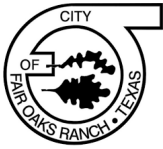




I, Amanda Valdez, TRMC, Deputy City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City's website [www.fairoaksranchtx.org](http://www.fairoaksranchtx.org), both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by May 8, 2026 and remained so posted continuously for at least 3 business days before said meeting was convened. A quorum of various boards, committees, and commissions may attend the P&Z Commission meeting.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main 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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## PLANNING AND ZONING COMMISSION CONSIDERATION ITEM CITY OF FAIR OAKS RANCH, TEXAS

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AGENDA TOPIC: Consideration and possible action recommending approval of the Post Oak Subdivision Phase I Final Plat, establishing a total of 65 lots, from the applicant and property owner, Far Project SPV, LPC

DATE: May 14, 2026

DEPARTMENT: Public Works & Engineering

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

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### **INTRODUCTION / BACKGROUND:**

In April 17, 2026, staff received a Final Plat application from Pape Dawson Consulting Engineers, LLC, on behalf of the property owner, Far Project SPV, LP, for Post Oak Subdivision Phase I, creating 65 lots consisting of 60 one-acre minimum single-family residential lots and five (5) greenbelt or drainage easement lots, a total of about 113 acres. The development is generally located north of the intersection of Rolling Acres Trail and Ammann Road, and bordered by Ammann Road to the south and west.

In alignment with the approved Development Agreement dated August 2025, this is the first of four phases for the approximately 344-acre Post Oak subdivision. The agreement states that the development standards at the conception of the Agreement – Chapter 10 Subdivision Regulations – shall apply. Additional standards included in Article 3, Section 3.02(a) of the Agreement, also apply:

- Minimum lot frontages of 120 feet; cul-de-sacs and knuckle-sacs with a minimum lot frontage of 100 feet.
- Owner shall comply with the City of Fair Oaks Ranch Unified Development Code, Section 9.7 Drainage and Erosion Control Standards with the exception of 9.7 (1)(d) which shall apply as follows: Downstream impacts of increased impervious area resulting from development will be mitigated through detention and/or green infrastructure. Peak runoff control will be provided for the 100-yr, 10-yr, and 2-yr storms such that post-development flows from the subject project meet or are less than pre-development flows as determined with a drainage study.

### **Timeline**

In September 2025, the City Council approved the Future Land Use Map (FLUM) amendment and zoning designation as Neighborhood Residential (NR), which requires a minimum lot size of one acre. The development has a Public Improvement District (PID) to finance public infrastructure and improvements within the property, including roads, utilities, drainage, parks, sidewalks, landscaping, lighting, and other infrastructure. A comprehensive overview was provided by staff at the City Council meeting in July 2025. The City will provide water service, and lots will use on-site septic systems.

On January 8, 2026, the Planning and Zoning Commission recommended approval of the Post Oak Subdivision Phase I Preliminary Plat with conditions and, on February 5, 2026, the City Council approved the Preliminary Plat with the same conditions. The final plat satisfies all applicable conditions; a detailed description of these conditions is provided in the accompanying presentation.

**Next Steps**

The City Council will consider the Post Oak Subdivision Phase I Final Plat on June 4, 2026.

**Attachments**

Attachment A - Location Map

Attachment B - Aerial Map

Attachment C - Concept Plan

Attachment D - Universal and Specific Applications, and Plat

**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 and make a recommendation to the City Council. The City Council has the final authority to act on the plat. The policy analysis shows that the Post Oak Final Plat Phase I complies with the following:

1. All conditions associated with the Phase I Preliminary Plat approval
2. The approved amended Development Agreement dated August 2025
3. The approved amended Concept Plan
4. Zoning regulations for Neighborhood Residential - one acre minimum lot size
5. Future Land Use Map regulations for Neighborhood Residential - one acre minimum lot size

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

N/A

**LEGAL ANALYSIS:**

All applicable regulations for the final plat have been met.

**RECOMMENDATION / PROPOSED MOTION:**

I move to recommend approval of the Final Plat for Post Oak Subdivision Phase I.



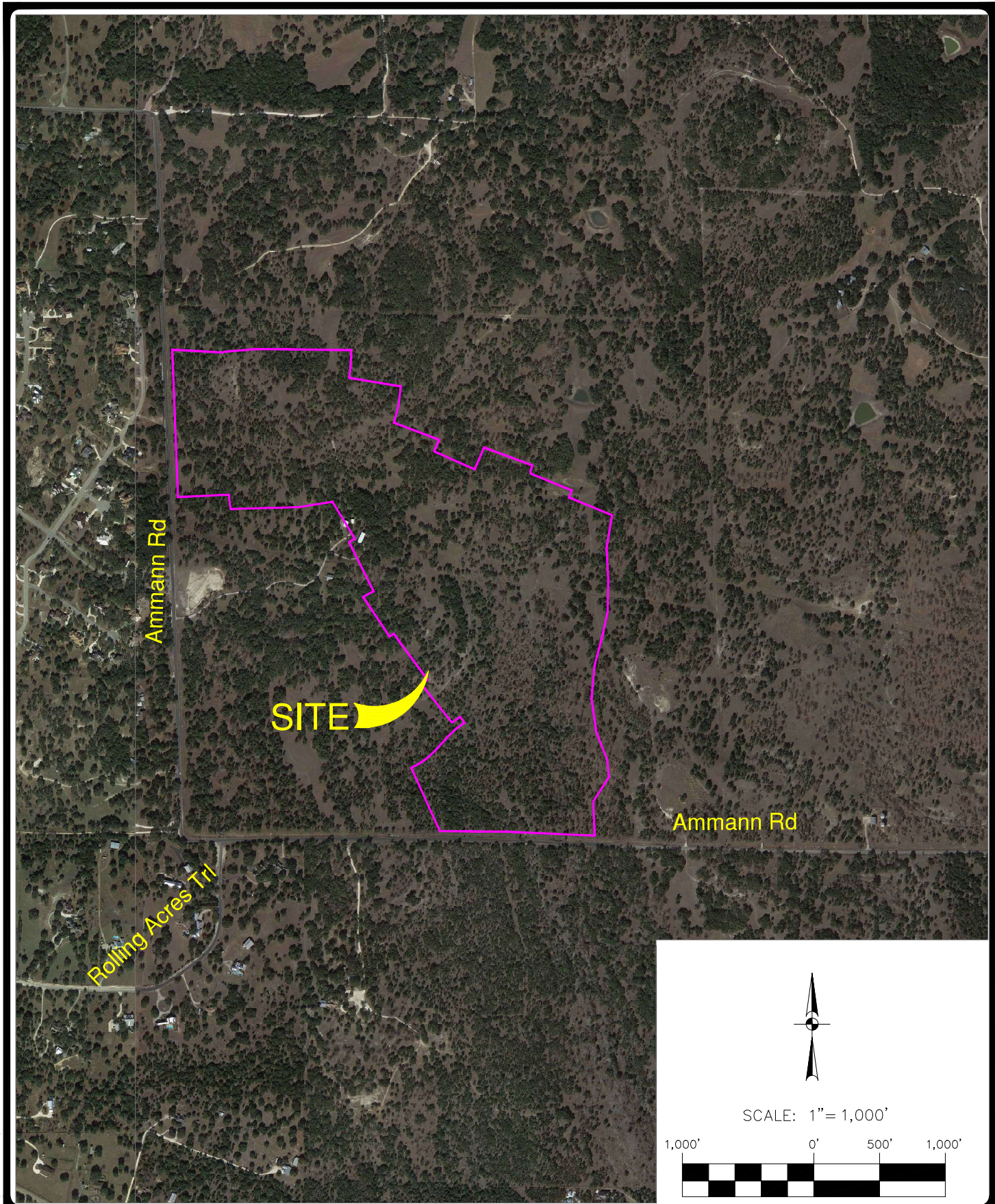
Date: November 14, 2025, 11:45 AM — User ID: julian.garcia  
 File: P:\139\03\Design\Exhibits\SWMP Exhibits\EX1390302\_Location

JOB NO. 13903-02  
 DATE NOVEMBER 2025  
 DESIGNER DL  
 CHECKED WH\_DRAWN\_JG  
 SHEET **EX 1**

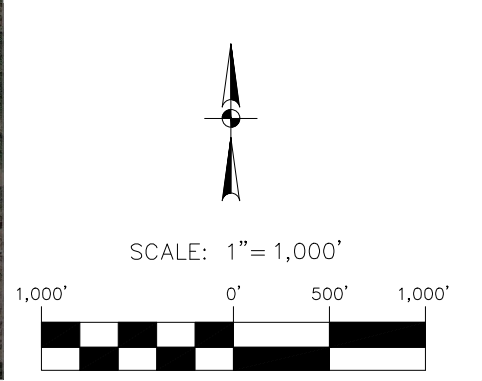
**POST OAK PHASE 1**  
**KENDALL COUNTY, TEXAS**  
**LOCATION MAP**

**PAPE-DAWSON**  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



Date: October 3, 2025, 11:49 AM - User ID: julian.garcia  
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JOB NO. 13903-02  
 DATE NOVEMBER 2025  
 DESIGNER DL  
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 SHEET **EX 2**

**POST OAK PHASE 1**  
**KENDALL COUNTY, TEXAS**  
**AERIAL PHOTO**

**PAPE-DAWSON**  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.





City of Fair Oaks Ranch

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

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: Post Oak Phase I Acreage: 112.512
Brief Description of Project: Single Family Development with large acre lots
Is property platted? [ ] No [x] Yes Subdivision name: Post Oak Phase I No. of Lots: 60
Recordation #: N/A Parcel(s) Tax ID#: 11782
Existing Use: Vacant woodland area Proposed Use: Single Family Development
Current Zoning: Rural Residential Proposed Zoning: Neighborhood Residential District
Occupancy Type: Abandoned Sq. Ft.: N/A Bed #: N/A Bath #: N/A Car Garage #: N/A
Water System [ ] Well [x] Public Flood Zone: [ ] Yes [x] No Sewer System: [x] Septic [ ] Public

PROPERTY OWNER INFORMATION

Owner: Far Project SPV, LPC Contact Name: Scott Teeter
Address: 11 Lynn Batts Lane, Suite 100 City/State/ZIP: San Antonio, TX 78218
Phone: 210-828-6131 Email: scott@bitterblue.com

APPLICANT INFORMATION

Applicant/Developer: Far Project SPV, LPC Contact Name: Scott Teeter
Address: 11 Lynn Batts Lane, Suite 100 City/State/ZIP: San Antonio, TX 78218
Phone: 210-828-6131 Email: scott@bitterblue.com

KEY CONTACT INFORMATION

Name of the Individual: Pape-Dawson Contact Name: Matt Geistweidt
Address: 2000 NW Loop 410 City/State/ZIP: San Antonio, TX 78213
Phone: 210-375-9000 E-mail: mgeistweidt@pape-dawson.com

Signature: [Handwritten Signature] Date: 4-17-26

Print Name: Scott Teeter

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

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*
DATE REC'D: April 17, 2026 BY: JRelucio
FEES PAID: \$3,600 APPROVED BY: JRelucio
DATE APPROVED: April 22, 2026
APPLICATION/PERMIT NO: FP-2026-01 EXP DATE: April 2027

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.

# Attachment D

**SPECIFIC APPLICATION FORM (S1-S25).** Please check the appropriate type below:

Land Use Policy Related
(Section 3.9 of the UDC)
<input type="checkbox"/> Annexation* - Form S1
<input type="checkbox"/> Comprehensive Plan Amendment (Text)
<input type="checkbox"/> Unified Development Code (UDC) Text Amendment
<input type="checkbox"/> Rezoning/ FLUM amendment* - Form S2
<input type="checkbox"/> Special Use Permit* - Form S3
<input type="checkbox"/> Planned Unit Development (PUD)* - Form S4
<input type="checkbox"/> Development Agreement
<input type="checkbox"/> Conservation Development Alternative* (CDA) (Section 4.8) - Form S5

Subdivision and Property Development Related
(Section 3.8 of the UDC)
<input type="checkbox"/> Amending Plat* - Form S6
<input type="checkbox"/> Minor Plat* - Form S7
<input type="checkbox"/> Development Plat* - Form S8
<input type="checkbox"/> Concept Plan** - Form S9
<input type="checkbox"/> Preliminary Plat* - Form S10
<input checked="" type="checkbox"/> Final Plat* - Form S11
<input type="checkbox"/> Replat* - Form S12
<input type="checkbox"/> Construction Plans* - Form S13
<input type="checkbox"/> Vacating Plat
<input type="checkbox"/> Plat Extension

Site Development Related
(Section 3.9 of the UDC)
<input type="checkbox"/> Vested Rights Verification Letter (Refer to UDC Section 4.2 (3))
<input type="checkbox"/> Zoning Verification Letter
<input type="checkbox"/> Written Interpretation of the UDC
<input type="checkbox"/> Temporary Use Permit*- Form S14
<input type="checkbox"/> Special Exception*- Form S15
<input type="checkbox"/> Site Development Permit* (Site Plan Review) - Form S16
<input type="checkbox"/> Floodplain Development Permit*- Form S17
<input type="checkbox"/> Stormwater Permit* - Form S18
<input type="checkbox"/> Certificate of Design Compliance* - Form S19
Appeal of an Administrative Decision
<input type="checkbox"/> Zoning <input type="checkbox"/> Others
Variance
<input type="checkbox"/> Policy <input type="checkbox"/> Judicial* -Form S20
<input type="checkbox"/> Sign Special Exception/Appeal to an Administrative Decision
<input type="checkbox"/> Administrative Exception
<input type="checkbox"/> Permit for Repair of Non-Conforming Use/Building
<input type="checkbox"/> Letter of Regulatory Compliance
<input type="checkbox"/> On-Site Sewage Facility Permit (OSSF)
<input type="checkbox"/> Certificate of Occupancy (CO)* - Form S21
<input type="checkbox"/> Relief from Signage Regulations
<input type="checkbox"/> Group Living Operation License* - Form S22
<input type="checkbox"/> Grading/Clearing Permit - Form S23

Miscellaneous Permits
<input type="checkbox"/> Appeal of Denial of Sign Permit
<input type="checkbox"/> Master/ Common Signage Plan* - Form S24
<input type="checkbox"/> Right-of-Way Construction* - Form S25
<b>Building Permits Related</b>

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

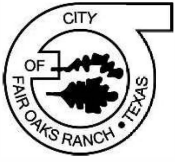
<b>Commercial</b>
New/Remodel/Addition
<b>Residential</b>
New Home
Remodels/Additions
Detached Buildings
<b>Others</b>
Fence
Solar Panels
Swimming Pools
Backflow Device/Irrigation System
Signs
Master/ Common Signage Plan
Water Heater or Water Softener
Miscellaneous

\*These types of applications require additional information as listed in the Specific Application Form.  
 \*\* The Concept Plan is required for PUD and CDA, and for Rezoning if included in a previously approved Concept Plan.

### Application Checklist for all Applications

- Universal Application Form (Form UA).
- Items listed in the checklist for the Specific Application Form (Form S#) <sup>1</sup>. (Please make sure the boxes are checked)
- Application Processing Fees and other application fees.
- Letter of intent explaining the request in detail and reason for the request.
- Signed Letter of Authorization required if the application is signed by someone other than the property owner.
- Site plan and shapefile drawings (if applicable) for the property
- Location map clearly indicating the site in relation to adjacent streets and other landmarks
- A copy of proof of ownership (recorded property deed or current year tax statements)

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

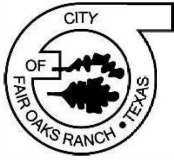


# S11 SPECIFIC APPLICATION FORM - FINAL PLAT

## Section 3.8 (5) 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:

- A completed Universal 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 subject parcel. 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.
- A copy of approved sets of construction plans.
- Concept plan approval (if required).
- A title report.
- A copy 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



## City of Fair Oaks Ranch

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7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

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

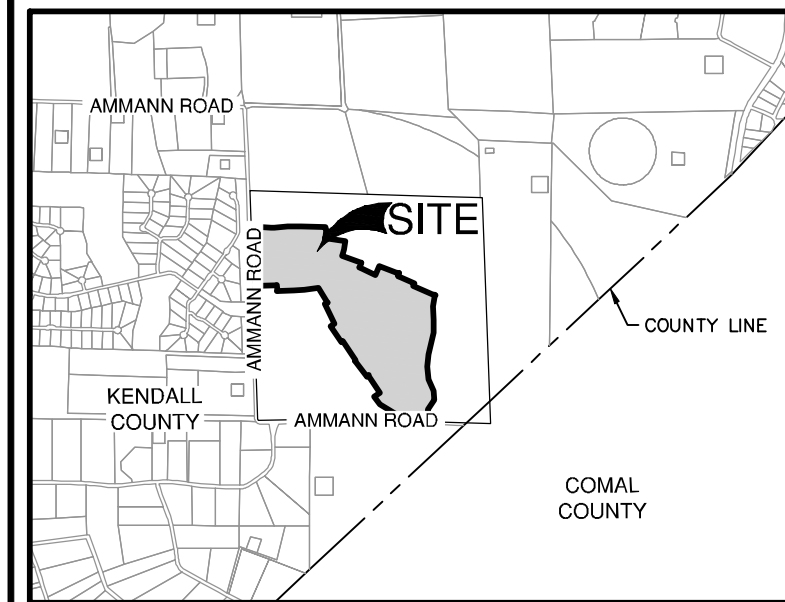
the owners and by any holders of liens against the land. The dedications must be absolute. In lieu of a separate document, a note on the face of the plat meeting all of the above requirements is acceptable.

- 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.
- Acknowledgment that the applicant or representative will attend all Planning and Zoning Commission meetings, City Council meetings, and any other 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.



**LOCATION MAP**  
MAPSCO MAP GRID: 123X1  
NOT-TO-SCALE

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

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

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT, HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE UTILITY SHALL MAKE COMMERCIAL 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 THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.
3. THE MAINTENANCE OF THE TURF, GRASSES, AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER.

**IMPACT FEE ASSESSMENT:**

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.

**VESTED RIGHTS NOTE:**

THIS SUBDIVISION IS SUBJECT TO THE CITY'S SUBDIVISION ORDINANCE IN EFFECT NOVEMBER 20, 2014 AS AMENDED AND OUTLINED IN THE POST OAK DEVELOPMENT AGREEMENT WHICH GOVERNS DENSITY, LOT SIZES, AND CERTAIN INFRASTRUCTURE STANDARDS.

**COMMON AREA MAINTENANCE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF FAIR OAKS OR KENDALL COUNTY.

**SURVEYOR NOTES:**

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 3/4" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
3. THE BEARINGS, DISTANCE, AREAS AND COORDINATES SHOWN THEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (TX83-SCF), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000015.
4. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

**COUNTY OF KENDALL**

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

LICENSED GEISTWEIDT, PE  
MATTHEW GEISTWEIDT, PE  
LICENSE NUMBER 118861

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

**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, OPERATION, 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.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT, HOWEVER THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE UTILITY SHALL MAKE COMMERCIAL 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 THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY USUAL AND CUSTOMARY PRACTICES.
3. THE MAINTENANCE OF THE TURF, GRASSES, AND LANDSCAPE VEGETATION WITHIN THE EASEMENT SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER OR PROPERTY OWNER ASSOCIATION.

**PEDERNALES ELECTRIC COMPANY NOTES:**

**DIMENSIONS AND LOCATIONS OF UTILITY EASEMENTS:**

- a. PEDERNALES ELECTRIC COOPERATIVE (PEC) IS HEREBY DEDICATED A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT ALONG ALL LOT LINES ADJOINING A PUBLIC RIGHT OF WAY AND A TEN FOOT (10') WIDE UTILITY EASEMENT ALONG ALL OTHER FRONT, SIDE, AND REAR LOT LINES.
  - i. FOR LOTS 0.5 ACRE OR LESS: PEDERNALES ELECTRIC COOPERATIVE (PEC) IS HEREBY DEDICATED A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT ALONG ALL LOT LINES ADJOINING A PUBLIC RIGHT OF WAY AND A FIVE FOOT (5') WIDE UTILITY EASEMENT ALONG ALL OTHER INTERIOR, SIDE, AND REAR LOT LINES.
- b. PRIVATE PROPERTY WITHIN PUBLIC AND PRIVATE ROADWAY EASEMENTS, ACCESS EASEMENTS AND RIGHT OF WAY RESERVATIONS SHALL BE DESIGNATED AS A UTILITY EASEMENT. A 15' UTILITY EASEMENT IS HEREBY GRANTED ALONG ALL RIGHT OF WAY RESERVATIONS, ROADWAY EASEMENTS AND ACCESS EASEMENTS.
- c. ALL EXISTING OVERHEAD LINES SHALL POSSESS A TWENTY FOOT (20') WIDE UTILITY EASEMENT CENTERED 10' EACH SIDE OF LINE. ALL EXISTING UNDERGROUND LINES SHALL POSSESS A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT CENTERED 7.5' EACH SIDE OF LINE.
- d. EACH LOT IS SUBJECT TO A FLOATING TEN FOOT (10') WIDE BY THIRTY FOOT (30') LONG GUY WIRE EASEMENT AS REQUIRED BY PEC.

**CONDITIONS OF UTILITY EASEMENT:**

- a. THE UTILITY EASEMENT INCLUDES THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LANDS WITHIN THE SUBDIVISION TO OR FROM THE UTILITY EASEMENT, THE PURPOSE OF THE UTILITY EASEMENT WITH RESPECT TO ELECTRIC FACILITIES AND RELATED TELECOMMUNICATIONS OR FIBER OPTIC SYSTEMS IS TO PLACE, CONSTRUCT, RE-CONSTRUCT, ALTER, INSPECT, PATROL, OPERATE, UPGRADE, REPAIR, RE-PHASE, HANG NEW WIRE ON, MAINTAIN, RELOCATE, REPLACE, AND REMOVE OVER, IN, BELOW, ABOVE, ACROSS AND UPON THE EASEMENT AREA A DISTRIBUTION LINE OR SYSTEM, TELECOMMUNICATIONS SYSTEM AND EQUIPMENT, OR OTHER SERVICES AND SYSTEMS, AND RELATED APPURTENANCES AND EQUIPMENT, AND TO CUT, PRUNE, TRIM, CHEMICALLY TREAT AND OR REMOVE FROM SAID LANDS ALL TREES, BRUSH, SHRUBBERY AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WITHIN OR OUTSIDE THE EASEMENT AREA WHICH MAY ENDANGER, OR INTERFERE WITH THE ACCESS, EFFICIENCY, AND SAFETY OF SAID LINES OR OTHER UTILITIES.
- b. ALL UTILITY EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, UPGRADING, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF VEGETATION, TREES, AND OTHER OBSTRUCTIONS), INSPECTING, REMOVAL, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND LINES.
- c. NO BUILDINGS OR ANY OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN UTILITY EASEMENTS, WHERE ACCESS IS OBSTRUCTED WITHIN EASEMENT PEC SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND TO OR FROM SAID UTILITY EASEMENT.
- d. WITH RESPECT TO THE UTILITY EASEMENT, THE RIGHT OF PEDESTRIAN, VEHICULAR, AND EQUIPMENT INGRESS AND EGRESS OVER THE UTILITY EASEMENT IS PERMITTED AND THE UTILITY MAY MAKE USE OF THE UTILITY EASEMENT FOR ITS PURPOSES, INCLUDING THE TEMPORARY PLACEMENT OF AND STORAGE OF VEHICLES AND EQUIPMENT.

**GENERAL NOTES:**

1. THE MAINTENANCE OF ALL PUBLIC STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THE SUBDIVISION OF POST OAK OF THE CITY OF FAIR OAKS RANCH, KENDALL COUNTY, OR COMAL COUNTY SHALL BE THE RESPONSIBILITY OF THE CITY OF FAIR OAKS RANCH OR KENDALL COUNTY.
2. FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANELS: 48259C0420F AND 48259C0450F EFFECTIVE DATE 12/17/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. FINISHED FLOOR ELEVATIONS ARE SUBJECT TO CHANGE AS A RESULT OF FUTURE RMEA MAP REVISIONS AND/OR AMENDMENTS.
3. THE PROPERTY WITHIN THIS PLAT IS ZONED NEIGHBORHOOD RESIDENTIAL.
4. THE OPEN SPACE REQUIREMENT OF CHAPTER 10 OLD SUBDIVISION REGULATIONS SECTION 7 "PUBLIC OPEN SPACE DEDICATION" HAS BEEN MET FOR THE POST OAK SUBDIVISION.
  - TOTAL OPEN SPACE REQUIRED: 0.64 ACRES
  - TOTAL OPEN SPACE PROVIDED: 06.02 ACRES
5. THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS (BLOCK 1, LOT 1, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1) SHALL BE THE RESPONSIBILITY OF THE POST OAK SUBDIVISION PROPERTY OWNER'S ASSOCIATION OR THEIR ASSIGNS.
6. TEMPORARY EASEMENT SHOWN HEREON ARE GRANTED FOR CONSTRUCTION AND RELATED PURPOSES, SUCH AS DRAINAGE EASEMENTS, AND SHALL TERMINATE UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE OF IMPROVEMENTS. UPON TERMINATION OF THE TEMPORARY EASEMENT, THE EASEMENT AREA SHALL BE RESTORED TO A CONDITION REASONABLY SIMILAR TO ITS PRE-CONSTRUCTION STATE.
7. ALL AREAS MARKED AS "RESERVE" ARE DESIGNATED FOR PERMANENT SIGNAGE THAT WILL BE OF MAXIMUM OF ONE HUNDRED AND TWENTY (120) SQUARE FEET. ALL SIGNAGE SHALL ADHERE TO THE STANDARDS ESTABLISHED BY THE CITY OF FAIR OAKS RANCH UDC (CHAPTER 10, SECTION 6, SUBSECTION A)

**SANITARY SEWER NOTE:**

SEWAGE FACILITIES FOR THIS SUBDIVISION SHALL BE PROVIDED BY AN ON-SITE SEWAGE FACILITY CONSTRUCTED BY THE OWNER THEREOF DESIGNED BY A REGISTERED SANITARIAN OR A REGISTERED ENGINEER AND APPROVED UNDER THE RULES OF KENDALL COUNTY AND TCEQ.

**FENCE NOTES:**

DRAINAGE EASEMENTS ARE NOT PERMITTED TO BE ENCLOSED BY A FENCE OR GATE, EXCEPT TO CONTAIN A BASIN OR POND IN ACCORDANCE WITH TCEQ. ALL FENCES CROSSING AN EASEMENT WILL HAVE DOUBLE SWING GRATES TO ALLOW READY ACCESS TO THE EASEMENT. THE MINIMUM WIDTH OF THE OPENING WILL BE NO LESS THAN 16 FEET. ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS. FENCE IN A DRAINAGE EASEMENT WILL BE WROUGHT IRON AND HAVE SWING GATES TO ALLOW READY ACCESS TO THE EASEMENT.

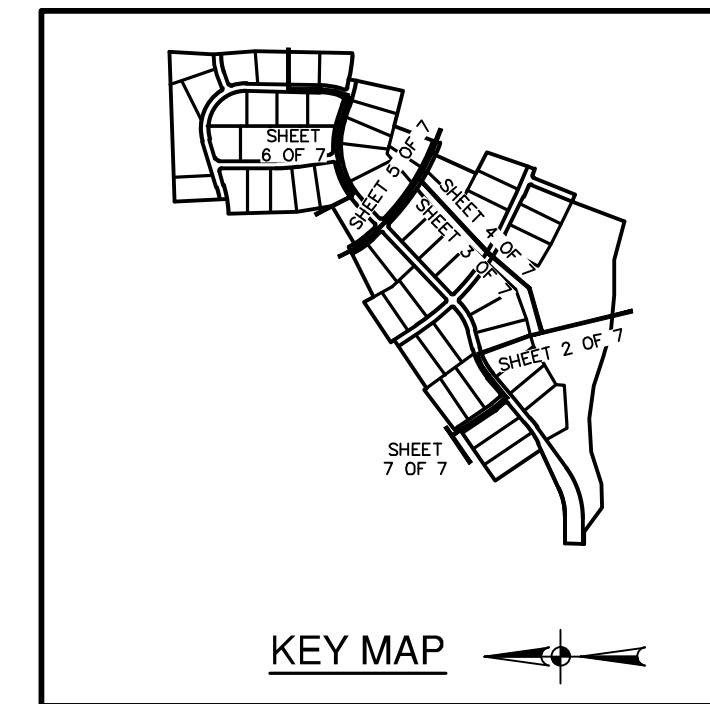
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	850.00'	007°02'52"	N07°11'25"W	104.49'	104.56'
C2	275.00'	001°19'42"	S04°00'18"W	6.38'	6.38'
C3	1000.00'	008°26'21"	S05°20'36"W	147.16'	147.29'
C4	1600.00'	003°03'08"	S22°27'13"W	85.22'	85.23'
C5	2100.00'	001°05'35"	S20°57'44"W	40.06'	40.06'
C6	15.00'	088°53'35"	S22°56'16"E	21.01'	23.27'
C7	500.00'	023°12'33"	N54°07'43"E	201.16'	202.54'
C8	500.00'	013°02'27"	N49°02'40"E	113.56'	113.80'
C9	550.00'	004°20'30"	S53°24'13"W	41.67'	41.68'
C10	525.00'	004°48'03"	N61°23'37"E	43.98'	43.99'
C11	800.00'	005°49'41"	N13°37'42"W	81.34'	81.37'
C12	300.00'	073°47'41"	N20°21'19"E	360.23'	386.39'
C13	15.00'	078°05'51"	N18°12'14"E	18.90'	20.45'
C14	325.00'	024°11'09"	N08°45'08"W	136.17'	137.19'
C15	275.00'	024°11'09"	S08°45'08"E	115.22'	116.08'
C16	15.00'	087°15'53"	S64°28'38"E	20.70'	22.85'
C17	300.00'	019°21'07"	N81°33'59"E	100.85'	101.33'
C18	500.00'	015°39'38"	S80°53'39"E	136.24'	136.66'
C19	15.00'	094°21'20"	N59°43'30"E	22.00'	24.70'
C20	1000.00'	002°59'03"	N11°03'18"E	52.08'	52.08'
C21	1050.00'	009°32'09"	S14°19'50"W	174.55'	174.75'
C22	525.00'	062°19'59"	S12°04'06"E	543.40'	571.16'
C23	15.00'	092°50'37"	S89°39'24"E	21.73'	24.31'
C24	1550.00'	022°58'39"	N32°25'28"E	617.89'	622.05'
C25	1600.00'	023°08'07"	S32°29'42"W	641.68'	646.06'
C26	15.00'	087°17'49"	S00°24'50"W	20.71'	22.85'
C27	15.00'	092°39'29"	S89°33'52"E	21.70'	24.26'
C28	1600.00'	018°14'38"	N34°59'04"E	507.32'	509.47'
C29	2050.00'	005°26'49"	S23°08'21"E	194.81'	194.88'
C30	15.00'	088°56'23"	S68°08'45"W	21.02'	23.28'
C31	2100.00'	002°11'11"	S24°46'09"W	80.14'	80.14'
C32	1650.00'	018°22'18"	S35°02'54"W	526.81'	529.07'
C33	15.00'	087°28'09"	S00°28'59"W	20.74'	22.90'
C34	405.00'	028°24'53"	S29°01'39"E	198.80'	200.85'
C35	445.00'	024°49'08"	S27°13'46"E	191.26'	192.76'
C36	1105.00'	004°52'15"	S37°12'13"E	93.91'	93.94'
C37	263.00'	059°26'25"	S01°41'31"E	260.77'	272.84'
C38	187.00'	028°08'01"	S13°57'41"W	90.90'	91.82'
C39	15.00'	087°13'18"	S43°42'58"E	20.69'	22.83'
C40	15.00'	092°47'08"	N46°17'15"E	21.72'	24.29'
C41	587.00'	030°02'05"	N15°07'22"W	304.20'	307.71'
C42	1045.00'	009°29'56"	N34°53'22"W	173.05'	173.25'
C43	15.00'	089°59'59"	N84°38'20"W	21.21'	23.56'
C44	125.00'	005°28'54"	S53°06'07"W	11.95'	11.96'
C45	75.00'	005°28'54"	N53°06'07"E	7.17'	7.18'
C46	15.00'	090°00'00"	N05°21'40"E	21.21'	23.56'
C47	505.00'	024°49'08"	N27°13'46"W	217.04'	218.75'
C48	345.00'	028°24'53"	N29°01'39"W	169.35'	171.10'
C49	15.00'	089°25'59"	N87°57'05"W	21.11'	23.41'
C50	1650.00'	008°58'09"	S51°48'01"W	257.07'	257.34'
C51	1570.00'	009°04'40"	N51°48'52"E	248.49'	248.75'
C52	15.00'	090°35'44"	N02°03'47"E	21.32'	23.72'
C53	15.00'	090°00'00"	N88°14'05"W	21.21'	23.56'
C54	575.00'	017°01'44"	S55°16'47"W	170.27'	170.90'
C55	525.00'	017°01'44"	N55°16'47"E	155.46'	156.04'
C56	15.00'	090°00'03"	N01°45'54"E	21.21'	23.56'
C57	575.00'	031°08'17"	N27°39'57"W	308.66'	312.49'
C58	15.00'	086°06'46"	N55°09'11"W	20.48'	22.54'
C59	1025.00'	008°12'34"	S85°53'43"W	146.74'	146.87'
C60	15.00'	106°32'32"	S36°43'44"W	24.04'	27.89'
C61	850.00'	005°49'41"	S13°37'42"E	86.42'	86.46'
C62	25.00'	073°27'28"	N53°16'16"W	29.90'	32.05'
C63	250.00'	107°47'04"	S37°21'00"E	403.96'	470.30'
C64	450.00'	015°39'38"	S80°53'39"E	122.61'	123.00'
C65	15.00'	090°18'07"	S27°56'46"E	21.27'	23.64'
C66	1000.00'	001°53'37"	S18°09'06"W	33.05'	33.05'
C67	575.00'	022°31'39"	S07°50'05"W	224.62'	226.08'
C68	25.00'	085°13'10"	S39°10'51"W	33.85'	37.18'
C69	975.00'	008°12'34"	N85°53'43"E	139.58'	139.70'
C70	515.00'	012°57'17"	S49°02'45"W	116.19'	116.44'
C71	500.00'	045°07'42"	S65°38'59"W	383.72'	393.82'
C72	562.00'	021°02'20"	S65°00'10"E	205.21'	206.37'
C73	577.00'	019°41'33"	S65°51'55"E	197.34'	198.31'
C74	515.00'	045°09'40"	N65°38'59"E	395.50'	405.93'
C75	500.00'	012°56'53"	N49°02'38"E	112.75'	112.99'

**GUADALUPE - BLANCO RIVER AUTHORITY NOTES:**

1. AS PER EXISTING EASEMENT, THE GUADALUPE - BLANCO RIVER AUTHORITY (GBRA) IS DESIGNATED ON THIS PLAT FOR WATER FACILITIES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WATER FACILITIES AND APPURTENANCES.
2. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
3. OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBRA EASEMENTS WITHOUT WRITTEN APPROVAL. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATIONS OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA IN ACCORDANCE WITH GBRA STANDARDS AND ENFORCEMENT PROCEDURES.
4. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
5. THE PROPERTY OWNER MUST INSTALL 16 FOOT WIDE GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.

THIS PROPERTY LIES WITHIN THE FOLLOWING PUBLIC UTILITY SERVICE AREAS:

ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE  
WATER: CITY OF FAIR OAKS RANCH

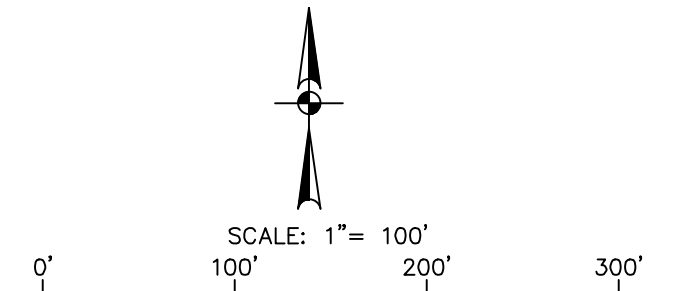


**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S86°39'33"E	50.00'
L2	S01°07'26"W	40.62'
L3	S22°36'56"W	50.00'
L4	N55°49'50"E	27.53'
L5	N34°26'36"W	50.00'
L6	S55°49'45"W	27.52'
L7	N54°07'01"E	51.42'
L8	N33°43'55"W	50.00'
L9	S56°16'19"W	36.20'
L10	S79°17'09"W	50.00'
L11	S73°05'50"E	28.03'
L12	S80°26'48"E	50.00'
L13	S69°04'21"E	50.00'
L14	S43°14'05"E	49.06'
L15	S69°35'04"E	50.00'
L16	S43°14'05"E	14.44'
L17	S00°06'19"E	14.76'
L18	S87°19'37"E	59.11'
L19	S73°49'52"E	51.58'
L20	N43°14'05"W	12.90'
L21	N43°14'05"W	50.68'
L22	N26°12'19"W	50.00'
L23	S73°05'50"E	30.86'
L24	S55°49'50"W	27.50'
L25		

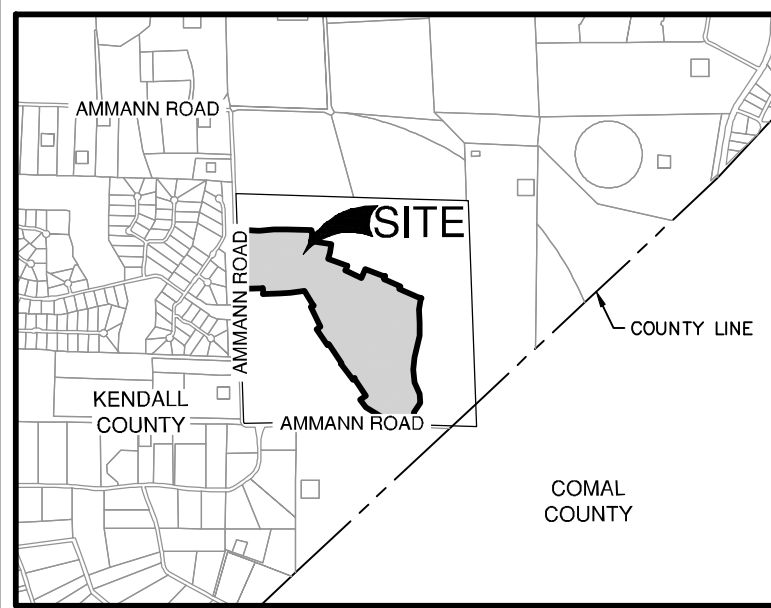
PRELIMINARY SUBDIVISION PLAT  
ESTABLISHING  
POST OAK SUBDIVISION  
PHASE 1

BEING A TOTAL OF 112,512 ACRES OF LAND OUT OF 344.8 ACRE TRACT OF LAND RECORDED IN VOLUME 137, PAGE 679 OF KENDALL COUNTY, TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60 RESIDENTIAL LOTS, 5 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1).



**PAPE-DAWSON**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: April 07, 2026



LOCATION MAP

MAPSCO MAP GRID: 123X1  
NOT-TO-SCALE

LEGEND

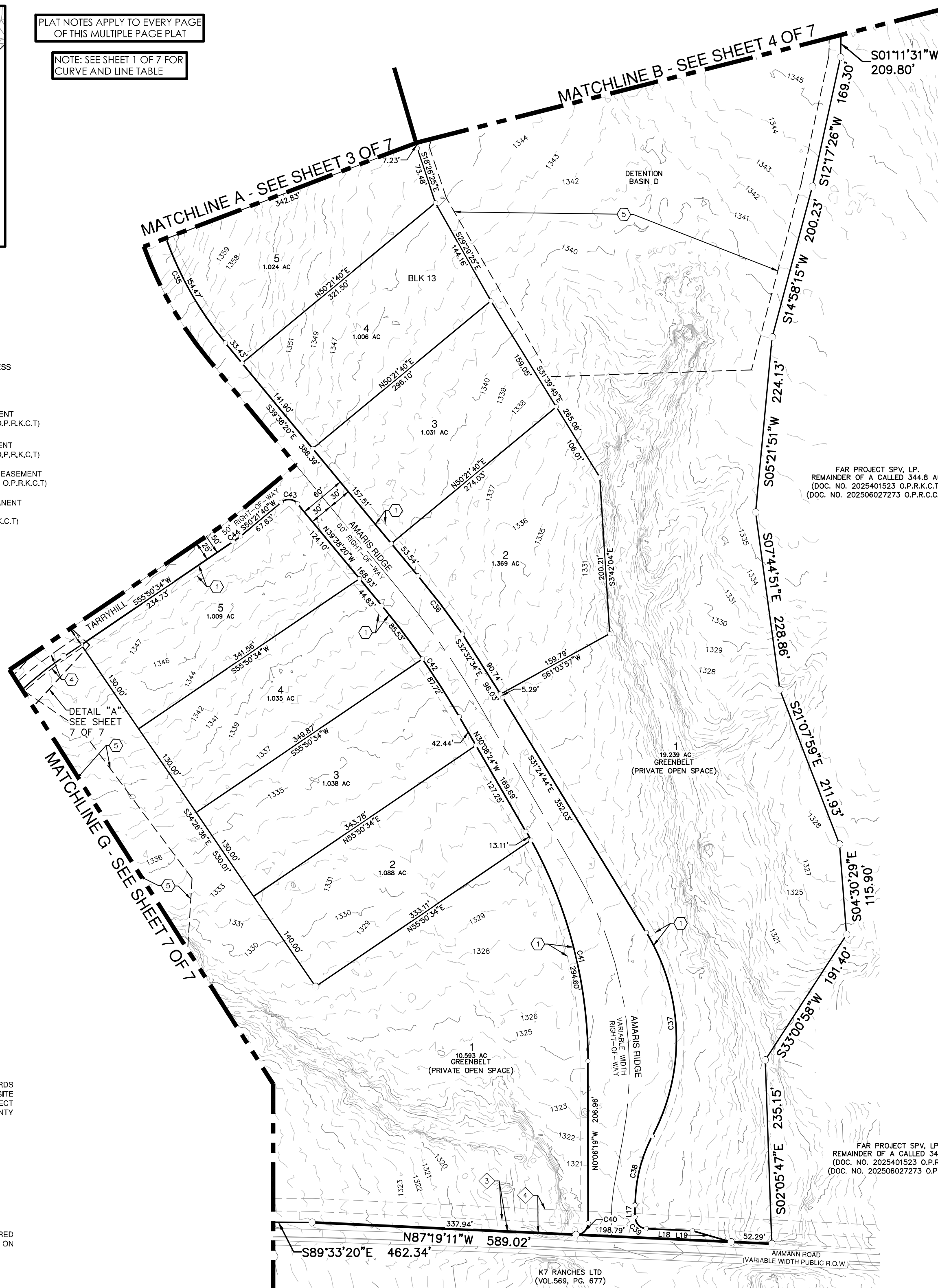
- |     |  |     |   |
|-----|--|-----|---|
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS   | VOL | VOLUME  |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS (SURVEYOR)                               | PG  | PAGE(S)   |
| --- | EXISTING CONTOURS  | ROW | RIGHT-OF-WAY  |
| ⊕   | FOUND IRON ROD (UNLESS NOTED OTHERWISE)  | NCB | NEW CITY BLOCK  |
| --- | EXISTING CONTOURS CENTERLINE   | ●   | FOUND IRON ROD (UNLESS NOTED OTHERWISE)                                       |
| ①   | 10' PUBLIC UTILITY EASEMENT  | ⑦   | 30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.)                |
| ②   | OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (ENTIRE EASEMENT TO EXPIRE WHEN INCORPORATED INTO A FUTURE PUBLIC STREET) | ⑧   | 20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.) |
| ③   | OFFSITE DRAINAGE EASEMENT FOR TEMPORARY CHANNEL (ENTIRE EASEMENT TO EXPIRE WHEN INCORPORATED INTO A FUTURE PUBLIC STREET)          | ⑨   | 14' ELECTRICAL UTILITY EASEMENT (VOL. 1463, PGS. 269-275, O.P.R.K.C.T.)       |
| ④   | 15' OFFSITE WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE WHEN INCORPORATED INTO A FUTURE PUBLIC STREET)                               | ⑩   | VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 880, PG. 51, O.P.R.K.C.T.)      |
| ⑤   | VARIABLE WIDTH DRAINAGE EASEMENT   |     |   |

GREENBELT ACREAGE BREAKDOWN

LOT #	DRAIN EASEMENT	OPEN SPACE	TOTAL ACREAGE
BLK 1, LOT 1	3,935	6,658	10,593
BLK 6, LOT 4	2,537	1,197	3,734
BLK 8, LOT 16	0,026	0,458	0,484
BLK 9, LOT 21	2,031	0,221	2,252
BLK 13, LOT 1	7,040	12,199	19,239

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 7 FOR CURVE AND LINE TABLE



FAR PROJECT SPV, LP,  
REMAINDER OF A CALLED 344.8 AC.  
(DOC. NO. 2025401523 O.P.R.K.C.T.)  
(DOC. NO. 20250602723 O.P.R.K.C.T.)

1  
19,239 AC  
GREENBELT  
(PRIVATE OPEN SPACE)

1  
10,088 AC  
GREENBELT  
(PRIVATE OPEN SPACE)

FAR PROJECT SPV, LP,  
REMAINDER OF A CALLED 344.8 AC.  
(DOC. NO. 2025401523 O.P.R.K.C.T.)  
(DOC. NO. 20250602723 O.P.R.K.C.T.)

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

LICENSED PROFESSIONAL ENGINEER  
MATTHEW GEISTWEIDT, PE  
LICENSE NUMBER 118861

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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.  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR  
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, EXCEPT AS IDENTIFIED AS PRIVATE THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: FAR PROJECT SPV, LP  
BY: SCOTT TEETER, PRESIDENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BITTERBLUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: \_\_\_\_\_

THIS PLAT OF POST OAK SUBDIVISION PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HERE BY APPROVED BY SUCH COUNCIL.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR

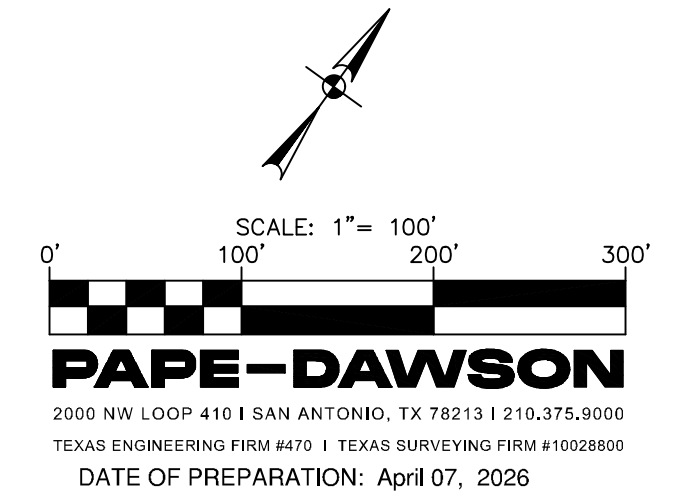
CITY SECRETARY

STATE OF TEXAS  
COUNTY OF KENDALL

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE RECORDS OF KENDALL COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

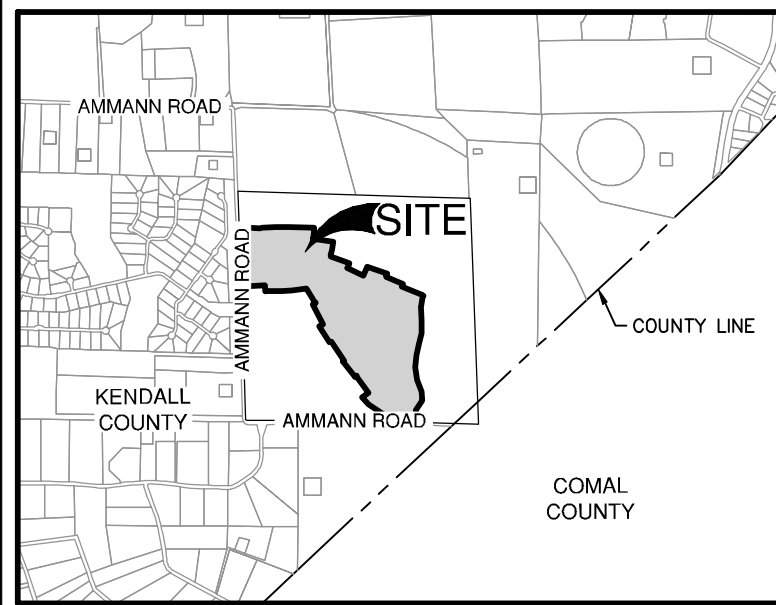
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ESTABLISHING  
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PHASE 1

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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 7 FOR CURVE AND LINE TABLE



LOCATION MAP

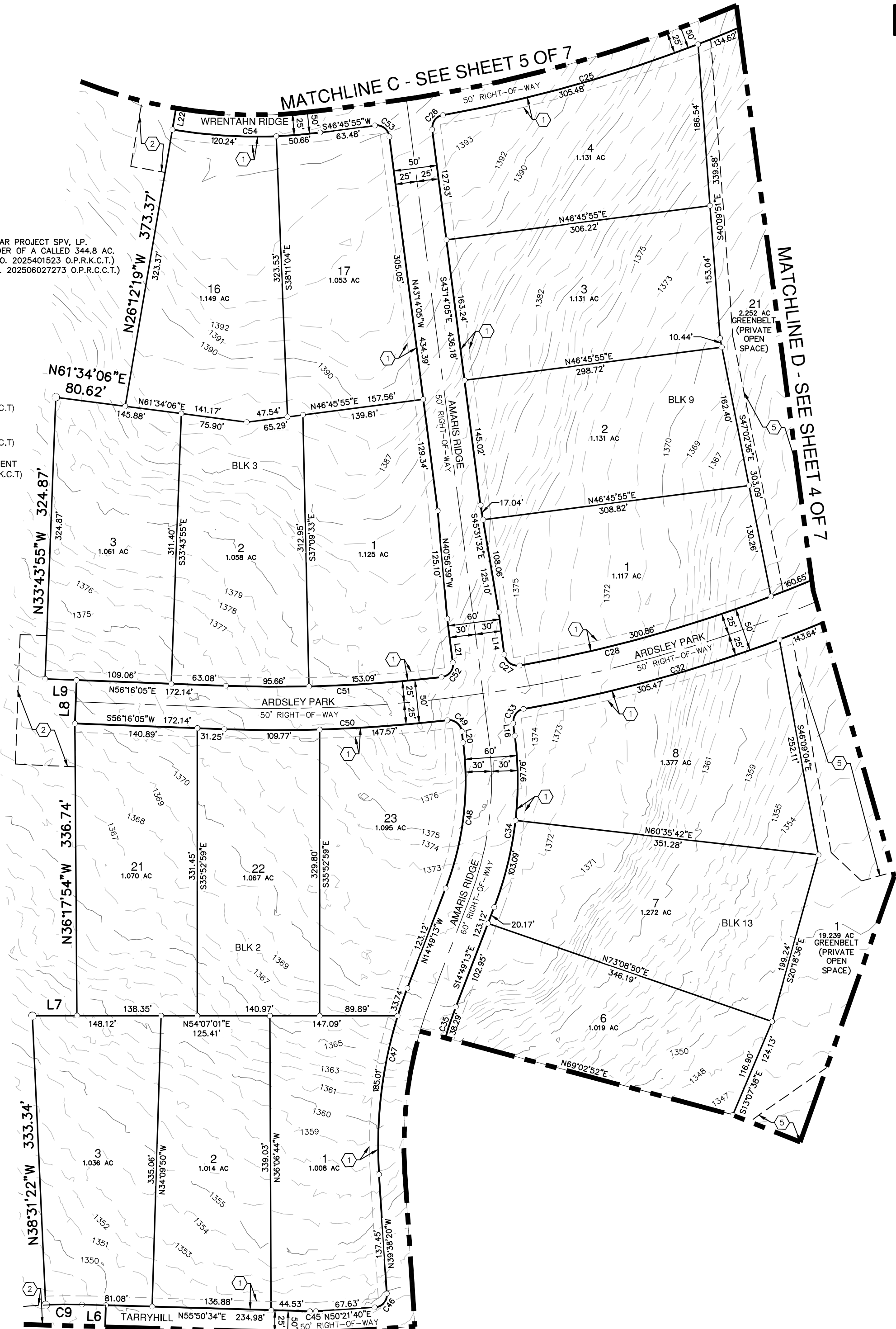
MAPSCO MAP GRID: 123X1  
NOT-TO-SCALE

LEGEND

- |  |   |                          |
|--|---|--------------------------|
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS   | VOL VOLUME                                | PG PAGE(S)               |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS (SURVEYOR) | ROW RIGHT-OF-WAY                          | NCB NEW CITY BLOCK       |
| — 1140 EXISTING CONTOURS   | ● FOUND IRON ROD (UNLESS NOTED OTHERWISE) | ○ SET 1/2" IRON ROD (PD) |
| — CENTERLINE   |   |                          |
- 
- |  |   |
|--|---|
| ① 10' PUBLIC UTILITY EASEMENT  | ① 30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.)                |
| ② OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (ENTIRE EASEMENT TO EXPIRE WHEN INCORPORATED INTO A FUTURE PUBLIC STREET) | ② 20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.) |
| ③ OFFSITE DRAINAGE EASEMENT FOR TEMPORARY CHANNEL (ENTIRE EASEMENT TO EXPIRE WHEN INCORPORATED INTO A FUTURE PUBLIC STREET)          | ③ 14' ELECTRICAL UTILITY EASEMENT (VOL. 1463, PGS. 269-275, O.P.R.K.C.T.)       |
| ④ 15' OFFSITE WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE WHEN INCORPORATED INTO A FUTURE PUBLIC STREET)                               | ④ VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 880, PG. 51, O.P.R.K.C.T.)      |
| ⑤ VARIABLE WIDTH DRAINAGE EASEMENT   |   |

GREENBELT ACREAGE BREAKDOWN			
LOT #	DRAIN EASEMENT	OPEN SPACE	TOTAL ACREAGE
BLK 1, LOT 1	3.935	6.658	10.593
BLK 6, LOT 4	2.537	1.1970	3.734
BLK 8, LOT 16	0.026	0.458	0.484
BLK 9, LOT 21	2.031	0.2210	2.252
BLK 13, LOT 1	7.040	12.199	19.239

FAR PROJECT SPV, LP,  
REMAINDER OF A CALLED 344.8 AC.  
(DOC. NO. 2025401523 O.P.R.K.C.T.)  
(DOC. NO. 202506027273 O.P.R.K.C.T.)



STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

LICENSED PROFESSIONAL ENGINEER  
MATTHEW GEISTWEIDT, PE  
LICENSE NUMBER 118861

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR  
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, EXCEPT AS IDENTIFIED AS PRIVATE THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: FAR PROJECT SPV, LP  
BY: SCOTT TEETER, PRESIDENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BITTERBLUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: \_\_\_\_\_

THIS PLAT OF POST OAK SUBDIVISION PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HERE BY APPROVED BY SUCH COUNCIL.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR

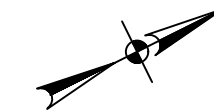
CITY SECRETARY

STATE OF TEXAS  
COUNTY OF KENDALL

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE RECORDS OF KENDALL COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

PRELIMINARY SUBDIVISION PLAT  
ESTABLISHING  
POST OAK SUBDIVISION  
PHASE 1

BEING A TOTAL OF 112.512 ACRES OF LAND OUT OF 344.8 ACRE TRACT OF LAND RECORDED IN VOLUME 137, PAGE 679 OF KENDALL COUNTY, TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60 RESIDENTIAL LOTS, 5 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1, BLOCK 4, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1).



SCALE: 1" = 100'



**PAPE-DAWSON**

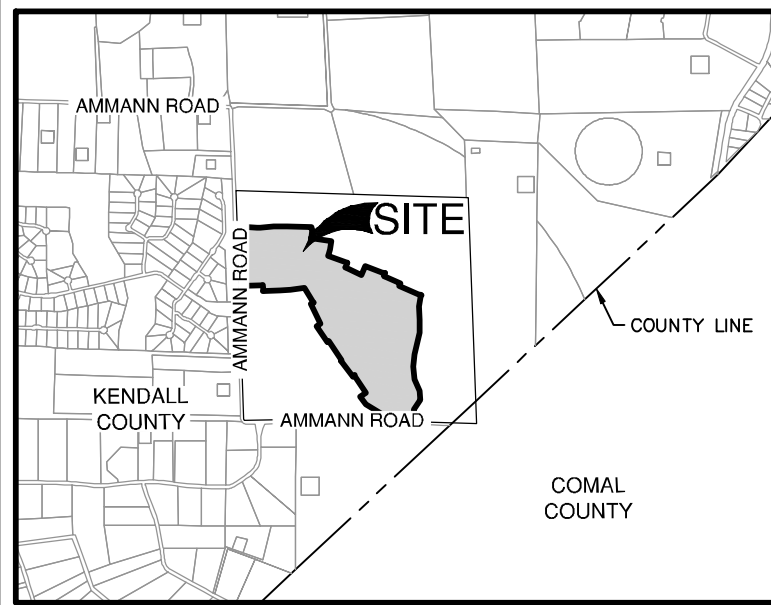
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 07, 2026

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 7 FOR CURVE AND LINE TABLE



LOCATION MAP

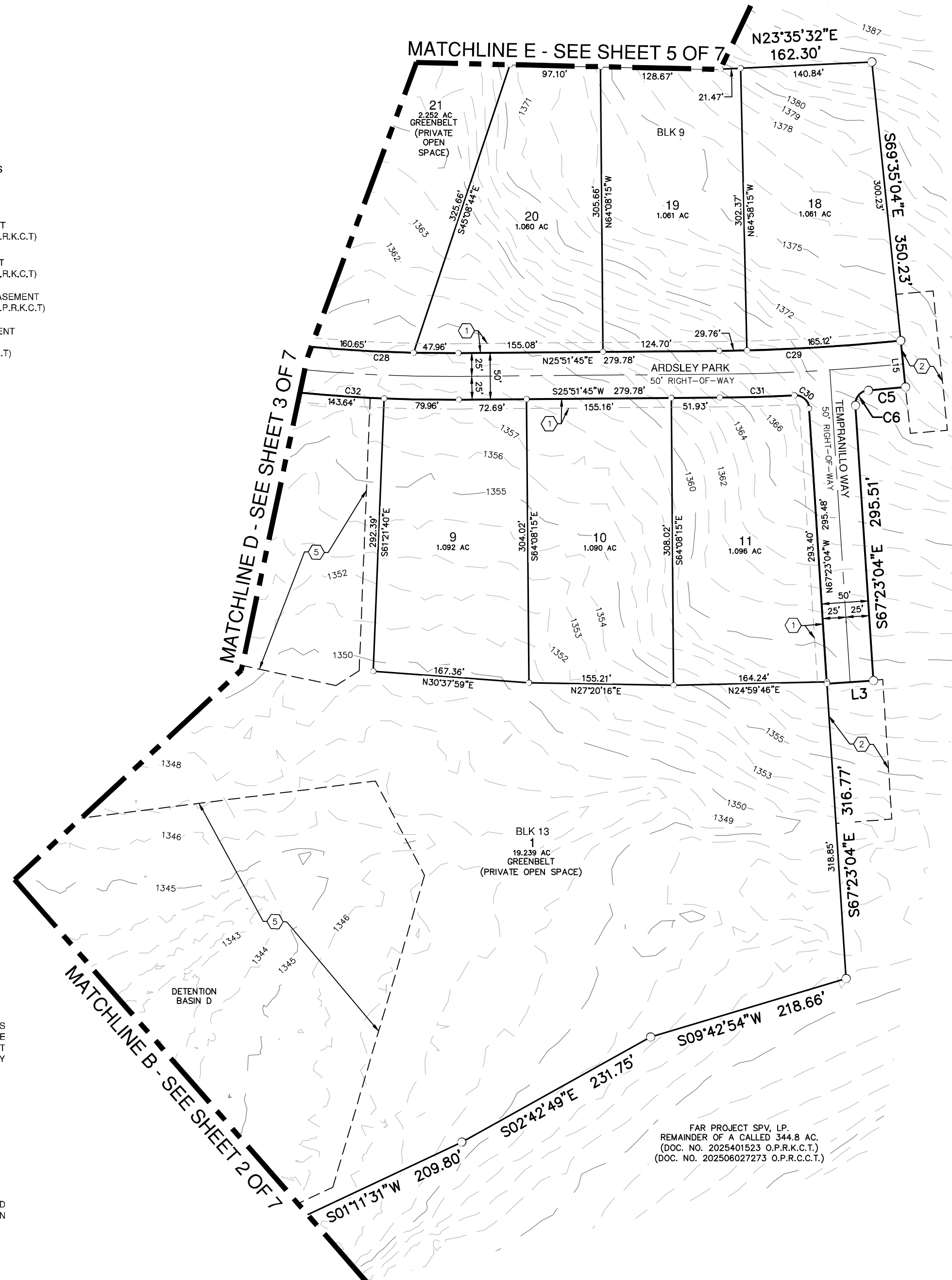
MAPSCO MAP GRID: 123X1  
NOT-TO-SCALE

LEGEND

- |  |   |                          |
|--|---|--------------------------|
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS   | VOL VOLUME                                | PG PAGE(S)               |
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| — 1140 EXISTING CONTOURS   | ● FOUND IRON ROD (UNLESS NOTED OTHERWISE) | ○ SET 1/2" IRON ROD (PD) |
| — CENTERLINE   |   |                          |
- 
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|--|---|
| ① 10' PUBLIC UTILITY EASEMENT  | ⑦ 30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.)                |
| ② OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (ENTIRE EASEMENT TO EXPIRE WHEN INCORPORATED INTO A FUTURE PUBLIC STREET) | ⑧ 20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.) |
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| ④ 15' OFFSITE WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE WHEN INCORPORATED INTO A FUTURE PUBLIC STREET)                               | ⑩ VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 880, PG. 51, O.P.R.K.C.T.)      |
| ⑤ VARIABLE WIDTH DRAINAGE EASEMENT   |   |

GREENBELT ACREAGE BREAKDOWN

LOT #	DRAIN EASEMENT	OPEN SPACE	TOTAL ACREAGE
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OWNER/DEVELOPER: FAR PROJECT SPV, LP  
BY: SCOTT TEETER, PRESIDENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BITTERBLUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: \_\_\_\_\_

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR

CITY SECRETARY

STATE OF TEXAS  
COUNTY OF KENDALL

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STATE OF TEXAS  
COUNTY OF BEXAR  
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LICENSED PROFESSIONAL ENGINEER  
MATTHEW GEISTWEIDT, PE  
LICENSE NUMBER 118861

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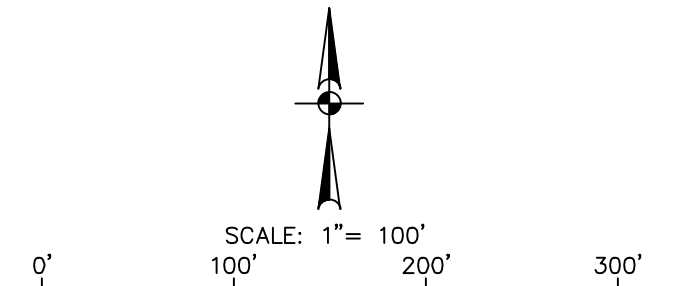
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REGISTERED PROFESSIONAL LAND SURVEYOR

FAR PROJECT SPV, LP  
REMAINDER OF A CALLED 344.8 AC.  
(DOC. NO. 2025401523 O.P.R.K.C.T.)  
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PRELIMINARY SUBDIVISION PLAT  
ESTABLISHING  
POST OAK SUBDIVISION  
PHASE 1

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**PAPE-DAWSON**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #4701 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 07, 2026

STATE OF TEXAS  
COUNTY OF BEXAR  
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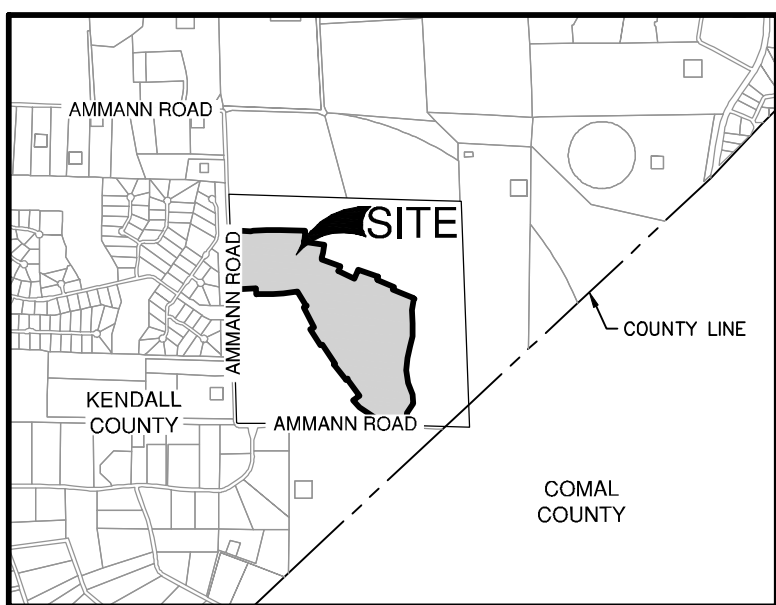
NOTARY PUBLIC, STATE OF TEXAS  
NOTARY PUBLIC PRINTED OR TYPED NAME  
MY COMMISSION EXPIRES ON: \_\_\_\_\_

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MAYOR  
CITY SECRETARY

STATE OF TEXAS  
COUNTY OF KENDALL

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LOCATION MAP

MAPSCO MAP GRID: 123X1  
NOT-TO-SCALE

LEGEND

- |     |  |     |   |
|-----|--|-----|---|
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS   | VOL | VOLUME  |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (SURVEYOR)   | PG  | PAGE(S)   |
| --- | 1140 EXISTING CONTOURS CENTERLINE  | ROW | RIGHT-OF-WAY  |
| ①   | 10' PUBLIC UTILITY EASEMENT  | NCB | NEW CITY BLOCK  |
| ②   | OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (ENTIRE EASEMENT TO EXPIRE WHEN INCORPORATED INTO A FUTURE PUBLIC STREET) | ●   | FOUND IRON ROD (UNLESS NOTED OTHERWISE)                                       |
| ③   | OFFSITE DRAINAGE EASEMENT FOR TEMPORARY CHANNEL (ENTIRE EASEMENT TO EXPIRE WHEN INCORPORATED INTO A FUTURE PUBLIC STREET)          | ○   | SET 1/2" IRON ROD (PD)  |
| ④   | 15' OFFSITE WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE WHEN INCORPORATED INTO A FUTURE PUBLIC STREET)                               | ◇   | 30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.)                |
| ⑤   | VARIABLE WIDTH DRAINAGE EASEMENT   | ◇   | 20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.) |
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GREENBELT ACREAGE BREAKDOWN			
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LICENSED PROFESSIONAL ENGINEER  
MATTHEW GEISTWEIDT, PE  
LICENSE NUMBER 118861

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COUNTY OF BEXAR

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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 7 FOR CURVE AND LINE TABLE

PRELIMINARY SUBDIVISION PLAT  
ESTABLISHING  
POST OAK SUBDIVISION  
PHASE 1

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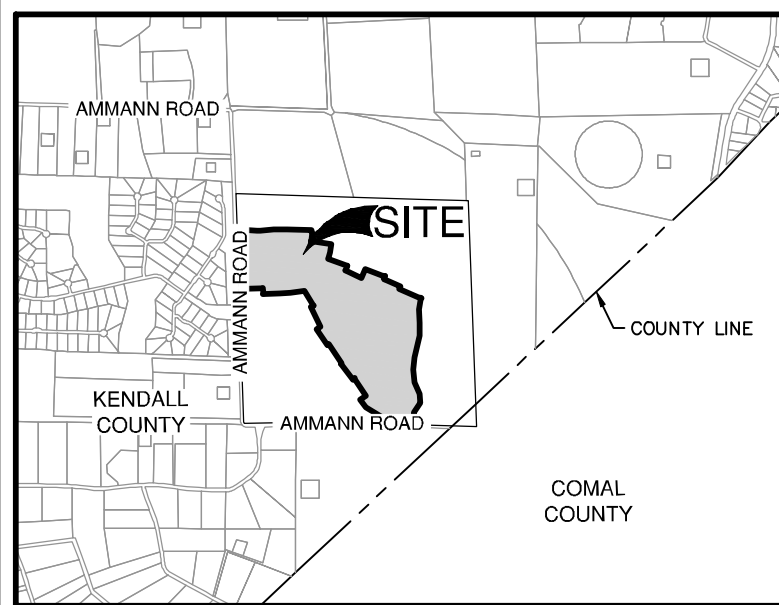


SCALE: 1" = 100'  
0' 100' 200' 300'

**PAPE-DAWSON**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 07, 2026



LOCATION MAP

MAPSCO MAP GRID: 123X1  
NOT-TO-SCALE

LEGEND

- |            |  |     |   |
|------------|--|-----|---|
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| OPR        | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS (SURVEYOR)                               | PG  | RIGHT-OF-WAY NEW CITY BLOCK   |
|            |  | ROW | FOUND IRON ROD (UNLESS NOTED OTHERWISE)                                       |
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FAR PROJECT SPV, LP.  
REMAINDER OF A CALLED 344.8 AC.  
(DOC. NO. 2025401523 O.P.R.K.C.T.)  
(DOC. NO. 202506027273 O.P.R.K.C.T.)



MATCHLINE F - SEE SHEET 6 OF 7

STATE OF TEXAS  
COUNTY OF BEXAR  
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NOTE: SEE SHEET 1 OF 7 FOR CURVE AND LINE TABLE

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COUNTY OF BEXAR

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NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: \_\_\_\_\_

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CITY SECRETARY

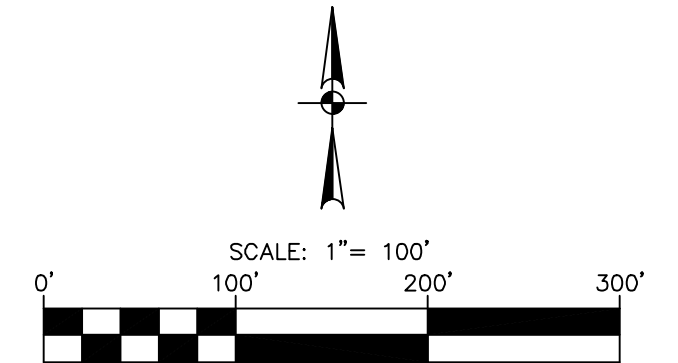
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COUNTY OF KENDALL

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE RECORDS OF KENDALL COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

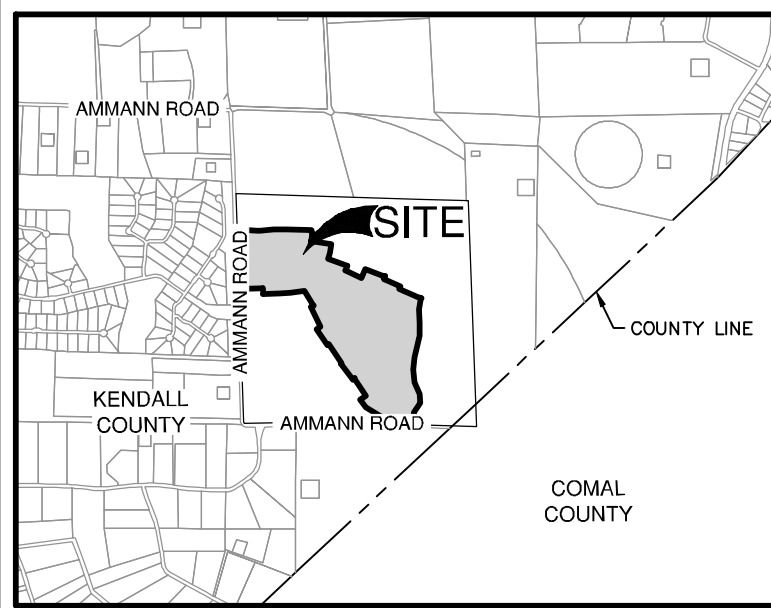
POST OAK SUBDIVISION PHASE 1  
Civil Job No. 13903-02; Survey Job No. 13903-02

PRELIMINARY SUBDIVISION PLAT  
ESTABLISHING  
POST OAK SUBDIVISION  
PHASE 1

BEING A TOTAL OF 112,512 ACRES OF LAND OUT OF 344.8 ACRE TRACT OF LAND RECORDED IN VOLUME 137, PAGE 679 OF KENDALL COUNTY, TEXAS OUT OF THE DAVID BRADBURY SURVEY NO. 214, ABSTRACT 33, CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS ESTABLISHING 60 RESIDENTIAL LOTS, 5 GREEN/OPEN SPACE LOTS (BLOCK 1, LOT 1, BLOCK 6, LOT 4, BLOCK 8, LOT 16, BLOCK 9, LOT 21, BLOCK 13, LOT 1).



**PAPE-DAWSON**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: April 07, 2026



LOCATION MAP

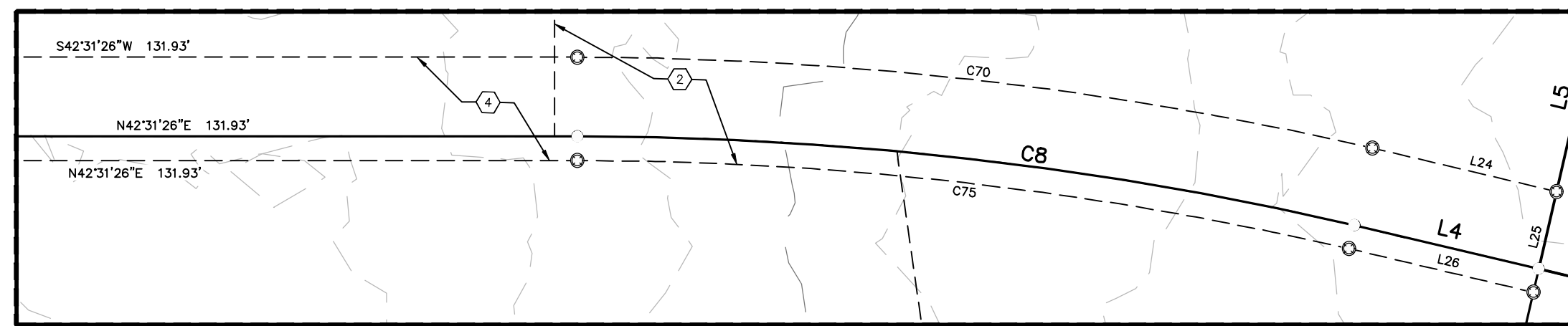
MAPSCO MAP GRID: 123X1  
NOT-TO-SCALE

LEGEND

- |  |   |                          |
|--|---|--------------------------|
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS   | VOL VOLUME  | PG PAGE(S)               |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS (SURVEYOR)                             | ROW RIGHT-OF-WAY  | NCB NEW CITY BLOCK       |
| — 1140 EXISTING CONTOURS CENTERLINE  | ● FOUND IRON ROD (UNLESS NOTED OTHERWISE)                                       | ○ SET 1/2" IRON ROD (PD) |
| ① 10' PUBLIC UTILITY EASEMENT  | ⑦ 30' WIDE UTILITY EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.)                |                          |
| ② OFFSITE PUBLIC ACCESS EASEMENT FOR TEMPORARY TURN AROUND (ENTIRE EASEMENT TO EXPIRE WHEN INCORPORATED INTO A FUTURE PUBLIC STREET) | ⑧ 20' WIDE TEMPORARY CONSTRUCTION EASEMENT (DOC. NO. 2025-396131, O.P.R.K.C.T.) |                          |
| ③ OFFSITE DRAINAGE EASEMENT FOR TEMPORARY CHANNEL (ENTIRE EASEMENT TO EXPIRE WHEN INCORPORATED INTO A FUTURE PUBLIC STREET)          | ⑨ 14' ELECTRICAL UTILITY EASEMENT (VOL. 1463, PGS. 269-275, O.P.R.K.C.T.)       |                          |
| ④ 15' OFFSITE WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE WHEN INCORPORATED INTO A FUTURE PUBLIC STREET)                               | ⑩ VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 880, PG. 51, O.P.R.K.C.T.)      |                          |
| ⑤ VARIABLE WIDTH DRAINAGE EASEMENT   |   |                          |

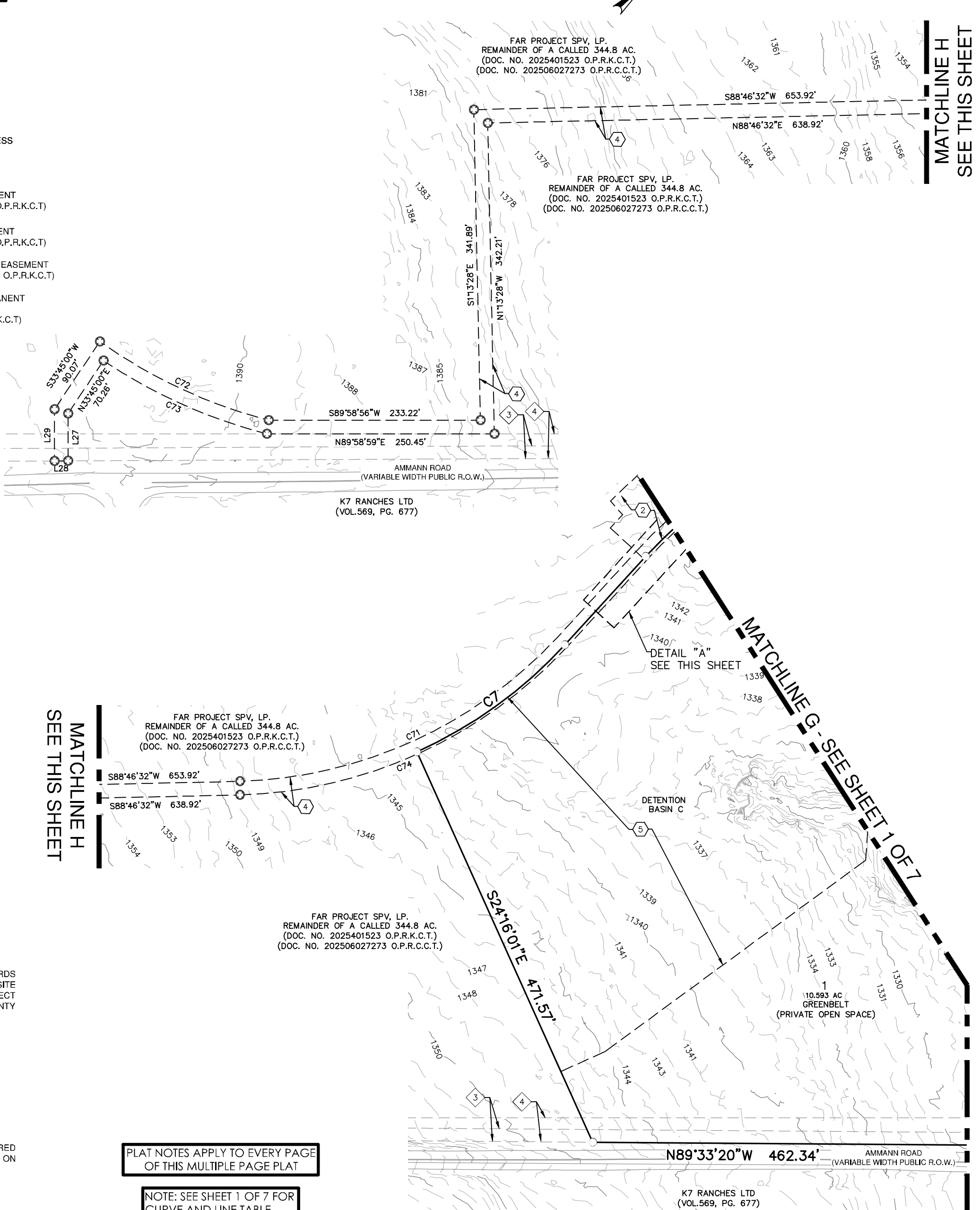
GREENBELT ACREAGE BREAKDOWN

LOT #	DRAIN EASEMENT	OPEN SPACE	TOTAL ACREAGE
BLK 1, LOT 1	3.935	6.658	10.593
BLK 6, LOT 4	2.537	1.1970	3.734
BLK 8, LOT 16	0.026	0.458	0.484
BLK 9, LOT 21	2.031	0.2210	2.252
BLK 13, LOT 1	7.040	12.199	19.239



DETAIL "A"

SCALE: 1" = 20'



MATCHLINE H  
SEE THIS SHEET

MATCHLINE H  
SEE THIS SHEET

MATCHLINE G - SEE SHEET 1 OF 7

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

LICENSED PROFESSIONAL ENGINEER  
MATTHEW GEISTWEIDT, PE  
LICENSE NUMBER 118861

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 7 FOR CURVE AND LINE TABLE

STATE OF TEXAS  
COUNTY OF BEXAR  
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, EXCEPT AS IDENTIFIED AS PRIVATE THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: FAR PROJECT SPV, LP  
BY: SCOTT TEETER, PRESIDENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BITTERBLUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON: \_\_\_\_\_

THIS PLAT OF POST OAK SUBDIVISION PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF FAIR OAKS RANCH, TEXAS AND IS HERE BY APPROVED BY SUCH COUNCIL.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF KENDALL

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# Planning and Zoning Commission



## Post Oak Subdivision Phase I Final Plat

May 14, 2026

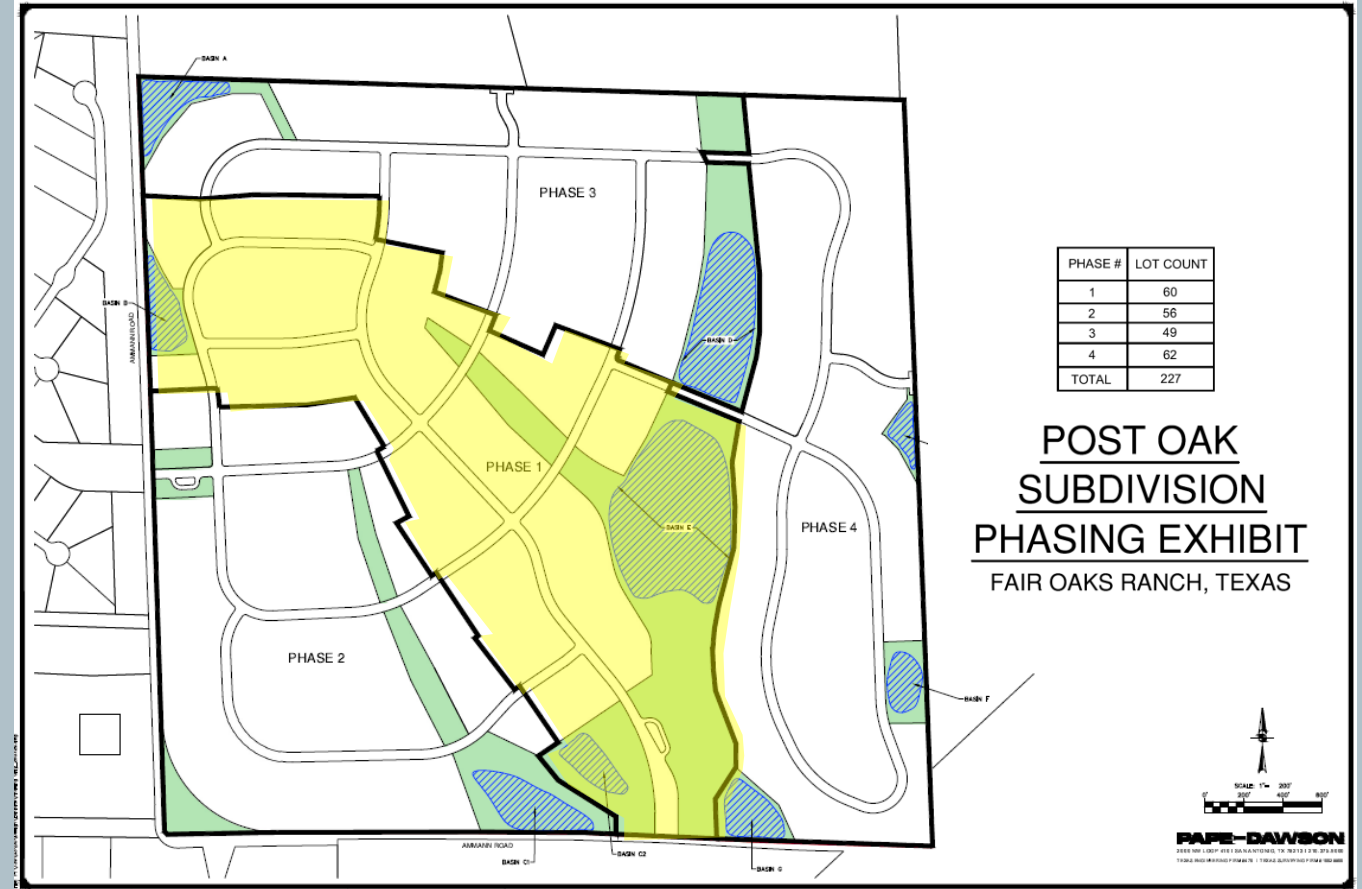


Jessica Relucio, ENV SP

City Planner

# Introduction/Background

- Location: North of the intersection of Rolling Acres Trail and Ammann Road
- Total area is about 344 acres
- Zone is Neighborhood Residential (minimum 1-acre single-family lots)
- First of four phases



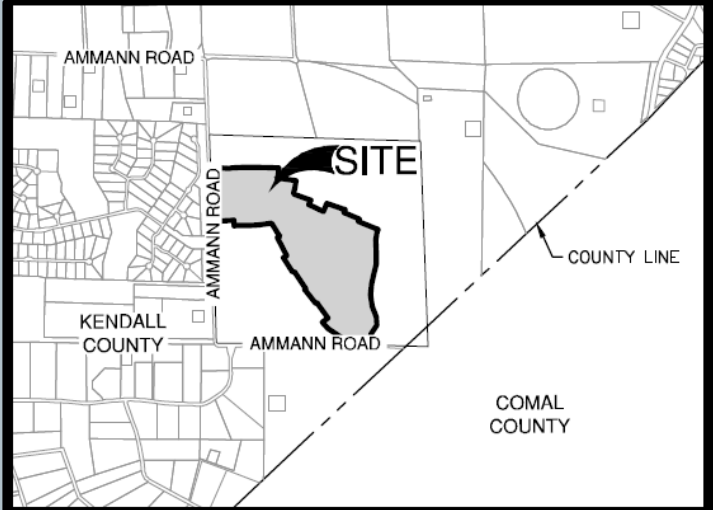


# Final Plat Summary

- Development Agreement (August 2025) Incorporates:
  - 2014 Subdivision Chapter 10 regulations
  - Enhanced requirements from the UDC 2025 Amendments:
    - Minimum lot frontages
    - Drainage and Erosion Control Standards
    - Tree mitigation for protected trees
- 60 single-family residential one-acre lots
- 5 easement lots

**POST OAK SUBDIVISION**  
**PHASE 1**

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DATE OF PREPARATION: April 07, 2026

# Preliminary Plat Conditions for Approval



Preliminary Plat Conditions met by Developer:

## 1. Aesthetic/Note Edits Included:

- a) Corrected Mayor's signature block
- b) Removed "Private streets" from any notes
- c) Corrected labeling i.e. greenbelts and drainage easements
- d) Addressed all comments and obtain approval of the Stormwater Management Plan from the Engineering Manager
- e) Corrected the text for use of a temporary easement

## 2. Design Edit Included:

- a) Revised Blk 7 Lot 6 street frontage length to a minimum of 120 feet

# Next Steps



- June 4, 2026 - City Council to consider the final plat
- Prior to the recordation of the final plat, construction plans must be approved by the Engineering Manager

# Recommended Motion



I move to recommend approval of Post Oak Subdivision  
Phase 1 Final Plat.