

CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, September 09, 2021 at 6:30 PM

City Hall Council Chambers, 7286 Dietz Elkhorn, Fair Oaks Ranch

AGENDA

OPEN MEETING

1. Roll Call - Declaration of a Quorum
2. Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the Commission, please sign the Attendance Roster located on the table at the entrance of the Council Chambers. In accordance with the Open Meetings Act, the P&Z Commission may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.

3. Citizens to be heard.

CONSENT AGENDA

All of the following items are considered to be routine by the P&Z Commission, there will be no separate discussion on these items and will be enacted by one motion. Items may be removed by any Commissioner by making such request prior to a motion and vote.

4. Approval of the August 12, 2021 Planning and Zoning Commission Regular Meeting Minutes.

Christina Picioccio, City Secretary

CONSIDERATION / DISCUSSION ITEMS

5. Consideration and possible action recommending the approval for Elkhorn Ridge Unit 7 Tree Plan.

Melissa Castro, Environmental Project Manager

6. Consideration and possible action recommending the approval of a Preliminary Plat request from Elkhorn Ridge SA, LLC for Elkhorn Ridge Unit 7 proposing 18 single-family residential lots, generally located north of the intersection of Dietz Elkhorn Road and Elkhorn Ridge, City of Fair Oaks Ranch, Texas.

Lata Krishnarao, AICP, LEED ND, Consultant, Gunda Corporation

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7. Consideration and possible action recommending approval of a Final Plat request from SA Front Gate, LLC for Front Gate Unit 7 proposing 20 single-family residential lots, generally located south of Dietz Elkhorn Road and north of Fair Oaks Parkway, City of Fair Oaks Ranch, Texas.

Lata Krishnarao, AICP, LEED ND, Consultant, Gunda Corporation

ADJOURNMENT

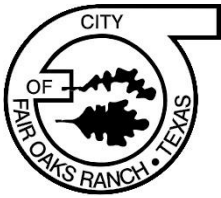
Signature of Agenda Approval: s/Tobin E. Maples

Tobin E. Maples, City Manager

I, Christina Picioccio, City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the city's website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, September 6, 2021 and remained so posted continuously for at least 72 hours before said meeting was convened.

The Fair Oaks Ranch City Hall is wheelchair accessible at the side entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available.
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CITY OF FAIR OAKS RANCH
PLANNING & ZONING COMMISSION

Thursday, August 12, 2021 at 6:30 PM
 City Council Chambers

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Chairperson Frank Trapasso and Vice Chairperson Bobbe Barnes
 Commissioners: Douglas Leonard, Linda Tom, David Horwath, and Dale Pearson.

Absent: Commissioner Lamberto "Bobby" Balli

With a quorum present, the meeting was called to order at 6:30 PM.

2. Pledge of Allegiance – The Pledge of Allegiance was led by Chairperson Trapasso

CITIZENS and GUEST FORUM

3. Citizens to be heard.

- A. Relative to the proposed Post Oak Ranch (Noll Tract) development, Mrs. Graham voiced concerns regarding a lot being in the flood plain and the lack of a buffer due to tree loss between Setterfeld Estates and the proposed development.

CONSENT AGENDA

4. Approval of the May 13, 2021 Planning and Zoning Commission Regular Meeting Minutes.

MOTION: Made by Commissioner Tom, seconded by Vice Chairperson Barnes, to approve the minutes as written.

VOTE: 6-0, Motion Passed

CONSIDERATION / DISCUSSION ITEMS

5. Consideration and possible action recommending the approval for Front Gate Unit 6 Tree Preservation Plan.

MOTION: Made by Chairperson Trapasso, seconded by Commissioner Horwath, to recommend approval of the Front Gate Unit 6 Tree Preservation Plan.

VOTE: 6-0, Motion Passed

6. **Consideration and possible action recommending the approval of a Preliminary Plat request from SA Front Gate, LLC for Front Gate Unit 6 proposing 44 single-family residential lots, generally located south of Dietz Elkhorn Road and north of Fair Oaks Parkway, City of Fair Oaks Ranch, Texas.**

MOTION: Made by Commissioner Leonard, seconded by Commissioner Tom, to recommend approval of the Preliminary Plat of Front Gate Unit 6 with the following minor condition.

1. Applicant to add the date of revision and date of approval on the plat drawing.

VOTE: 6-0, Motion Passed

7. **Consideration and possible action recommending the approval of a Preliminary Plat request from Elkhorn Ridge SA, LLC for Elkhorn Ridge Unit 8 proposing 27 single-family residential lots, generally located north of the intersection of Dietz Elkhorn Road and Elkhorn Ridge, City of Fair Oaks Ranch, Texas.**

MOTION: Made by Commissioner Leonard, seconded by Commissioner Pearson, to recommend approval of the Preliminary Plat of Elkhorn Ridge Unit 8 with the following minor condition.

1. Applicant to add the date of revision and date of approval on the plat drawing.

VOTE: 6-0, Motion Passed

8. **Request of Bitterblue (Lloyd A. Denton, Jr.) to discuss the Conservation Development Alternative (CDA) option for the proposed Post Oak Ranch (Noll Tract) Single Family Residential Development. Generally located southeast of the intersection of Ammann Road and Ralph Fair Road and northeast of Setterfeld Estates along the east side of FM 3351.**

Paul Schroeder of Vickrey & Associates solicited feedback from the Commission regarding a presentation on alternatives for the Post Oak Ranch Conservation Development. The Commission asked questions and provided opinions on the proposal to Mr. Schroeder.

REPORTS FROM STAFF

9. **Status update on the Unified Development Code amendment process.**

Lata Krishnarao, AICP, LEED ND, of Gunda Corporation, informed the Commission that a redline draft of the UDC is nearly complete, after which work sessions will be scheduled with the Commission to go through the document before P&Z makes a recommendation to the City Council.

Assistant City Manager, Carole Vanzant, introduced new employee Grant Watanabe, P.E., as the City's Director of Public Works and Engineering Services.

ADJOURNMENT

Chairperson Trapasso adjourned the meeting at 7:35 PM.

ATTEST:

Frank Trapasso, Chairperson

Christina Picioccio, City Secretary



PLANNING & ZONING CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
September 9, 2021

AGENDA TOPIC: Consideration and possible action recommending the approval for Elkhorn Ridge Unit 7 Tree Plan

DATE: September 9, 2021

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Melissa Castro, Environmental Project Manager

INTRODUCTION/BACKGROUND:

On August 4, 2021, a preliminary plat establishing Elkhorn Ridge Unit 7 was submitted to the Public Works Department by Vickrey and Associates, Inc. This preliminary plat consists of 7.08 acres of residential development.

Regarding the submission of a preliminary plat, currently vested under the City's previous subdivision ordinance, Article II, Section 1 (C, 13) of said ordinance states, "The submittal shall conform to the requirements of Article III, Section 6 of this ordinance." This section contains a requirement by the Tree and Habitat Protection ordinance which states: "City Council approval is required prior to removal of any tree which is twenty-four inches (24") caliper in size or larger (heritage tree). The tree caliper is to be measured at 4-1/2 feet above the ground."

The submitted Tree Plan shows the following heritage trees:

Tree #1261 – 30" Oak – To Be Removed

Tree #1264 – 25" Oak – To Be Removed

Tree #1283 – 24" Oak – To Be Saved

Tree #1289 – 34" Ashe Juniper – To Be Removed

Tree #1298 – 29" Oak – To Be Removed

Tree #1303 – 28" Ashe Juniper – To Be Removed

Tree #1309 – 24" Oak – To Be Removed

Tree #1311 – 24" Oak – To Be Saved

To mitigate, eighteen (18) trees with a caliper of at least two and one half - inches (2.5") will be planted. The applicant has been informed that the heritage trees will require City Council approval prior to removal.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Article III Section 6(A) of the previous subdivision ordinance states:

"It shall be unlawful for any person to remove, destroy, or cause the removal or destruction of any tree which is nine - inches (9") caliper in size or larger (protected tree) and which is located on an undeveloped tract of land within the city limits or extraterritorial jurisdiction (ETJ) without

submitting a Tree Removal and Preservation Plan with the preliminary plat. City Council approval is required prior to removal of any tree which is twenty-four inches (24") caliper in size or larger (heritage tree). The tree caliper is to be measured at 4-1/2 feet above the ground."

Furthermore, item "D" of the same section states the following:

"The Public Works Department shall review and recommend approval of the Plan if:

1. The tree(s) is located within ten feet of the perimeter of, the proposed building footprint, the area over a septic tank, areas necessary for site access, or within areas designated for the construction or installation of public facilities such as streets or utilities; or
2. The application demonstrates that the denial of the request for tree removal will affect a hardship prohibiting the development of the property in otherwise compliance with the regulations of the City of Fair Oaks Ranch; and
3. The application demonstrates that three (3) trees with a caliper of at least two and one half - inches (2.5") will be planted on the site or at another approved location for each tree removed that has a caliper of twenty-four - inches (24") or larger (heritage tree)."

LONGTERM FINANCIAL & BUDGETARY IMPACT:

None

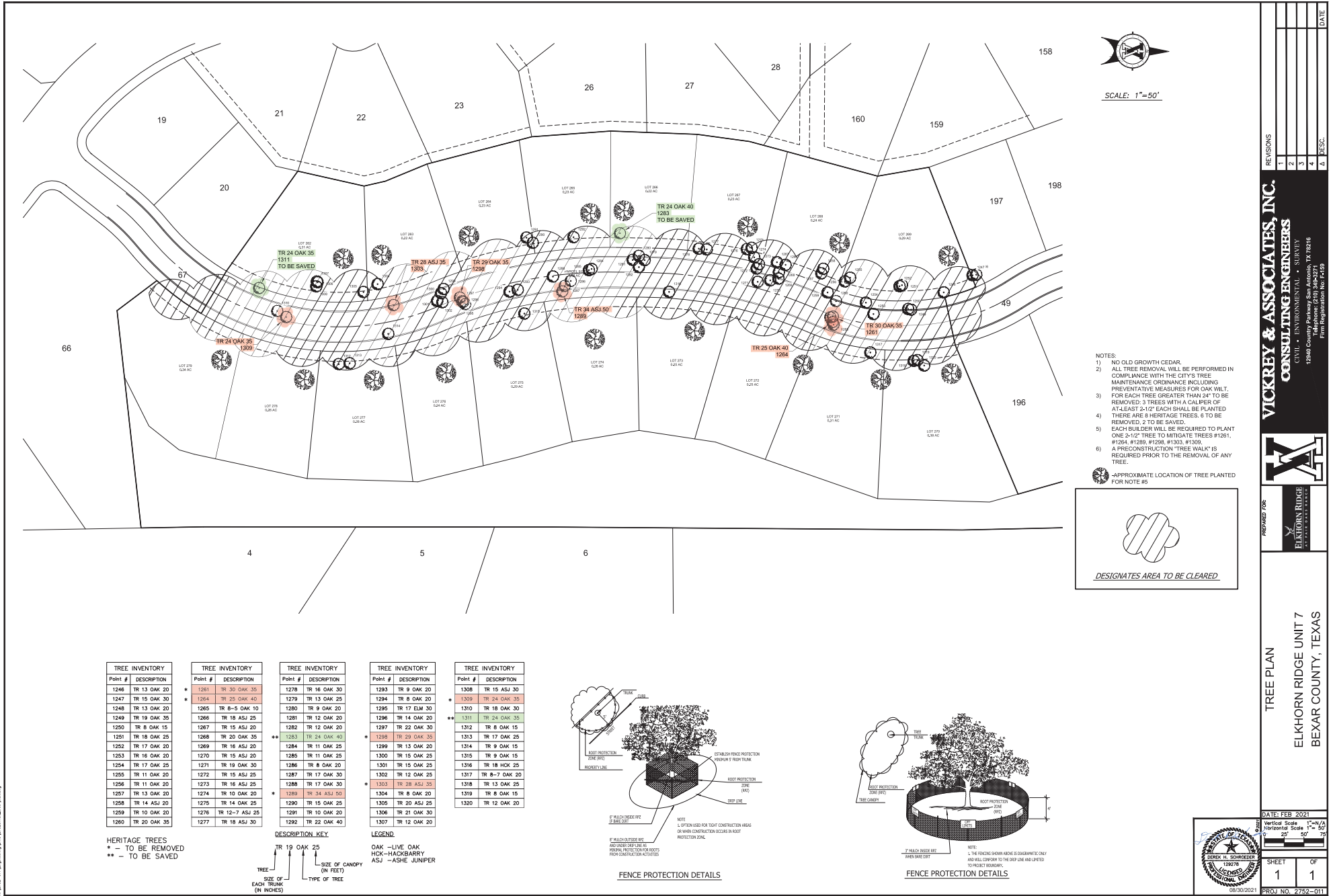
LEGAL ANALYSIS:

Not Applicable

RECOMMENDATION/PROPOSED MOTION:

Staff has reviewed the Elkhorn Ridge Unit 7 Tree Plan and recommends approval based on conformance with the City's previous subdivision ordinance Article III, Section 6.

Motion: I move to recommend approval of the Elkhorn Ridge Unit 7 Tree Plan.





PLANNING & ZONING CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
September 9, 2021

AGENDA TOPIC: Consideration and possible action recommending approval of a Preliminary Plat request from Elkhorn Ridge SA, LLC for Elkhorn Ridge Unit 7 proposing 18 single-family residential lots, generally located north of the intersection of Dietz Elkhorn Road and Elkhorn Ridge, City of Fair Oaks Ranch, Texas

DATE: September 9, 2021

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lata Krishnarao, AICP, LEED ND, Consultant, Gunda Corporation

SUMMARY:

The purpose of this Preliminary Plat is to create 18 residential lots, one private street (Kearney Ridge), and one reserve that will be maintained as green belt, drainage easement, open space, and underground utility easements. The lot sizes range from 0.22 acres to 0.38 acres. All lots in the proposed subdivision are 80' wide.

The subdivision is generally located north of the intersection of Dietz Elkhorn Road and Elkhorn Ridge (see attached Exhibit A: Location Map). Street access to the subdivision will be provided from Kearney Ridge.

BACKGROUND:

In January 2014, the City of Fair Oaks Ranch entered into a development agreement with Elkhorn Ridge SA, LLC for the development of 311 single family residential lots as part of the Elkhorn Ridge subdivision. The referenced agreement stated the following regarding lot size dimensions: "In general all lots are approximately one hundred twenty feet (120 ft) in depth at a minimum with 148 lots being approximately fifty-five (55 ft) wide, 91 lots being approximately sixty-five (65 ft) wide and 72 lots being approximately eighty feet (80 ft) wide as measured from the front building setback line." The agreement also stated – "Any material changes to the Master Plan shall require the approval of City Council, unless such change results in a reduced density".

The Master Plan (Exhibit B) approved as part of the agreement contained the following breakdown that was in conflict with the text of the agreement mentioned above.

	LOT SIZES			
	55' <	55' – 64'	65' – 84'	85' >
UNIT 1	25	28	38	3
UNIT 2	24	13	38	12
UNIT 3	25	19	27	9
UNIT 4	47	4	–	–
TOTAL	121	64	103	24

Source: Development Agreement dated 2014

Attached Exhibit C shows the location of the area being platted in relation to the entire Elkhorn Ridge development. Exhibit D shows the current status of the development, number and size of lots, lot configuration, recordation data, and construction status. A detailed breakdown of the development progress (as of August 2021) of the various units, as provided by the applicant, is summarized below in Table 1.

Table 1: Elkhorn Ridge Development Construction Status

Status	Constructed	In Progress	Future
Units	1, 2, 3, 5, 6A, 9	6B	4, 7, 8
Number of lots	199	22	71

Based on a comparative analysis of the development agreement and the subdivision progress provided by the applicant, it appears that the last unplatted Unit 4 (U4) needs to contain all 80' lots to meet the text of the agreement since only forty four (44) of the seventy two (72) lots of 80' lot width required in the agreement have been platted. (see Table 2).

Table 2: Comparative Analysis of the Development Agreement and Updated Master Plan

Lot Size	Total Permitted (Development Agreement Text)	Total Permitted (Development Agreement Map)	Applicant's Proposed Master Plan of August 2021	Actual Number of Lots Platted w/o U4 the only remaining section to be platted)
Min. 55' wide lots	148	185 (0'-64') No min. lot width)	134	134
Min. 65' wide lots	91	103 (65'-84' wide lots)	114	88
Min. 80' wide lots	72	24 (min. 85' wide)	44	44
Total	311	312	292	266

The open space exhibits (Exhibits E and F) show the amount and location of open space. As per the Open Space Plan provided by the applicant and dated August, 2021, the open space requirement for Unit 7 is 1.36 acres and the plat meets this requirement. Exhibit G shows an aerial view of the Elkhorn Ridge development. The street providing access to this subdivision is constructed and has been accepted by the City.

The parcel has protected trees on site that need mitigation. The applicant has prepared a tree mitigation plan (Tree Plan) that is placed on this agenda and needs to be approved prior to approval of the Preliminary Plat.

The proposed Preliminary Plat that establishes Elkhorn Ridge Unit 7 is generally in conformance with the Master Plan.

The Preliminary Plat review is based on the requirements of the Subdivision Regulations contained in Chapter 10 of the Code of Ordinances, that was in effect at the time of the approval of the Master Plan. Staff has reviewed the Preliminary Plat and relayed review comments to the applicant. All comments have been addressed in the resubmittal except two minor conditions to

update the subdivision progress table on the Master Plan and resolve the discrepancy between Bexar County GIS information and the tax certificate.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The City of Fair Oaks Ranch's current process requires the Planning and Zoning Commission to consider the Preliminary Plat application and make a recommendation to the City Council. The City Council has the final authority to act on the plat.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

Sec. 212.006 (a) of the Texas Local Government Code titled, Authority Responsible for Approval Generally, states the following:

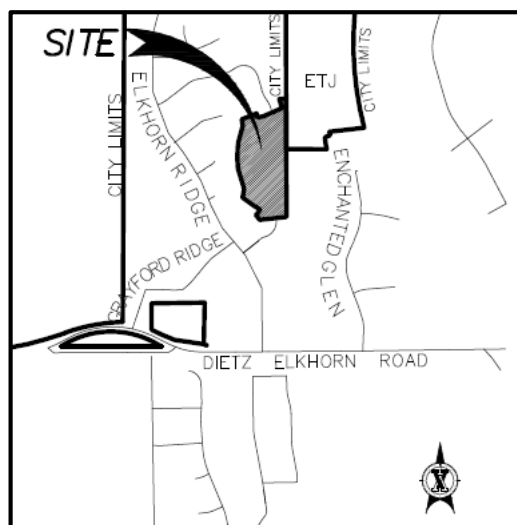
"The municipal authority responsible for approving plats under this subchapter is the municipal planning commission or, if the municipality has no planning commission, the governing body of the municipality. The governing body by ordinance may require the approval of the governing body in addition to that of the municipal planning commission."

RECOMMENDATION/PROPOSED MOTION:

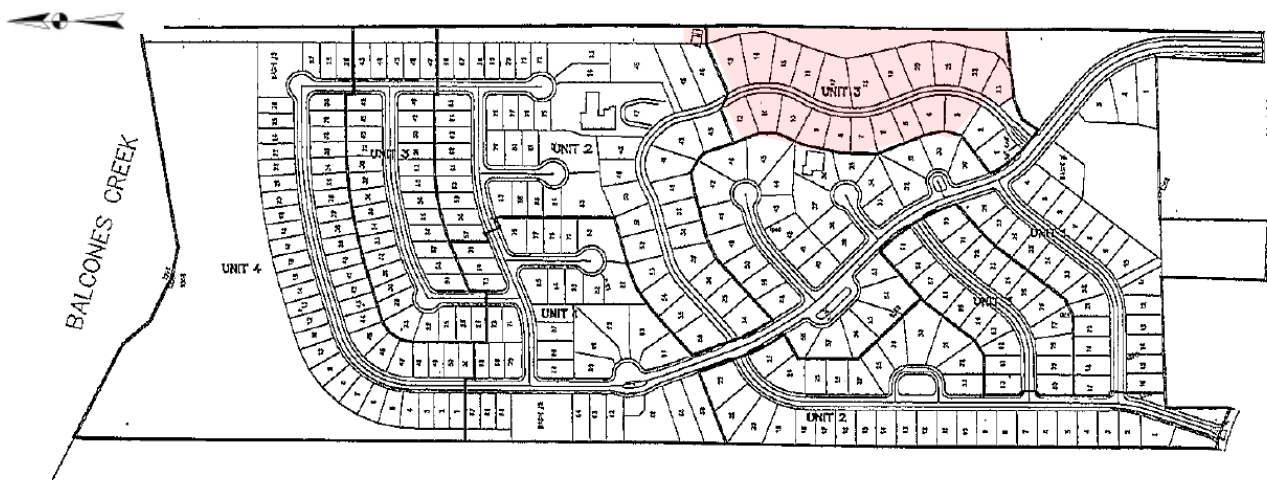
Staff has reviewed the revised plans and recommends approval of the Preliminary Plat.

Motion: I move to recommend approval of the Preliminary Plat of Elkhorn Ridge Unit 7 with the following minor conditions.

1. Applicant to update the subdivision progress table on the Master Plan to show the accurate number of 80' lots in Unit 7 based on the plat.
2. Applicant to resolve the discrepancy between Bexar County GIS information and the tax certificate.
3. Applicant to correct the Unified Development Code reference to Subdivision Ordinance.
4. Applicant to change the drainage easement note to change the responsibility from the City to utility/service provider or HOA.
5. Applicant to add surveyor's signature.
6. Applicant to correct the typographical error in the note that states the maintenance responsibility of the street.
7. Applicant to update the plat revision date.

Exhibit A: Elkhorn Ridge Unit 7 Site Location Map

Source: Provided by the applicant

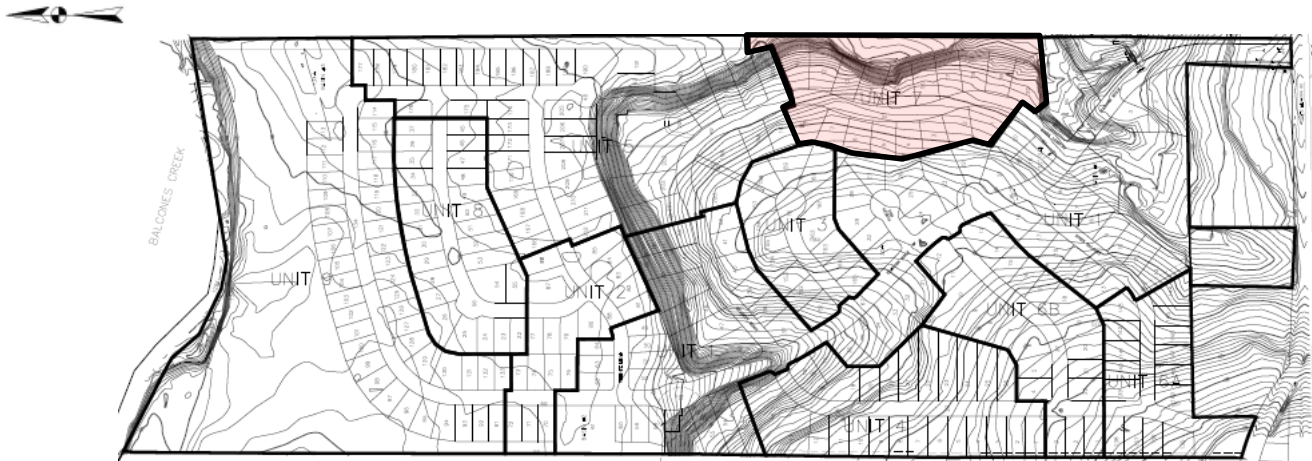
Exhibit B: Elkhorn Ridge Subdivision Master Plan (Unit 7 Highlighted)

UNIT 1	25	26	38	3
UNIT 2	24	13	38	12
UNIT 3	25	19	27	9
UNIT 4	47	4	—	—
TOTAL	121	64	103	24

UNIT 2	87	8,300	4,060
UNIT 3	80	6,080	2,970
UNIT 4	51	3,020	1,470
TOTAL	318	28,720	14,120

Source: Development Agreement dated 2014

Exhibit C: Elkhorn Ridge Subdivision Master Plan (Unit 7 Highlighted)



Source: Provided by the applicant

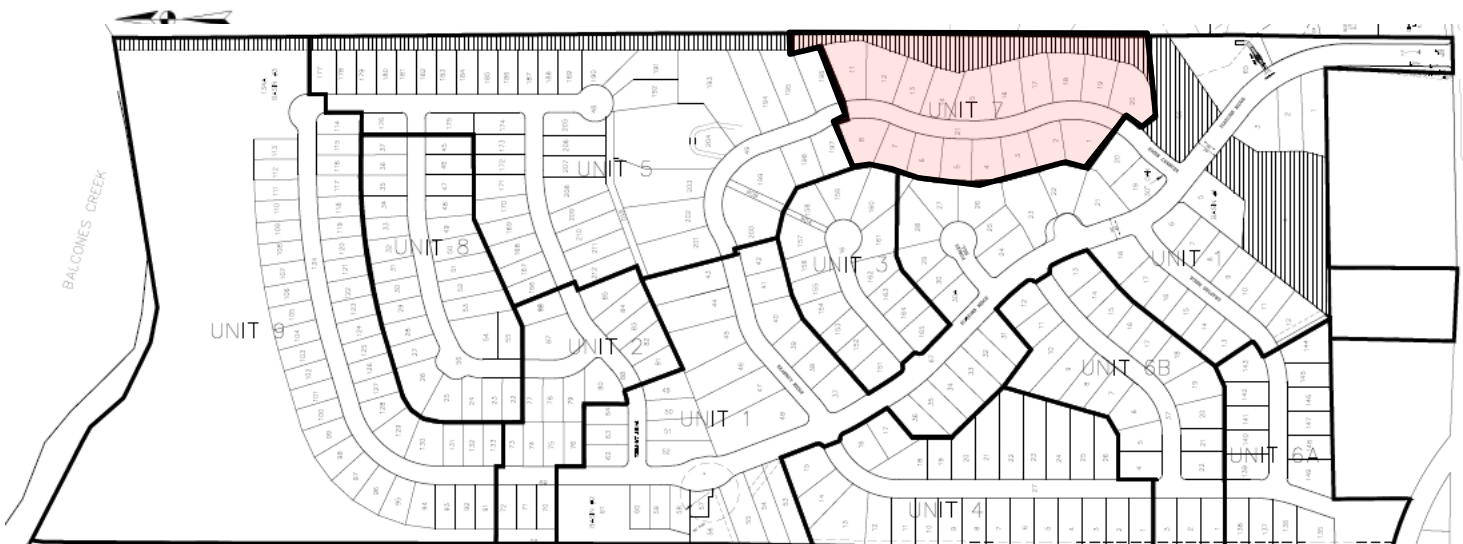
Exhibit D: Elkhorn Ridge Subdivision - Progress Summary Table (August 2021)

	U 1	U 2	U 3	U 4	U 5	U 6A	U 6B	U 7	U 8	U 9	TOTAL
AREA(AC)	28.72	4.35	3.92	7.42	16.28	4.36	5.94	7.07	5.98	23.90	107.94
55' LOTS	134	11	—	—	35	—	—	—	27	43	
65' LOTS	114	36	—	15	26	—	15	22	1	—	
80' LOTS	44	14	—	—	12	—	—	17	—	—	
TOTAL	292	61	18	15	26	47	15	22	18	27	43
RECORDING DATA	V 9669 / P 179	V 9714 / P 183	V 20001 / P 2019	FT/3HE	V 20002 / P 632	V 20003 / P 1443	APPROXIMATE NOT RECORDED	IN REVIEW	IN REVIEW	V 20004 / P 1845	
CONSTRUCTION STATUS	COMPLETED	COMPLETED	COMPLETED	PENDING	COMPLETED	COMPLETED	50% COMPLETE	PENDING	PENDING	COMPLETED	

TOTAL ROAD = 13,450 L.F.

Source: Provided by the applicant

Exhibit E: Elkhorn Ridge Subdivision Open Space Plan (Unit 7 Highlighted)



Source: Provided by the applicant

Exhibit F: Open Space Requirement

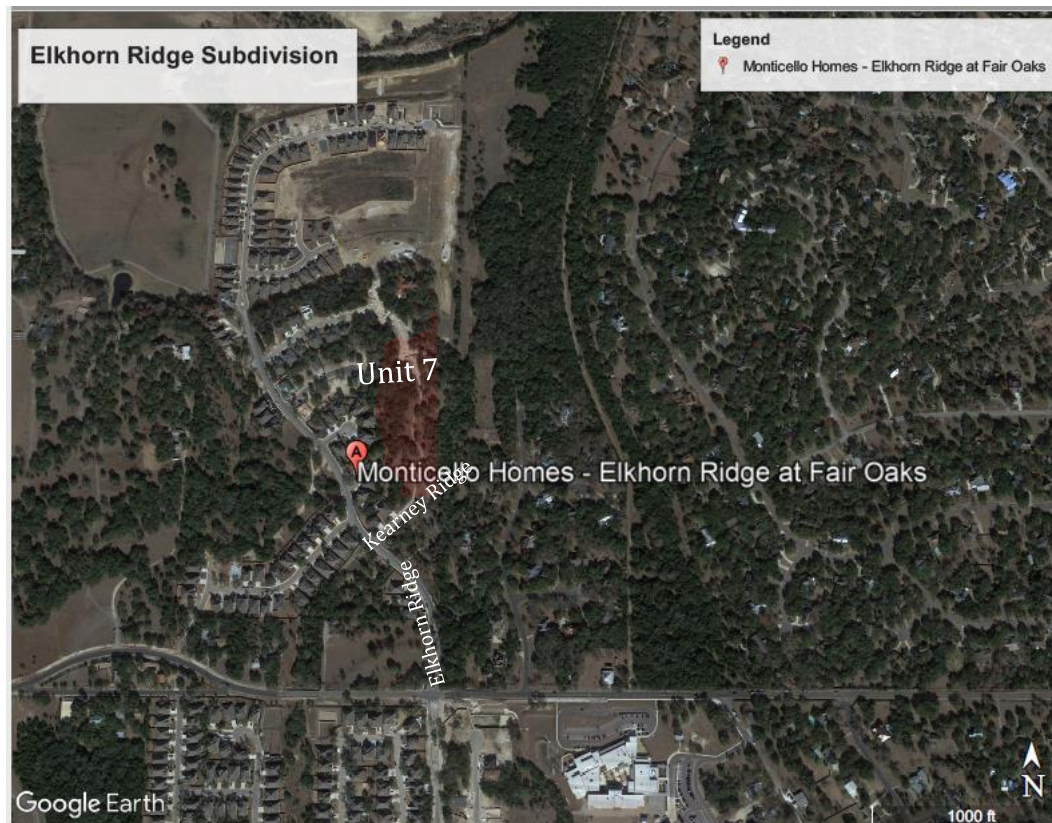
OPEN SPACE REQUIREMENT		
AREA = 292 LOTS/(100 LOTS/AC) = 2.92 AC.		
UNIT NO.	OPEN SPACE AC.	STATUS
1	3.08*	2015
2	0	2017
3	0	2019
4	0	UNKNOWN
5	1.26	2021
6A	0	2020
6B	0	2021
7	1.36	2022
8	0	2022
9	0.43	2019
TOTAL	6.13	

* THE OPEN SPACE REQUIRED FOR THE ENTIRE SUBDIVISION WAS PROVIDED WITH UNIT-1.

ALL CURRENT AND FUTURE OPEN SPACE WILL BE DEDICATED TO ELKHORN RIDGE HOA.

Source: Provided by the applicant

Exhibit G - Elkhorn Ridge Subdivision Aerial View (Unit 7 Highlighted)



Attachments:

1. Appendix A Universal Application
2. S10 Preliminary Plat Specific Application Form
3. Letter of Intent
4. Elkhorn Ridge Unit 7 Subdivision Plat
5. Elkhorn Ridge Masterplan
6. Elkhorn Ridge Open Space Exhibit



City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900.FAX: (210) 698-3565. bcodes@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: Elkhorn Ridge Unit 7 Acreage: 7.08
 Brief Description of Project: Residential Subdivision
 Is property platted? ☒ No ☐ Yes Subdivision name: Elkhorn Ridge Unit 7 No. of Lots: 18
 Recordation #: _____ Parcel(s) Tax ID#: 04708-000-0700
 Existing Use: Single Family Proposed Use: Single Family
 Current Zoning: Existing Residential One Proposed Zoning: Existing Residential One
 Occupancy Type: _____ Sq. Ft.: _____ Bed #: _____ Bath #: _____ Car Garage #: _____
 Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☐ Septic ☒ Public

PROPERTY OWNER INFORMATION

Owner: Elkhorn Ridge SA, LLC Contact Name: Lloyd A. Denton, Jr.
 Address: 11 Lynn Batts Lane, Suite 100 City/State/ZIP: San Antonio, Texas 78218
 Phone: (210) 828-6131 Email: plats@bitterblue.com

APPLICANT INFORMATION

Applicant/Developer: Bitterblue Contact Name: Lloyd A. Denton, Jr.
 Address: 11 Lynn Batts Lane, Suite 100 City/State/ZIP: San Antonio, Texas 78218
 Phone: (210) 828-6131 Email: plats@bitterblue.com

KEY CONTACT INFORMATION

Name of the Individual: Paul A. Schroeder Contact Name: Vickrey & Associates, LLC
 Address: 12940 Country Parkway City/State/ZIP: San Antonio, Texas 78216
 Phone: (210) 349-3271 E-mail: pschroeder@vickreyllc.com

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

Signature: _____ Date: 8-3-21

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

*****OFFICE USE ONLY*****

DATE REC'D: 8/4/2021 BY: SG
 FEES PAID: Confirmed APPROVED BY: SG
 DATE APPROVED: P&Z Agenda 9/9/21 & Council Agenda 9/16/21
 APPLICATION/PERMIT NO: NA EXP DATE: NA

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

SPECIFIC APPLICATION FORM (S1-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

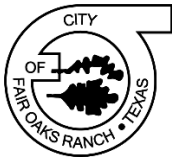
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

** 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)

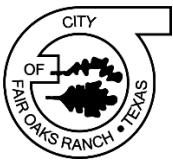
¹For items that are duplicated in the specific type of application, only one copy is required.

**S10****SPECIFIC APPLICATION FORM - PRELIMINARY PLAT**

Section 3.8 (4) of the Unified Development Code

The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- ☒ A completed Universal Development Application and checklist signed by the owner/s of the property.
- ☒ Payment of all other applicable fees (see Schedule of Fees).
- ☒ An accurate metes and bounds description of the subject property (or other suitable legal description).
- ☒ Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- ☒ Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- N/A ☐ Pre-Application Conference prior to application submittal.
- N/A ☐ Approved copy of a Concept Plan or other approved plats, if applicable.
- N/A ☐ Concept plan approval (if required).
- ☒ A title report.
- ☒ Three (3) copies (full size) of complete sets of construction plans (plan views) to verify required easements and reserves, showing existing and proposed configurations if applicable. This includes grading, streets, green spaces, drainage/stormwater systems, gas, electrical, water, wastewater, cable and TV, fiber and all utilities.
- ☒ One (1) copy (11x17) of proposed plat.
- N/A ☐ One (1) copy (11x17) of all existing recorded plats pertaining to the preliminary plat.
- N/A ☐ Basic engineering information, if deemed necessary by the City.
- ☒ Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Time Warner, Grey Forest, GBRA, Spectrum, etc.) or proof that these have been requested.
- ☒ Letter from USPS and other service providers to ensure the name of the proposed subdivision and streets, or any of the physical features, (such as streets, parks, etc.) must not be so similar to the names of any similar features in the county or in any incorporated town or city therein. Streets, which are a continuation of any existing street, shall take the name of the existing street.
- ☒ Drainage/Stormwater plan, if any grade changes.



7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

- ☒ Tree Plan designating all trees proposed for removal or preservation and describing the measures proposed to protect remaining trees during development as per Unified Development Code Section 8.8.
- ☒ Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email.
- ☒ Acknowledgement that the applicant or representative will attend all Planning and Zoning Commission, City Council and applicable meetings where this request is discussed.

Additional Requirements. The City Manager (or designee) may, from time to time, identify additional requirements for a complete application that are not contained within but are consistent with the application contents and standards set forth in the UDC and state statutes.

VICKREY & ASSOCIATES, LLC
CONSULTING ENGINEERS

August 2, 2021

Ms. Katie Schweitzer, PE
City of Fair Oaks Ranch
7286 Dietz-Elkhorn
Fair Oaks Ranch, Texas 78015

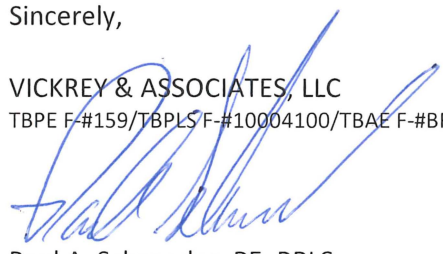
Re: Elkhorn Ridge Unit 7
Preliminary Plat Submittal
V&A Project No. 2752-011-051

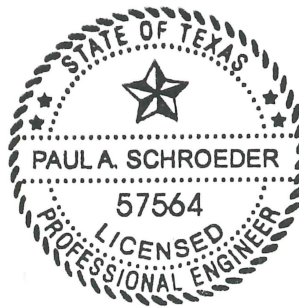
Dear Ms. Schweitzer,

This submittal is to subdivide 7.08 acres of land out of tracts conveyed by signed warranty deeds recorded in Volume 16450, Page 2155, Official Public Records of Bexar County, Texas. The Elkhorn Ridge Unit 7 subdivision will contain 18 lots.

Sincerely,

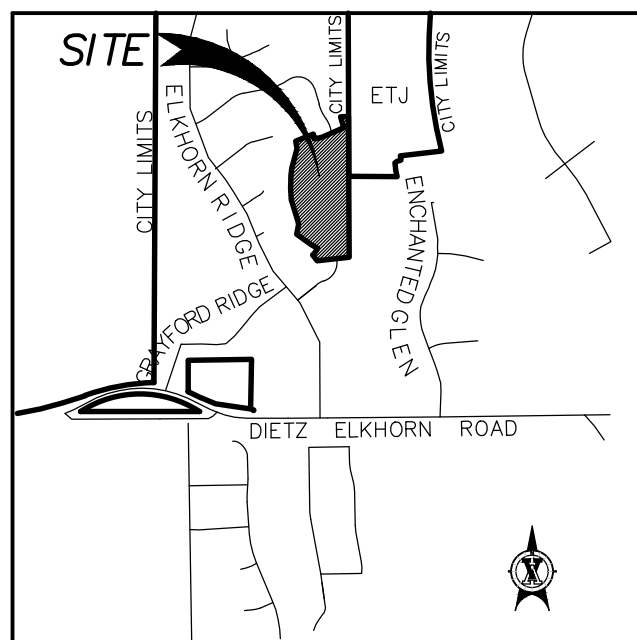
VICKREY & ASSOCIATES, LLC
TBPE F-#159/TBPLS F-#10004100/TBAE F-#BR2927


Paul A. Schroeder, PE, RPLS
Residential Division Manager



PAS/ksh





LOCATION MAP
NOT TO SCALE

LINE	LENGTH	DIRECTION
L7	50.00	N57°33'28"W
L8	22.12	S11°08'17"E
L9	45.79	N20°44'19"W
L10	52.86	N08°02'22"W
L11	50.00	N79°40'32"E
L12	30.05	S13°56'45"E
L13	78.46	S10°23'30"W
L14	68.75	S07°52'39"E
L16	15.90	S17°42'15"W
L17	39.05	S40°02'00"W
L18	55.69	S65°10'56"W
L19	31.68	N02°37'58"E
L20	31.68	S02°37'58"W
L23	13.22	N00°17'13"E
L24	13.22	S00°17'13"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C5	11°40'41"	275.00'	56.05'	28.12'	N38°16'52"E	55.95'
C6	10°47'06"	175.00'	32.94'	16.52'	S15°43'01"E	32.89'
C7	37°58'14"	225.00'	149.11'	77.41'	S13°27'25"W	146.40'
C8	23°54'44"	475.00'	198.24'	100.58'	S9°19'24"E	196.80'
C9	22°33'52"	475.00'	187.07'	94.76'	S13°54'54"W	185.86'
C10	24°54'37"	175.00'	76.08'	38.65'	S12°44'32"W	75.49'
C11	10°36'41"	175.00'	32.41'	16.25'	S5°01'08"E	32.36'
C12	10°36'41"	225.00'	41.67'	20.90'	S5°01'08"E	41.61'
C13	24°54'37"	225.00'	97.82'	49.70'	N12°44'32"E	97.05'
C14	22°33'52"	425.00'	167.38'	84.79'	S13°54'54"W	166.30'
C15	23°54'44"	425.00'	177.37'	90.00'	N9°19'24"W	176.09'
C16	53°43'17"	275.00'	257.84'	139.28'	N5°34'53"E	248.50'

- 1 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 2 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PG. 621)
- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9692, PG. 180)
- 4 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9692, PG. 181)
- 5 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PG. 856)

FLOODPLAIN VERIFICATION:
A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP 481644C0085F EFFECTIVE DATE SEPT 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. CITY OF FAIR OAKS RANCH - NUMBER 481644 PANEL # 0085 F

IMPACT FEE PAYMENT DUE : "SAWS"
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S ASIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF FAIR OAKS RANCH.

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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.
BY: PAUL A. SCHROEDER, R.P.L.S. _____ REGISTERED PROFESSIONAL LAND SURVEYOR #5160

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 ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

VICKREY & ASSOCIATES, INC.
BY: PAUL A. SCHROEDER, P.E.

Paul A. Schroeder
08-31-2021
LICENSED PROFESSIONAL ENGINEER #57564

LEGEND

- SET 1/2" IRON RODS WITH CAP STAMPED "VICKREY PROP COR" UNLESS OTHERWISE NOTED.
- SET 1/2" IRON RODS WITH "VICKREY PROP COR"
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- EXISTING CONTOURS
- 740 PROPOSED CONTOURS
- ESMT EASEMENT
- R.O.W. RIGHT OF WAY
- EX EXISTING
- VOL VOLUME
- PG. PAGE
- AC. ACRES
- " SAME AS PREVIOUS MEASUREMENT
- CL CENTERLINE
- FFE MINIMUM FINAL FLOOR ELEVATION
- FFE MINIMUM FINAL FLOOR ELEVATION FOR SANITARY SEWER

UTILITY EASEMENT:

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

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH 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.

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

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

ZONING DESIGNATION NOTE:

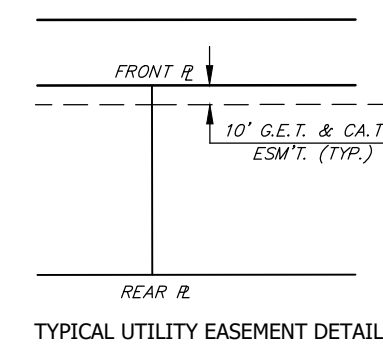
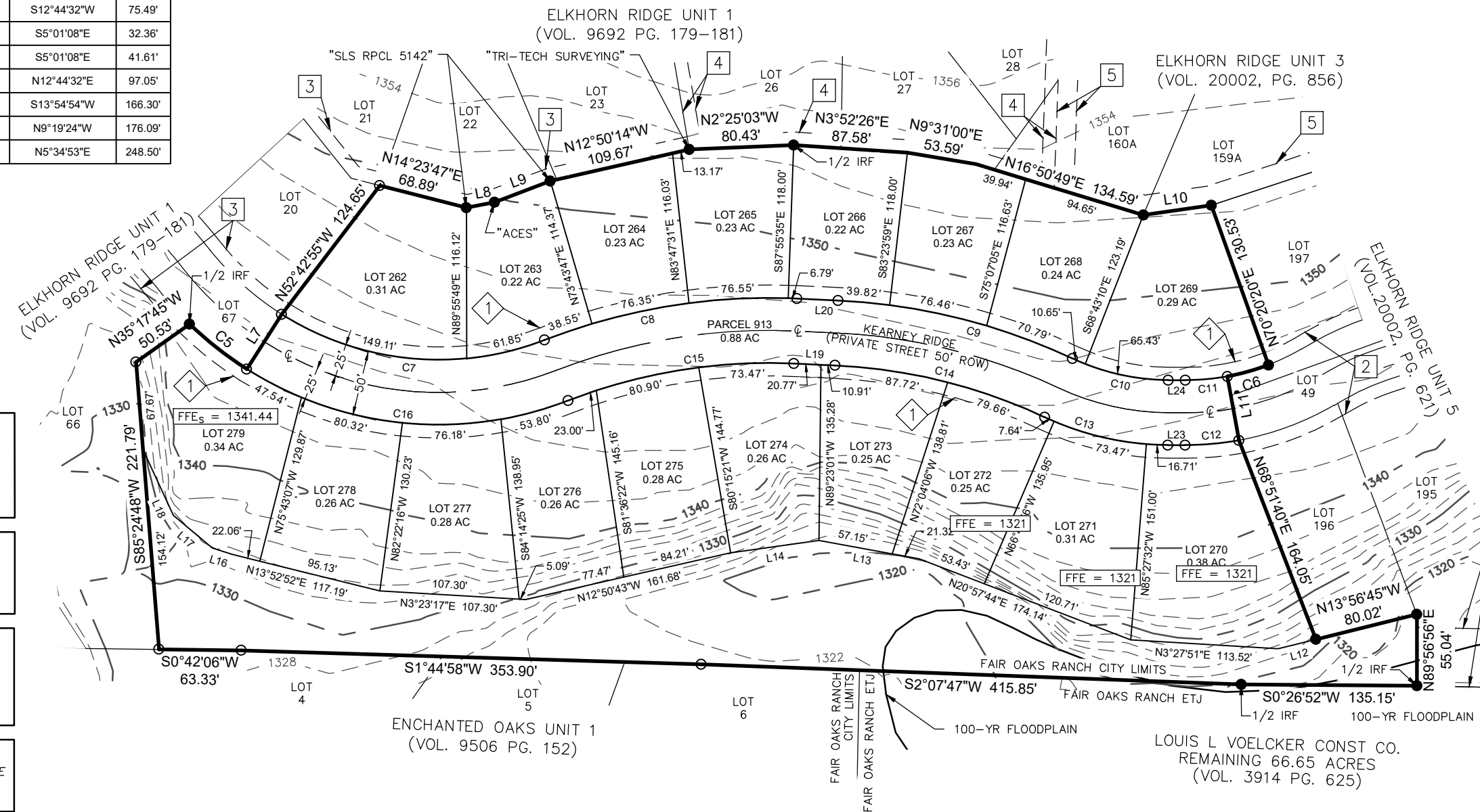
THIS PLAT AREA IS CURRENTLY ZONED AS EXISTING RESIDENTIAL 1.

PRIVATE STREET DESIGNATION NOTE:

KEARNEY RIDGE (PARCEL 913) IS A PRIVATE STREET AND IS DESIGNED AS UNDERGROUND PUBLIC WATER AND PUBLIC SANITARY SEWER AND UTILITY EASEMENT.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - 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," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER 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 AND SAWS 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 WATER, SEWER, 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 OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS 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.



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: LLOYD A. DENTON, JR., PRESIDENT
ELKHORN RIDGE DEVELOPMENT, LLC
11 LYNN BATTIS LANE, STE. 100
SAN ANTONIO TEXAS 78218

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, LLOYD A. DENTON, JR., 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., 2021.

NOTARY PUBLIC
STATE OF TEXAS

THIS PRELIMINARY PLAT OF ELKHORN RIDGE UNIT 7 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. 2021

BY _____ MAYOR

BY _____ CITY SECRETARY

EASEMENT NOTES

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

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM") TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER 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.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

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

2. THE 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 USUAL AND CUSTOMARY PRACTICES.

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

RESERVE 914 IS DESIGNATED AS A GREENBELT AND UTILITY AND DRAINAGE EASEMENT. THESE RESERVES ARE NOT FOR RESIDENTIAL USE. THERE WILL BE NO HABITABLE STRUCTURES ALLOWED IN THESE LOTS AND SHALL BE OWNED BY THE HOA.

THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS AS RECORDED FOR THIS UNIT IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS. GATES ACROSS EASEMENT: DOUBLE SWING GATES SHALL BE MINIMUM 16 FEET AND INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

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

THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL TOPOGRAPHY. VICKREY & ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL TOPOGRAPHY.

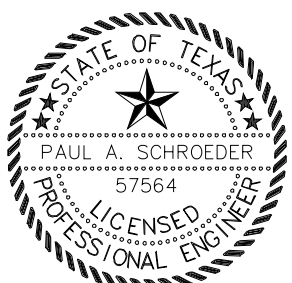
BASIS OF BEARING IS STATE PLANE CORR. SYSTEM. NAD 83

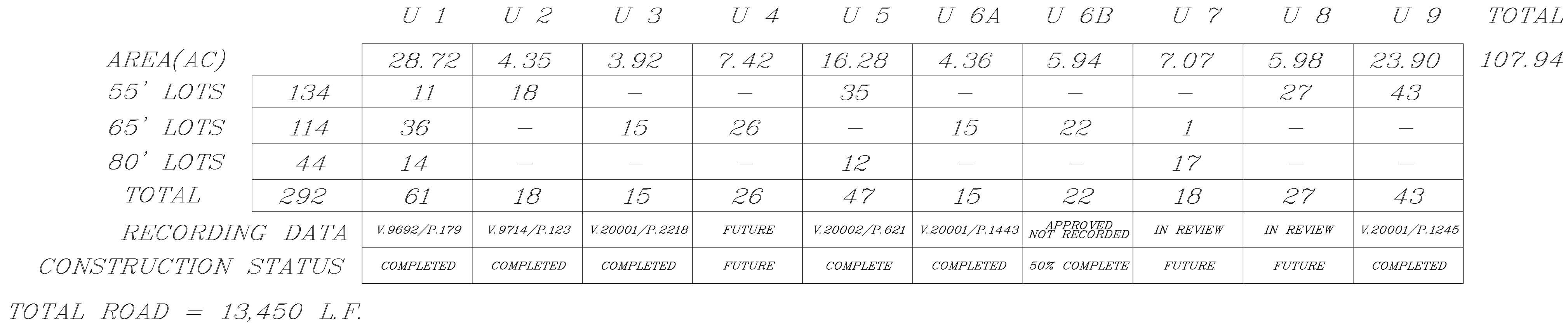
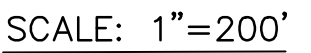
1/2" IRON RODS WITH "VICKREY PROP COR" SET AT ALL CORNERS UNLESS NOTED OTHERWISE, IRF DENOTES IRON ROD FOUND.

KEARNEY RIDGE (PARCEL 913) WILL BE PRIVATELY OWN AND MAINTAINED BY THE ELKHORN RIDGE HOA.

18 RESIDENTIAL LOTS, 1 PRIVATE STREET, 1 GREENBELT RESERVE
THIS PLAT WAS REVISED AUGUST 31, 2021.

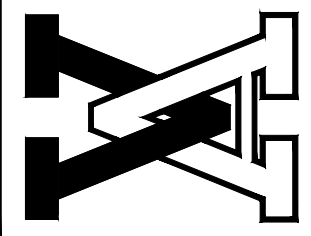
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT





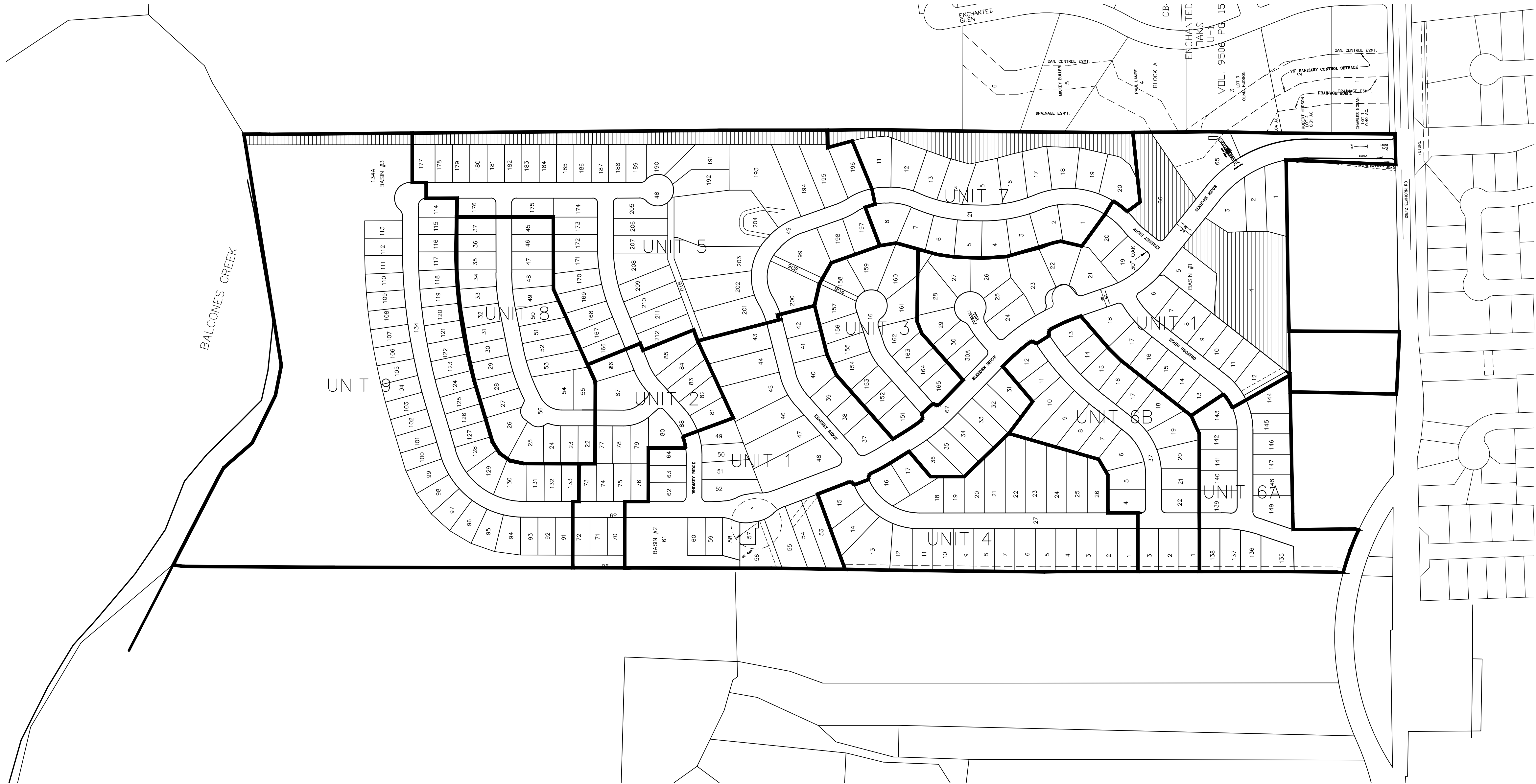
	<i>U 1</i>	<i>U 2</i>	<i>U 3</i>	<i>U 4</i>	<i>U 5</i>	<i>U 6A</i>	<i>U 6B</i>	<i>U 7</i>	<i>U 8</i>	<i>U 9</i>
	<i>28.72</i>	<i>4.35</i>	<i>3.92</i>	<i>7.42</i>	<i>16.28</i>	<i>4.36</i>	<i>5.94</i>	<i>7.07</i>	<i>5.98</i>	<i>23.90</i>
<i>134</i>	<i>11</i>	<i>18</i>	—	—	<i>35</i>	—	—	—	<i>27</i>	<i>43</i>
<i>114</i>	<i>36</i>	—	<i>15</i>	<i>26</i>	—	<i>15</i>	<i>22</i>	<i>1</i>	—	—
<i>44</i>	<i>14</i>	—	—	—	<i>12</i>	—	—	<i>17</i>	—	—
<i>292</i>	<i>61</i>	<i>18</i>	<i>15</i>	<i>26</i>	<i>47</i>	<i>15</i>	<i>22</i>	<i>18</i>	<i>27</i>	<i>43</i>
<i>G DATA STATUS</i>	<i>V.9692/P.179</i>	<i>V.9714/P.123</i>	<i>V.20001/P.2218</i>	<i>FUTURE</i>	<i>V.20002/P.621</i>	<i>V.20001/P.1443</i>	<i>APPROVED NOT RECORDED</i>	<i>IN REVIEW</i>	<i>IN REVIEW</i>	<i>V.20001/P.1245</i>
	<i>COMPLETED</i>	<i>COMPLETED</i>	<i>COMPLETED</i>	<i>FUTURE</i>	<i>COMPLETE</i>	<i>COMPLETED</i>	<i>50% COMPLETE</i>	<i>FUTURE</i>	<i>FUTURE</i>	<i>COMPLETED</i>

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12840 County Road 100, Suite 200
 Dallas, Texas 75244
 Telephone: (214) 349-3271
 Firm Registration No: F-159
 TBPBS Firm Registration No: 00094100

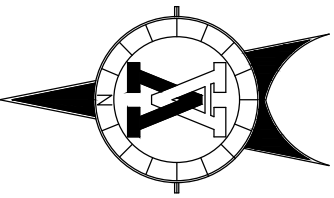


*ELKHORN RIDGE
MASTER PLAN*

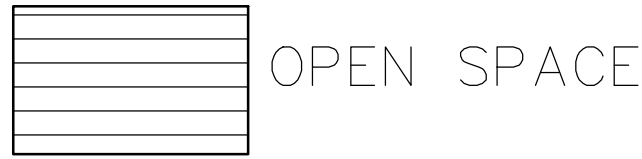
DATE: AUGUST 2021	
Vertical Scale	1"=N/A
Horizontal Scale	1"= 200'
SHEET	OF
1	1
PROJ NO. 2752-011	



SCALE: 1"=200'



OPEN SPACE LEGEND

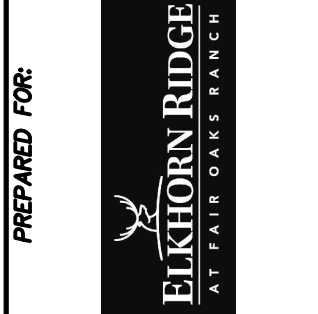
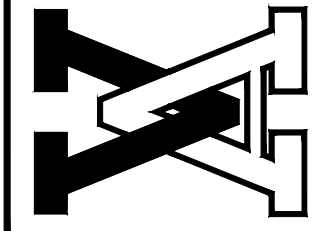


OPEN SPACE REQUIREMENT		
AREA = 292 LOTS/(100 LOTS/AC) = 2.92 AC.		
UNIT NO.	OPEN SPACE AC.	STATUS
1	3.08*	2015
2	0	2017
3	0	2019
4	0	UNKNOWN
5	1.26	2021
6A	0	2020
6B	0	2021
7	1.36	2022
8	0	2022
9	0.43	2019
TOTAL	6.13	

* THE OPEN SPACE REQUIRED FOR THE ENTIRE SUBDIVISION WAS PROVIDED WITH UNIT-1.

ALL CURRENT AND FUTURE OPEN SPACE WILL BE DEDICATED TO ELKHORN RIDGE HOA.

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway San Antonio, TX 78216
Tel: 210.481.1100
Fax: 210.481.1101
E: info@vickrey.com
Registration No. F-149
TBPIS Firm Registration No.: 10004100



ELKHORN RIDGE
OPEN SPACE PLAN

DATE: AUGUST 2021

Vertical Scale 1"=N/A
Horizontal Scale 1"=200'
0 100' 200' 300'

SHEET OF

PROJ NO. 2752-011



PLANNING & ZONING CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

September 9, 2021

AGENDA TOPIC: Consideration and possible action recommending approval of a Final Plat request from SA Front Gate, LLC for Front Gate Unit 7 proposing 20 single-family residential lots, generally located south of Dietz Elkhorn Road and north of Fair Oaks Parkway, City of Fair Oaks Ranch, Texas.

DATE: September 9, 2021

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lata Krishnarao, AICP, LEED ND, Consultant, Gunda Corporation

SUMMARY:

The purpose of this Final Plat is to create 20 residential lots; 2 private streets (Shady Gate and Irving Circle); and 3 reserves that will be maintained as green belt, drainage easement, open space, and underground utility easements. The lot sizes range from 0.21 acres to 0.40 acres.

The subdivision is generally located south of Dietz Elkhorn Road and north of Fair Oaks Parkway (see attached Exhibit A: Location Map). Street access to the subdivision will be provided from Whisper Gate and Bullis Pond, that have been constructed and accepted by the City.

BACKGROUND:

A Master Plan for this 173-acre development was approved in 2012 and included 548 lots and 10.3 acres (approximately) of open space. The Master Plan showed the general location, number of lots, and lot breakdown based on lot size. According to the Subdivision Ordinance that this development was approved under, the minimum lot width required was 70 foot for each lot. An updated Master Plan has been attached as Exhibit B.

Attached Exhibit B shows the location of the area being platted in relation to the entire Front Gate development. Exhibit C shows the current status of the development, number and size of lots, lot configuration, recordation data, and construction status. A detailed breakdown of the development progress (as of August 2021) of the various units, as provided by the applicant, is summarized below in Table 1: Front Gate Development Construction Status. The total number of lots actually platted, constructed, and planned appears to be less than the 542 lots shown on the Master Plan. Additionally, the open space amounts to 10.79 acres.

Table 1: Front Gate Development Construction Status

Status	Constructed	Not Platted
Units	1, 2A, 2B, 3, 4, 5 8, 9, 10, 12	6,7
Number of lots	478	64

The open space exhibits (Exhibits D and E) show the amount and location of open space. As per the Open Space Plan provided by the applicant and dated July 21, 2021, the open space

requirement for Unit 7 is 0.49 acres. The plat proposes 0.69 acres of open space. Attachment F shows an aerial view of the Front Gate Unit development. The aerial map is not current and the streets providing access to this subdivision are constructed and have been accepted by the City.

The proposed Final Plat that establishes Front Gate Unit 7 is in conformance with the Master Plan. Construction Plans and Tree Plan for the proposed subdivision were already approved.

The Final Plat review is based on the requirements of the Subdivision Regulations contained in Chapter 10 of the Code of Ordinances, that was in effect at the time of the approval of the Master Plan. Staff has reviewed the Final Plat and relayed review comments to the applicant. All comments have been addressed in the resubmittal.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The City of Fair Oaks Ranch's current process requires the Planning and Zoning Commission to consider the Final Plat application and make a recommendation to the City Council. The City Council has the final authority to act on the plat.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

Sec. 212.006 (a) of the Texas Local Government Code titled, Authority Responsible for Approval Generally, states the following:

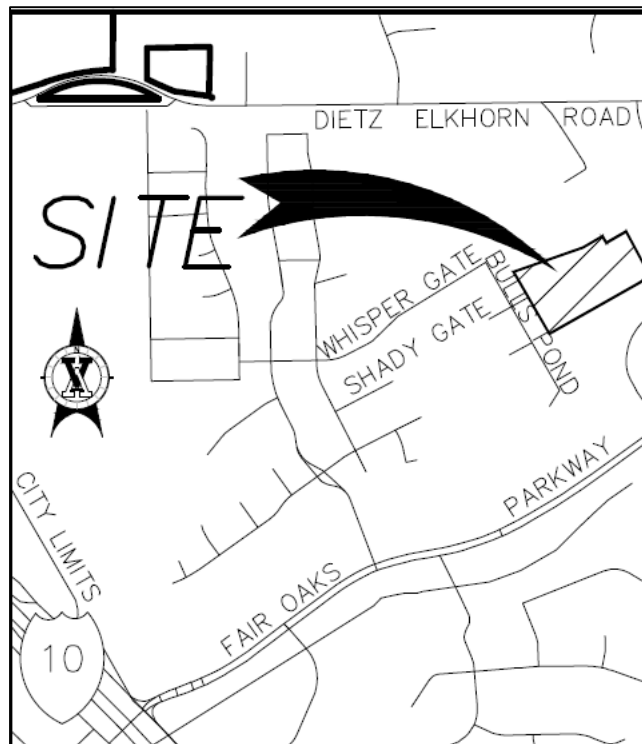
"The municipal authority responsible for approving plats under this subchapter is the municipal planning commission or, if the municipality has no planning commission, the governing body of the municipality. The governing body by ordinance may require the approval of the governing body in addition to that of the municipal planning commission."

RECOMMENDATION/PROPOSED MOTION:

Staff has reviewed the revised plans and recommends approval of the Final Plat.

Motion: I move to recommend approval of the Final Plat of Front Gate Unit 7 with the following condition:

1. Applicant to remove from the owner's signature block on the final plat "and dedicates to the City of Fair Oaks Ranch all public easements, public streets, and public drains"

Exhibit A: Front Gate Unit 7 Site Location Map

Source: Provided by the applicant

Exhibit B: Front Gate Subdivision Master Plan (Unit 7 Highlighted)

Source: Provided by the applicant

Exhibit C: Front Gate Subdivision - Progress Summary Table (July 2021)

	U 1	U 2A	U 2B	U 3	U 4	U 5	U 6	U 7	U 8	U 9	U 10	U 12
60' LOTS	177	—	—	—	46	—	—	—	33	54	44	—
70' LOTS	302	29	5	3	56	19	49	44	20	15	—	63
90' LOTS	63	26	14	23	—	—	—	—	—	—	—	—
TOTAL	542	55	19	26	56	65	49	44	20	48	44	62
RECORDING DATA	TABLE P-01	TABLE P-02	TABLE P-03	TABLE P-04	TABLE P-05	TABLE P-06	TABLE P-07	TABLE P-08	TABLE P-09	TABLE P-10	TABLE P-11	TABLE P-12
CONSTRUCTION STATUS	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED

Source: Provided by the applicant

Exhibit D: Front Gate Subdivision Open Space Plan (Unit 7 Highlighted)



Source: Provided by the applicant

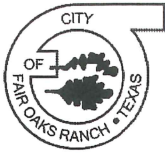
Exhibit E: Open Space Requirement

OPEN SPACE REQUIREMENT			
AREA = 548 LOTS / (100 LOTS/AC) = 5.48AC.			
UNIT NO.	OPEN SPACE AC.	STATUS	TOTAL ACCUMULATION
1	0.66	PLATTED	0.66
3	0.04	PLATTED	0.70
8	0.92	PLATTED	1.62
10	1.07	PLATTED	2.69
2A	0.24	PLATTED	2.93
9	0.18	PLATTED	3.11
12	3.06	PLATTED	6.17*
2B	2.15	PLATTED	8.32
4	1.98	PLATTED	10.3
5	0.00	PLATTED	10.3
6	0	2021	10.3
7	0.49	2021	10.8
TOTAL	10.79		
* SATISFIES SUBDIVISION OPEN SPACE REQUIREMENTS			

Source: Provided by the applicant

Exhibit F – Front Gate Subdivision Aerial View (Unit 7 Highlighted)**Attachments:**

1. Universal Application
2. S11 Final Plat Specific Application Form
3. Letter of Intent
4. Front Gate Unit 7 Subdivision Plat
5. Front Gate Masterplan
6. Front Gate Open Space Exhibit



City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900.FAX: (210) 698-3565. bcodes@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: Front Gate Unit 7 Acreage: 7.13
 Brief Description of Project: To create lots for a residential subdivision
 Is property platted? ☒ No ☐ Yes Subdivision name: _____ No. of Lots: 20
 Recordation #: N/A Parcel(s) Tax ID#: 1186415
 Existing Use: Residential Proposed Use: Residential
 Current Zoning: Existing Residential 1 Proposed Zoning: Existing Residential 1
 Occupancy Type: N/A Sq. Ft.: N/A Bed #: N/A Bath #: N/A Car Garage #: N/A
 Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☐ Septic ☒ Public

PROPERTY OWNER INFORMATION

Owner: SA Front Gate LLC Contact Name: Lloyd A. Denton, Jr.
 Address: 11 Lynn Batts Lane, Suite 100 City/State/ZIP: San Antonio, Texas 78218
 Phone: 210.828.6131 Email: Plats@bitterblue.com

APPLICANT INFORMATION

Applicant/Developer: SA Front Gate, LLC Contact Name: Benjamin Bunker
 Address: 11 Lynn Batts Lane, Suite 100 City/State/ZIP: San Antonio, Texas 78218
 Phone: 210.828.6131 Email: ben@bitterblue.com

KEY CONTACT INFORMATION

Name of the Individual: Paul A. Schroeder, PE, RPLS Contact Name: Vickrey & Associates, LLC
 Address: 12940 Country Parkway City/State/ZIP: San Antonio, Texas 78216
 Phone: 210.349.3271 E-mail: pschroeder@vickreyinc.com

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

Signature: [Signature] Lloyd A. Denton, Jr. Date: 04.28.21
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****

DATE REC'D: 7/30/2021 BY: SG
 FEES PAID: Confirmed APPROVED BY: SG
 DATE APPROVED: P&Z Agenda 9/9/21 Council Agenda 9/16/21
 APPLICATION/PERMIT NO: NA EXP DATE: NA

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.

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

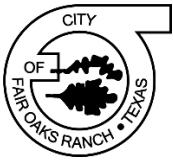
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

** 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)
- N/A Application Processing Fees and other application fees.
- ☒ Letter of intent explaining the request in detail and reason for the request.
- N/A 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.



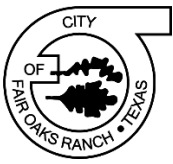
S11

SPECIFIC APPLICATION FORM - FINAL PLAT

Section 3.8 (5) of the Unified Development Code

The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- ☒ A completed Universal Development Application and checklist signed by the owner/s of the property.
- ☐ Payment of all other applicable fees (see Schedule of Fees).
- ☒ An accurate metes and bounds description of the subject property (or other suitable legal description).
- ☒ Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- ☒ Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- ☐ Pre-Application Conference prior to application submittal (if required).
- ☒ Approved copy of the Preliminary Plat, Replat and Concept Plan or other approved plats, if applicable.
- ☒ Three (3) copies (full size) of approved sets of construction plans.
- ☐ Concept plan approval (if required).
- ☒ A title report.
- ☒ One (1) copy (11x17) of proposed plat.
- ☐ Letter of Acceptance of Public Improvements by the City, or Fiscal Surety for Public Improvements.
- ☐ Maintenance Bond for Public Improvements.
- ☒ Letter of Certification from each utility provider servicing this area (CPS, PEC, SAWS, Timewarner, Grey Forest, GBRA, Spectrum, etc.).
- ☒ Letter from USPS and other service providers to ensure the name of the proposed subdivision, or any of the physical features, (such as streets, parks, etc.) must not be so similar to the names of any similar features in the county or in any incorporated town or city therein. Streets, which are a continuation of any existing street, shall take the name of the existing street.
- ☒ Drainage/Stormwater plan, if any grade changes.
- ☒ A certificate of ownership and dedication to the City of all streets, easements, alleys, parks, playgrounds or other dedicated public uses, signed and acknowledged before a notary public by the owners and by any holders of liens



7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900 FAX: (210) 698-3565 bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

against the land. The dedications must be absolute. In lieu of a separate document, a note on the face of the plat meeting all of the above requirements is acceptable.

- ☒ Approved Tree Plan designating all trees proposed for removal or preservation and describing the measures proposed to protect remaining trees during development as per Unified Development Code Section 8.8.

Note: Removal of Protected trees need approval by staff

Removal of Heritage trees need approval by Planning and Zoning Commission.

- ☒ Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email.
- ☒ Acknowledgement that the applicant or representative will attend all Planning and Zoning Commission, City Council and applicable meetings where this request is discussed.

Additional Requirements. The City Manager (or designee) may, from time to time, identify additional requirements for a complete application that are not contained within but are consistent with the application contents and standards set forth in the UDC and state statutes.

VICKREY & ASSOCIATES, LLC
CONSULTING ENGINEERS

Item #7.

March 2, 2021

Katherine Schweitzer, PE
Manager of Engineering Services
City of Fair Oaks Ranch
7286 Dietz-Elkhorn
Fair Oaks Ranch, Texas 78015

Re: Front Gate Unit 7
V&A Job NO. 2752-008-051

Dear Ms. Schweitzer,

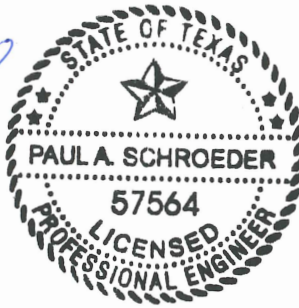
This submittal is to subdivide 7.13 acres of land out of tracts conveyed by signed warranty deeds recorded in Volume 15852, Page 1405, Official Public Records of Bexar County, Texas. The Front Gate Unit 7 subdivision will contain 20 lots.

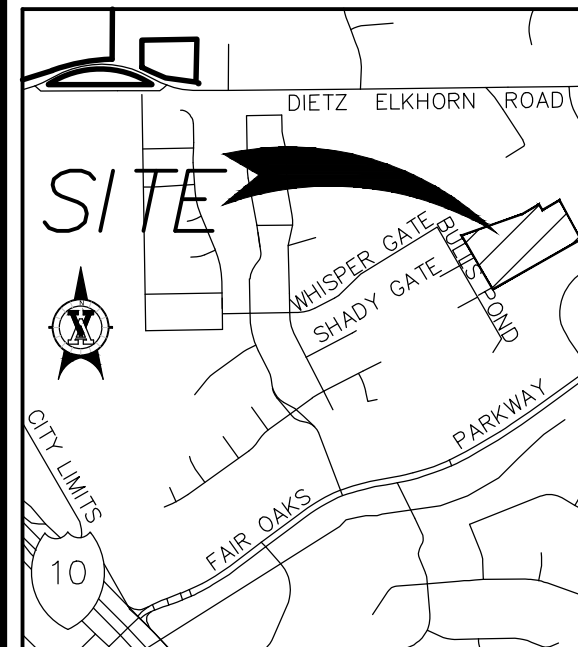
Sincerely,

VICKREY & ASSOCIATES, LLC.
TBPE F-#159/TBPLS F-#10004100

Paul A. Schroeder, PE, RPLS
Residential Division Manager

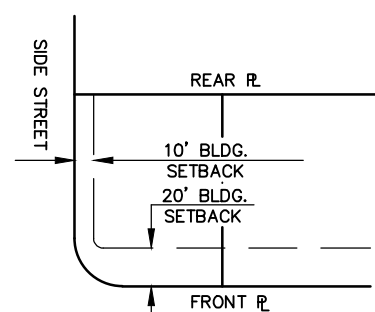
PAS/ksh





LOCATION MAP
NOT TO SCALE

Line #	Length	Direction
L1	50.15	N30°05'05"W
L2	49.98	S29°20'54"E
L3	52.02	S30°06'53"E
L4	9.54	S64°16'35"W
L5	5.74	S64°16'35"W



TYPICAL CORNER LOT
BUILDING SETBACKS

NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 20' ALONG THE FRONT, AS SHOWN ABOVE, AND SUBDIVISION DEED RESTRICTIONS.

IMPACT FEE PAYMENT DUE : "SAWS"

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF FAIR OAKS RANCH.

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF FAIR OAKS RANCH.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP 48091C00855 EFFECTIVE DATE AUGUST 28, 2017. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.
BY: PAUL A. SCHROEDER, R.P.L.S.

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 ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

VICKREY & ASSOCIATES, INC.
BY: PAUL A. SCHROEDER, P.E.

LICENSED PROFESSIONAL ENGINEER
LICENSE # 57564

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH "VICKREY PROP COR"
- ⊕ SET MAG NAIL W/WASHER STAMPED "VICKREY PROP COR"
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 740 EXISTING CONTOURS
- [740] PROPOSED CONTOURS
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- R.O.W. RIGHT OF WAY
- EX EXISTING VOLUME
- PG. PAGE
- C.V.E. CLEAR VISION ESMT
- BLK BLOCK
- CB COUNTY BLOCK
- AC ACRES
- PED. PEDESTRIAN CITY LIMITS LINE
- * SAME AS PREVIOUS MEASUREMENT CENTERLINE
- ① 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20002, PG. 619
- ② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9692, PG. 179-181
- ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20001, PG. 1443
- ④ 16' ELECTRIC ESMT DOC. # 20150065617
- ⑤ 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20002, PG. 619
- ⑥ 6' ELECTRIC EASEMENT VOL. 8000, PG. 124
- ⑦ 8' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20002, PG. 619
- ⑧ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20002, PG. 619
- ⑨ 16' SANITARY SEWER EASEMENT
- ⑩ EXISTING 16' SANITARY SEWER ESMT VOL. 20001, PG. 1172
- ⑪ 12' ELECTRIC EASEMENT VOL. 8100, PG. 145

UTILITY EASEMENT:

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

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH 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.

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

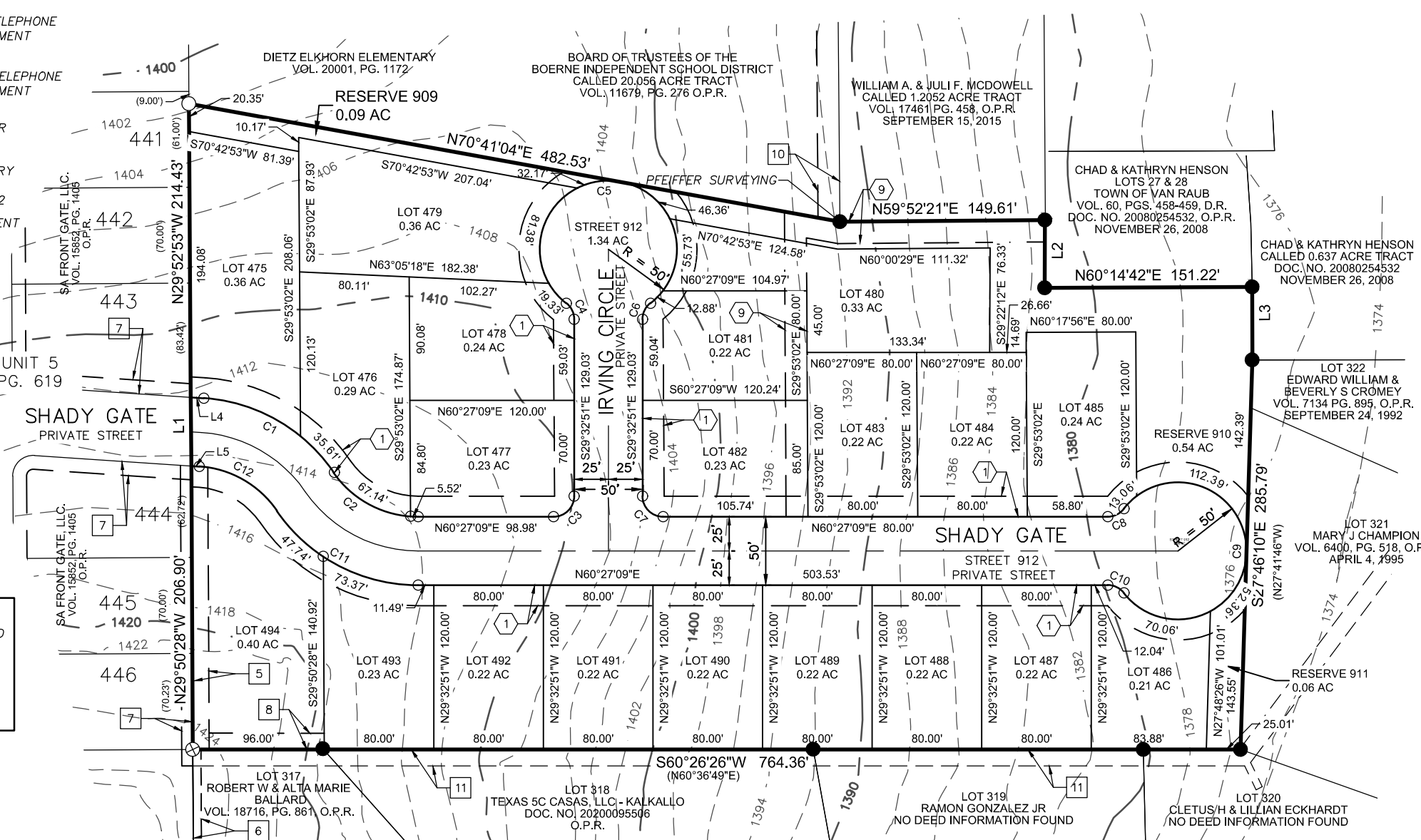
THE MAINTENANCE OF THE TURF, GRASSES AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

ZONING DESIGNATION NOTE:

THIS PLAT AREA IS CURRENTLY ZONED AS EXISTING RESIDENTIAL 1.

PRIVATE STREET DESIGNATION NOTE:

STREET 912 (SHADY GATE AND IRVING CIRCLE) ARE PRIVATE STREETS AND ARE DESIGNED AS UNDERGROUND PUBLIC WATER AND PUBLIC SANITARY SEWER AND UTILITY EASEMENT.



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	51°41'13"	125.00'	112.78'	60.54'	N89°52'48"W	108.98'
C2	55°30'40"	75.00'	72.66'	39.47'	N88°12'29"E	69.85'
C3	90°00'00"	15.00'	23.56'	15.00'	N15°27'09"E	21.21'
C4	52°01'12"	15.00'	13.62'	7.32'	N85°33'27"W	13.16'
C5	284°02'24"	50.00'	247.87'	-39.04'	N60°27'09"E	61.54'
C6	52°01'12"	15.00'	13.62'	7.32'	S3°32'15"E	13.16'
C7	90°00'00"	15.00'	23.56'	15.00'	S74°32'51"E	21.21'
C8	52°01'12"	15.00'	13.62'	7.32'	N34°26'33"E	13.16'
C9	284°02'25"	50.00'	247.87'	-39.04'	N29°32'51"W	61.54'
C10	52°01'12"	15.00'	13.62'	7.32'	S86°27'45"W	13.16'
C11	55°30'40"	125.00'	121.11'	65.78'	N88°12'29"E	116.42'
C12	51°41'13"	75.00'	67.66'	36.33'	N89°52'48"W	65.39'

THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS AS RECORDED FOR THIS UNIT IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS. GATES ACROSS EASEMENT: DOUBLE SWING GATES SHALL BE MINIMUM 16 FEET AND INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS

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

THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL TOPOGRAPHY. VICKREY & ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL TOPOGRAPHY.

BASIS OF BEARING IS STATE PLANE CORRD. SYSTEM. NAD 83

SHADY GATE, IRVING CIRCLE, 909, 910, AND 911 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE FRONT GATE HOA.

1/2" IRON RODS WITH "VICKREY PROP COR" SET AT ALL CORNERS.

THIS PLAT WAS REVISED AUGUST 26, 2021.

20 LOTS, 2 PRIVATE STREETS, 3 RESERVES

CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - 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," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER 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 AND SAWS 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 WATER, SEWER, 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 OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS 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.

EASEMENT NOTES

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

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM") TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER 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.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

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

2. THE 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 USUAL AND CUSTOMARY PRACTICES.

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

4. RESERVES 909, 910, AND 911 WILL BE GREEN BELTS, DRAINAGE, AND UNDERGROUND UTILITY EASEMENTS AND WILL BE MAINTAINED AS OPEN SPACE.

FINAL

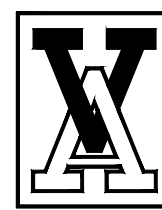
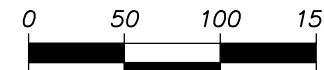
**SUBDIVISION PLAT ESTABLISHING
FRONT GATE UNIT 7
SAWS PLAT # FOR**

BEING 7.13 ACRES OF THE MARIA F. HERNANDEZ SURVEY NO. 420 ABSTRACT NO. 314, COUNTY BLOCK 4709, CITY OF FAIR OAKS RANCH, BEXAR COUNTY, TEXAS AND OUT OF A CALLED 78.629 ACRE TRACT, RECORDED IN VOLUME 15852, PAGE 1405, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

REASON FOR FINAL PLAT:
TO CREATE 20 RESIDENTIAL LOTS, 2 PRIVATE STREETS, AND 3 RESERVES.



SCALE: 1"=100'



VICKREY & ASSOCIATES, LLC
CONSULTING ENGINEERS

CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No.: F-159
TBPELS Firm Registration No: 10004100

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND DEDICATES TO THE CITY OF FAIR OAKS RANCH ALL PUBLIC EASEMENTS, PUBLIC STREETS, AND PUBLIC DRAINS.

OWNER: LLOYD A. DENTON, JR., PRESIDENT
SA FRONT GATE, LLC
11 LYNN BATTIS LANE, STE. 100
SAN ANTONIO TEXAS 78218

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

LLOYD A. DENTON, JR., 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., 2021.

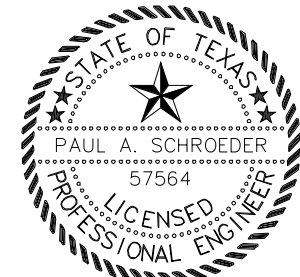
NOTARY PUBLIC
STATE OF TEXAS

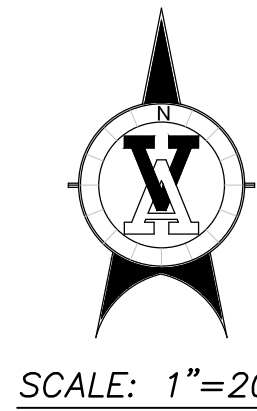
THIS FINAL PLAT OF FRONT GATE UNIT 7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL DATED THIS _____ DAY OF _____ A.D. 2021

BY: _____ MAYOR

BY: _____ CITY SECRETARY

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



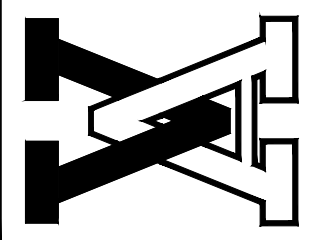


UNIT NO.	AREA AC.	LOTS	ROAD L.F.
1	20.58	55	3,600
2A	7.54	19	900
2B	11.92	26	750
3	16.80	56	3,000
4	21.68	65	3,100
5	14.75	49	2,900
6	13.21	44	2,400
7	7.14	20	590
8	14.12	48	2,680
9	12.44	54	1,100
10	12.37	44	1,850
12	20.45	62	2,700
TOTAL	173.00	542	

	U 1	U 2A	U 2B	U 3	U 4	U 5	U 6	U 7	U 8	U 9	U 10	U 12
60' LOTS	177	—	—	—	46	—	—	—	33	54	44	—
70' LOTS	302	29	5	3	56	19	49	44	20	15	—	62
90' LOTS	63	26	14	23	—	—	—	—	—	—	—	—
TOTAL	542	55	19	26	56	65	49	44	20	48	54	62
	V.9640/P.62	V.9704/P.211	V.20001/P.2162	V.9658/P.62	V.20002/P.206	V.20002/P.619	IN REVIEW	IN REVIEW	V.9658/P.66	V.9716/P.137	V.9691/P.15	V.9762 P.26-29
	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	COMPLETED	N/A	N/A	COMPLETED	COMPLETED	COMPLETED	COMPLETED

RECORDING DATA
CONSTRUCTION STATUS

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL - ENVIRONMENTAL SURVEY
12940 Country Parkway San Antonio, TX 78216
Phone: (214) 349-3271
Firm Registration No: F-159
TBPLS Firm Registration No: 10004100



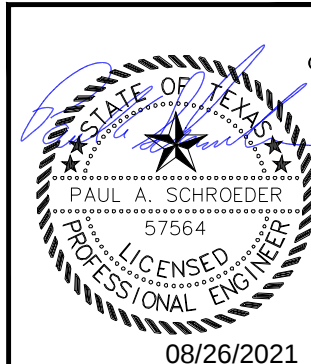
FRONT GATE AT FAIR OAKS RANCH
MASTER PLAN

DATE: AUG. 2021

Vertical Scale 1"=N/A
Horizontal Scale 1"=200'
0 100' 200' 300'

SHEET 1 OF 1

PROJ NO. 2742-000



Jul 20, 2021 - 1:38pm
R:\2742-000\Engineering\DWG\masterplan--openspace.dwg

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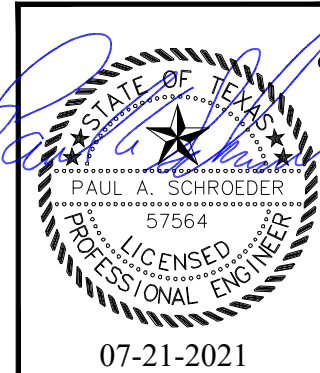
CHECKED BY: PAS

APPROVED BY: PAS



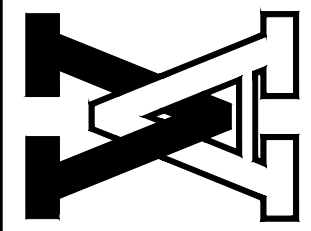
OPEN SPACE REQUIREMENT			
AREA = 548 LOTS/(100 LOTS/AC) = 5.48AC.			
UNIT NO.	OPEN SPACE AC.	STATUS	TOTAL ACCUMULATION
1	0.66	PLATTED	0.66
3	0.04	PLATTED	0.70
8	0.92	PLATTED	1.62
10	1.07	PLATTED	2.69
2A	0.24	PLATTED	2.93
9	0.18	PLATTED	3.11
12	3.06	PLATTED	6.17*
2B	2.15	PLATTED	8.32
4	1.98	PLATTED	10.3
5	0.00	PLATTED	10.3
6	0	2021	10.3
7	0.49	2021	10.8
TOTAL	10.79		

* SATISFIES SUBDIVISION OPEN SPACE REQUIREMENTS



DATE:	
Vertical Scale 1"=N/A Horizontal Scale 1"=200'	
0 100' 200' 300'	
SHEET	OF
PROJ NO.	

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PREPARED FOR:
SA
FRONT
GATE,
LLC

OPEN SPACE EXHIBIT
FRONT GATE
FAIR OAKS RANCH, TEXAS

REVISIONS

1	
2	
3	
4	
Δ	DESC.