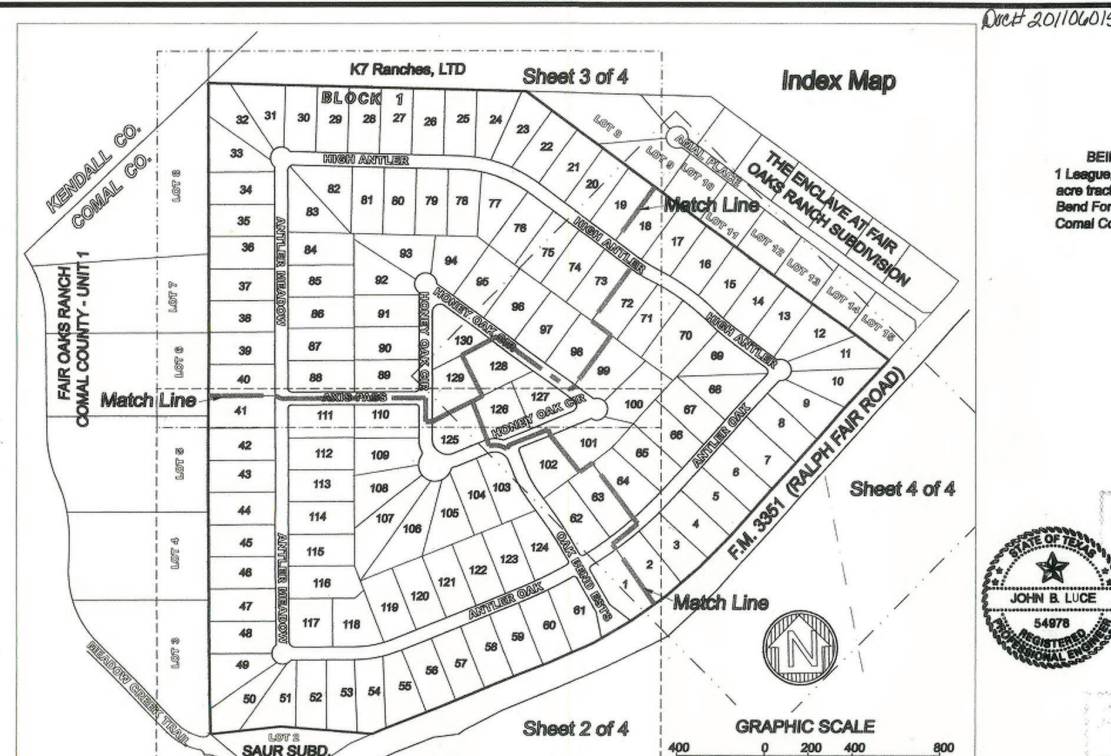
10' Electric, Gas, Telephone and C.A.T.V. Easement



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

CURVE TABLE with columns for CHAIN BEARS, DELTA ANGLE, ARC LENGTH, CHORD LENGTH, and OFFSET.

STREET DESIGN, DRAINAGE DESIGN AND LOT DESIGN PREPARED BY JOHN LUCE CIVIL ENGINEERING CONSULTANT. Includes contact information for ACS INCORPORATED.



GRAPHIC SCALE 1 INCH = 400 FT.

Subdivision Summary Establishing 130 Lots & 11845 Linear Feet of Road

GENERAL NOTES: 1. EASEMENTS: ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL... 2. DRAINAGE EASEMENTS: DRAINAGE, WATER OVERFLOW, AND SANITARY CONTROL...

TEXAS DEPARTMENT OF TRANSPORTATION NOTES: (1) For residential development directly adjacent to State right-of-way... (2) Owner/Developer is responsible for preventing any adverse impact...

UTILITY EASEMENTS: A. UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION... B. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND...

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...

2. THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO INSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM RESTORATION...

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

4. "DRAINAGE EASEMENTS" (1) DOUBLE BUILT GATES SHALL BE 18 FT. AND INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

5. "UTILITY EASEMENTS" (1) AN EASEMENT IS GRANTED TO ALL UTILITIES COVERING ALL LOTS SHOWN HEREIN.

6. "ACCURACY OF COORDINATES" (1) COORDINATE VALUES SHOWN ON THIS PLAT ARE FROM AERIAL PHOTOGRAPHY BY GEODETIC (12-18-2008) BASED ON TEXAS DEPARTMENT OF TRANSPORTATION BENCHMARK NUMBER R.F.21 (ELEV. 1388.14) JOHN B. LUCE, ENGINEER (J. LUCE, LLC) & MICHAEL J. HARRIS, SURVEYOR DO NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL PHOTOGRAPHY.

7. "BASIS OF BEARING" ORION BEARINGS S.P.C. (4204 T&E) OPUS SOLUTION AT LOC. 294930, 194077 North, LUCE 937305.707897 West derived from G.P.S. observation between October 14, 2009 - POTA USER ID: D7865, D4371, DE2325. 8. "MONUMENTATION" POINTS FOUND AND/or SET ARE DEPICTED ON SHEET 2 OF 4; SHEET 3 OF 4 & SHEET 4 OF 4.

EXHIBIT D

Doc# 201106015175

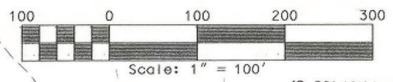
SUBDIVISION PLAT OF SHEET 3 OF 4

OAK BEND ESTATES

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# 200806019083 of the Official Public Records of Comal County, Texas.

K7 Ranches, LTD
DOC# 9806021293

Fair Oaks Ranch City Limits
Per Ordinance 154-0
October 19, 2006



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

Monumentation Legend

- Found Texas Department of Transportation Concrete Right-of-Way Marker (4" by 4")
- Found 1/2" steel pin (cobar)
- Found Mag nail (PK nail)
- Record as per DOC# 200806019083 Official Public Records, Comal County, Texas.
- Set 1/2" steel pin (cobar) with cap (marked ACS, INC)
- Calculated Point

KENDALL COUNTY
COMAL COUNTY

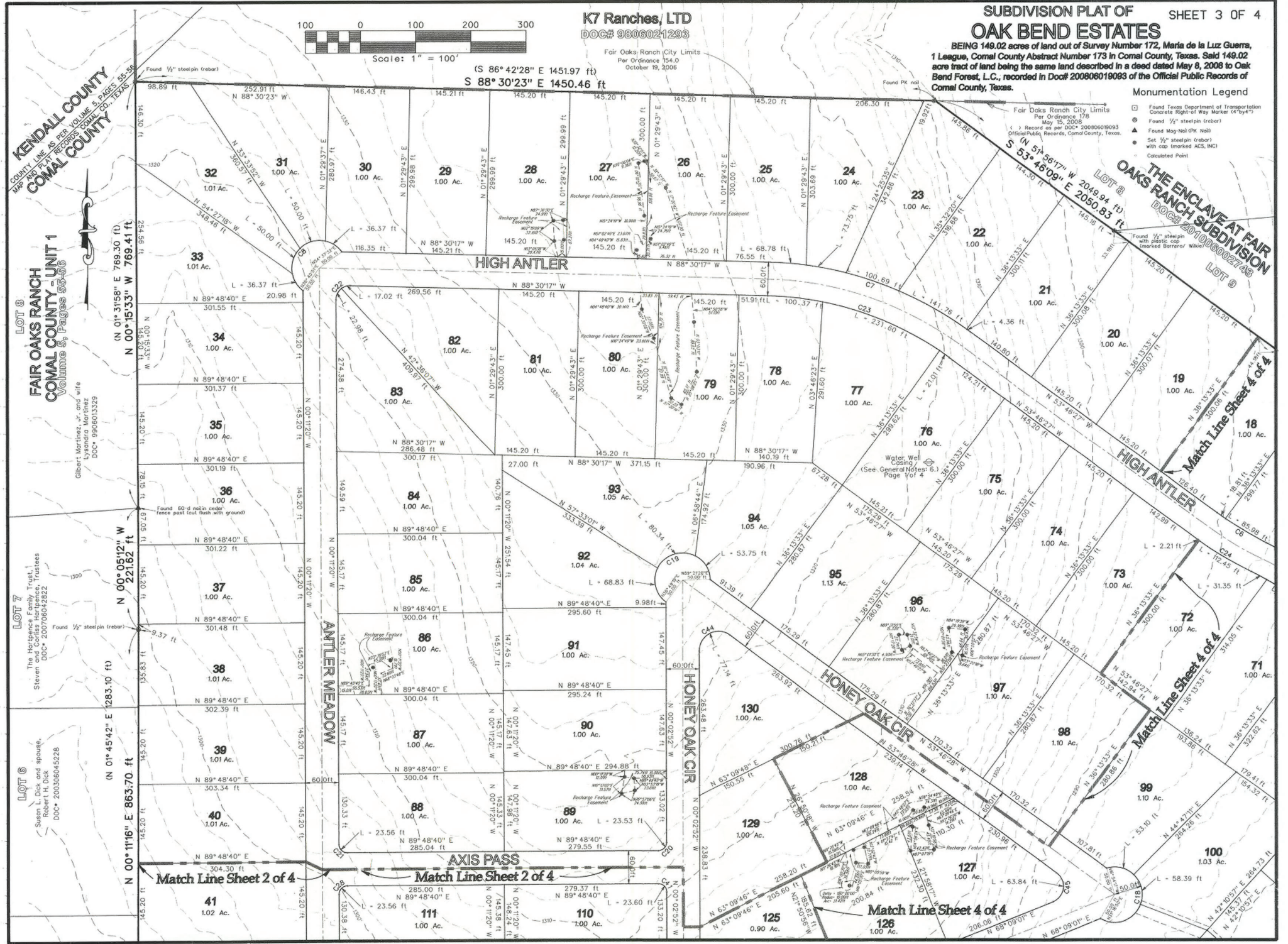
LOT 8
FAIR OAKS RANCH
COMAL COUNTY - UNIT 1
Volume 5, Pages 55-56

LOT 7
The Heitence Family Trust
Steven and Corina Heitence, Trustees
DOC# 200706042822

LOT 6
Susan L. Dick and spouse,
Robert H. Dick
DOC# 200306045228

Gilbert Martinez, Jr. and wife
Lysandra Martinez
DOC# 9906013329

THE ENCLAVE AT FAIR OAKS RANCH SUBDIVISION
DOC# 20110602748



Match Line Sheet 2 of 4

Match Line Sheet 2 of 4

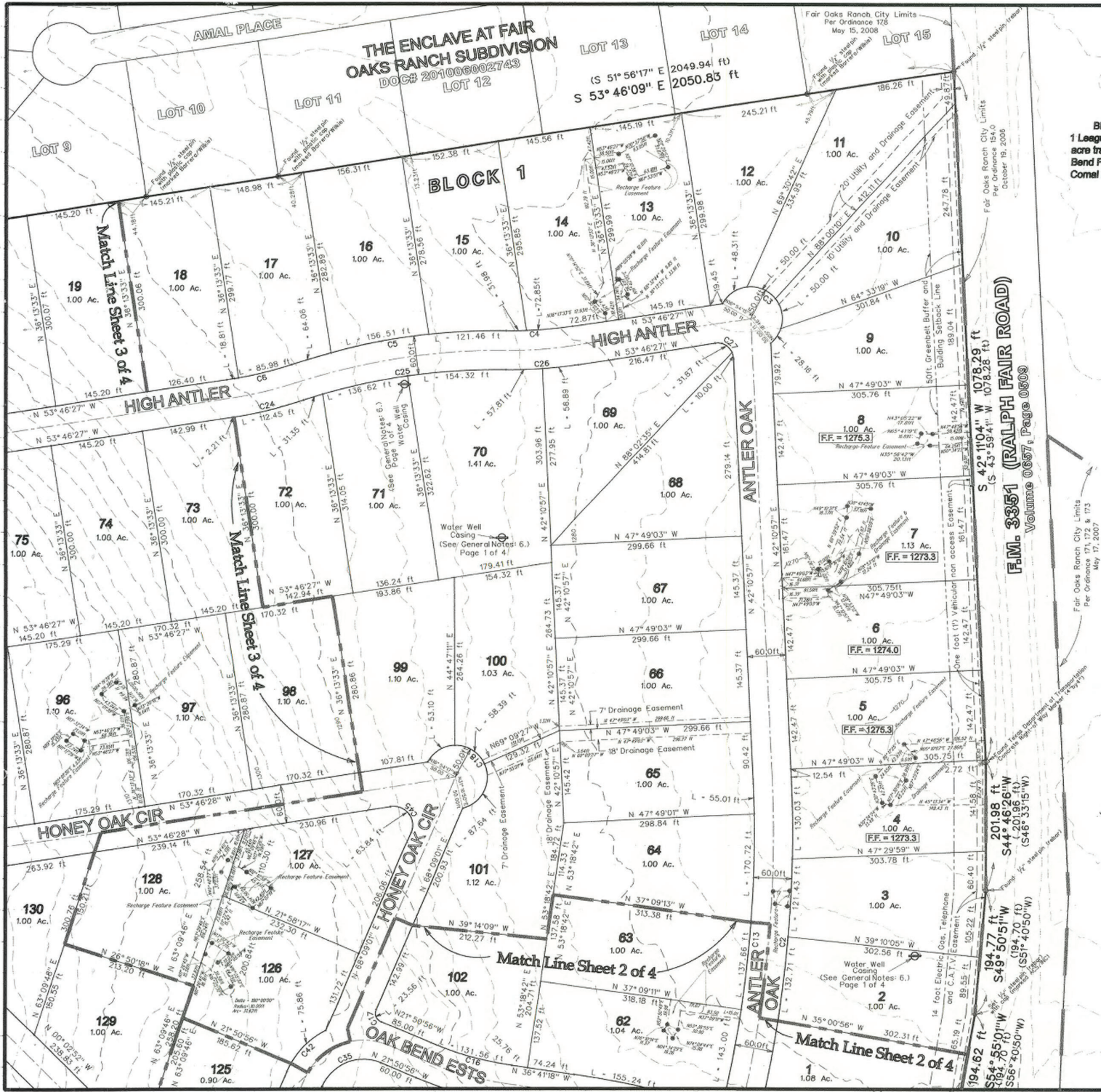
Match Line Sheet 4 of 4

EXHIBIT D

Doc# 201104015175

SUBDIVISION PLAT
OF
OAK BEND ESTATES

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.



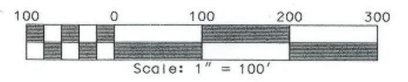
Curve Table

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	1906.95	15°18'03"	529.83	N 50°00'01" E	519.31	263.09
C3	50.00	202°13'01"	178.47	N 05°47'45" W	98.13	-----
C4	637.15	09°25'38"	104.83	N 49°03'38" W	104.72	52.54
C5	1039.33	88°57'20"	342.03	N 53°46'29" W	340.49	172.58
C6	636.82	09°25'42"	104.79	N 58°29'18" W	104.57	52.51
C7	642.31	34°43'50"	389.34	N 71°08'22" W	383.41	200.86
C8	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"	188.81	N 79°03'04" E	187.65	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	1381.98	06°31'50"	155.24	N 33°25'23" E	154.15	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°17'07"	199.13	N 07°11'17" E	91.29	-----
C19	150.00	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	896.82	09°25'42"	114.86	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°44'01" 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°55'33" E	21.37	15.22
C33	1301.98	06°31'50"	148.40	N 33°25'23" E	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	88.99	70.00
C36	130.00	09°37'11"	21.83	N 72°57'44" E	21.81	10.94
C37	15.00	62°04'12"	16.25	N 44°44'01" 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	80°08'28"	23.60	N 45°07'06" W	21.24	15.04
C42	130.00	39°42'49"	60.71	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

Monumentation Legend

- Found Texas Department of Transportation Concrete Right-of-Way Marker (4" by 4")
- Found 1/2" steel pin (brown)
- Found May-Nail (PK Nail)
- Set 1/2" steel pin (brown) with cap (marked ACS, INC)
- Calculated Point

() Record Call as per Doc# 200806019093 Official Public Records, Comal County, Texas.



F.M. 3351 (RALPH FAIR ROAD)
 Volume 0657, Page 0509

Fair Oaks Ranch City Limits
 Per Ordinance 171, 172 & 173
 May 17, 2007

Fair Oaks Ranch City Limits
 Per Ordinance 154.0
 October 19, 2006