

VIA TELECONFERENCE



**CITY OF FAIR OAKS RANCH
AGENDA – JOINT PUBLIC HEARING
CITY COUNCIL and PLANNING AND ZONING COMMISSION
December 10, 2020; 6:30 PM
Via Teleconference
7286 Dietz Elkhorn, Fair Oaks Ranch**

THERE EXISTS A PUBLIC HEALTH EMERGENCY RELATED TO THE COVID-19 VIRUS THAT NECESSITATES A JOINT MEETING OF THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION (P&Z) TO TAKE PLACE VIA VIDEO CONFERENCE PURSUANT TO GOVERNMENT CODE CHAPTER 551.127, AS MODIFIED BY EXECUTIVE ORDER OF THE GOVERNOR

Zoom Videoconference Link: <https://www.zoomgov.com/j/1607364584>

Phone in number: US: +1 669 254 5252 or +1 646 828 7666 or 833 568 8864 (Toll Free)

Webinar ID: 160 736 4584

If you wish to address the City Council/P&Z Commission via telephone, please select *9 on your phone, this will place you in a queue for speaking. At the appropriate time, the City Secretary will call upon each individual separately. *6 will unmute your phone to allow you to speak.

I. OPEN MEETING

- A. Roll Call – Declaration of a Quorum

II. CITIZENS and GUEST FORUM / PRESENTATIONS

If you are calling by phone and wish to address the City Council/P&Z, select *9 on your phone; this will place you in a queue for speaking. At the appropriate time the City Secretary will call upon each individual separately. Select *6 to unmute your phone to speak. In accordance with the Open Meetings Act, Council/P&Z may not discuss or take action on any item which has not been posted on the agenda.

- A. Citizens to be heard.

III. PUBLIC HEARING

- A. The City Council and the Planning and Zoning Commission of the City of Fair Oaks Ranch, Texas, will conduct a virtual joint public hearing to receive public testimony on the replat request for Front Gate Unit 12 Lots 299-300; and Front Gate Unit 4 Lots 371-373, 407 and 903-904 (RP No. 2020-01).
1. Mayor opens the joint public hearing
 2. Staff/consultant presentation of the replat request
 3. Applicant presentation of the replat request
 4. Council and P&Z receive citizen testimony for/against the replat request with the Mayor serving as the presiding officer
 5. Mayor closes the joint public hearing
 6. Council and P&Z discuss the case, inclusive of questions of the consultant and staff
 7. Public Hearing is adjourned with no formal action necessary

IV. ADJOURNMENT

Signature of Agenda Approval:



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. Said Notice was posted by 6:30 PM, December 7, 2020 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.



CITY COUNCIL and PLANNING AND ZONING COMMISSION
JOINT PUBLIC HEARING
CITY OF FAIR OAKS RANCH, TEXAS
December 10, 2020

HEARING TOPIC: The City Council and the Planning and Zoning Commission of the City of Fair Oaks Ranch, Texas, will conduct a virtual joint public hearing to receive public testimony on a replat request for Front Gate Unit 12 Lots 299-300; and Front Gate Unit 4 Lots 371-373, 407 and 903-904 (RP No. 2020-01).

DATE: December 10, 2020

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lata Krishnarao, AICP, LEED ND, Consultant, Gunda Corporation
Katie Schweitzer, P.E., Manager of Engineering Services

INTRODUCTION/BACKGROUND:

The applicant is proposing this replat to reconfigure the required open spaces that were platted as part of the Front Gate Unit 4 and Unit 12 subdivisions. A joint public hearing is required by the Texas Local Government Code (TXLGC) and the Unified Development Code (UDC) of the City of Fair Oaks Ranch for such amendments to a recorded single-family residential subdivision that involve replatting. This replat affects previously platted single-family residential lots as well as tracts of land that were restricted for open space use in the approved Front Gate Development Agreement and the accompanying Master Plan. The purpose of the joint public hearing is to gather public testimony for or against the proposed amendment.

Sequence for conducting the joint public hearing is as follows:

1. Mayor opens the joint public hearing
2. Staff presentation of the proposed replat request
3. Applicant presentation of the replat request
4. Council and P&Z receive public testimony for/against the proposed replat request with the Mayor serving as the presiding officer
5. Mayor closes the joint public hearing
6. Council and P&Z discuss the request, inclusive of asking questions of the owner and staff
7. Meeting is adjourned with no formal action necessary

Subsequent to the Council's departure, the P&Z will convene into their regular business meeting to discuss the replat request and make a recommendation for City Council consideration. The P&Z may recommend approval/denial. The P&Z may choose to table the application request if they determine additional information from the applicant is warranted. The City Council is the final authority on all replat requests. Accordingly, the Council will consider the replat request and the P&Z recommendation at their next regularly scheduled business meeting following P&Z action.

LEGAL ANALYSIS:

The attached staff report and today's joint public hearing demonstrate compliance with the requirements as prescribed in TXLGC and the City's Unified Development Code.

RECOMMENDATION/PROPOSED MOTION:

Conduct the joint public hearing.

STAFF REPORT

To: City Council and Planning and Zoning Commission

From: Public Works and Engineering Department

Date: December 10, 2020

Re: Replat Request 2020-01

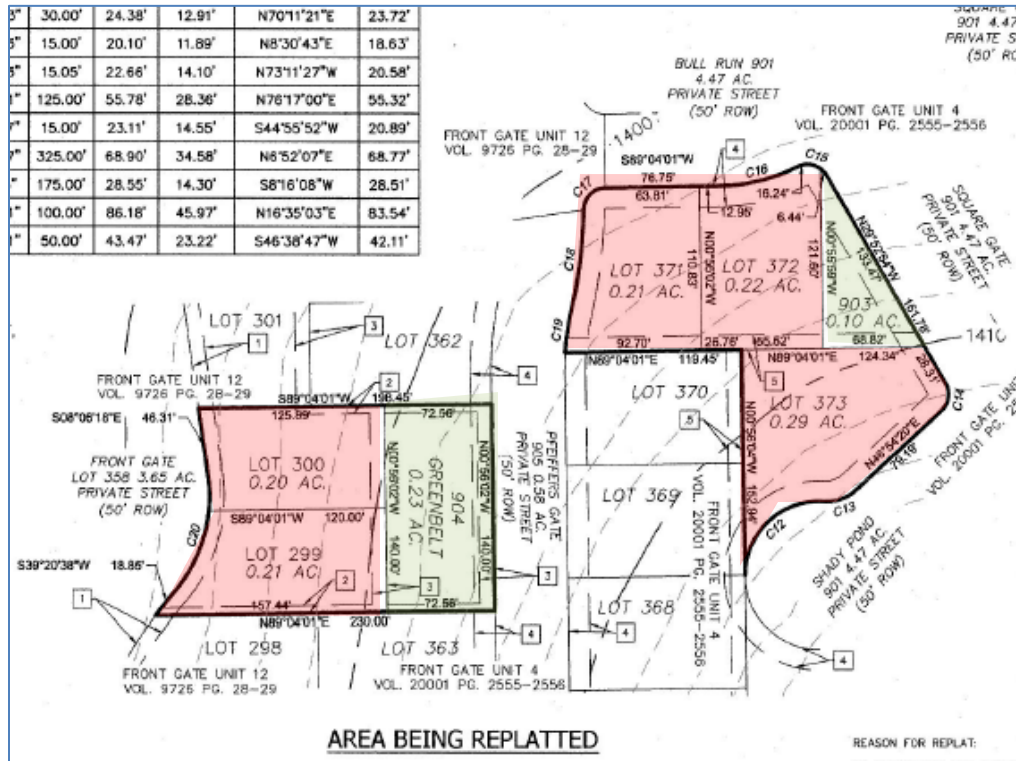
Replat request from SA Front Gate, LLC for Front Gate Unit 12 Lots 299-300; and Front Gate Unit 4 Lots 371-373, 407 and 903-904, generally located south of Dietz Elkhorn Road and west of Van Raub Elementary School, City of Fair Oaks Ranch, Texas.

SUMMARY:

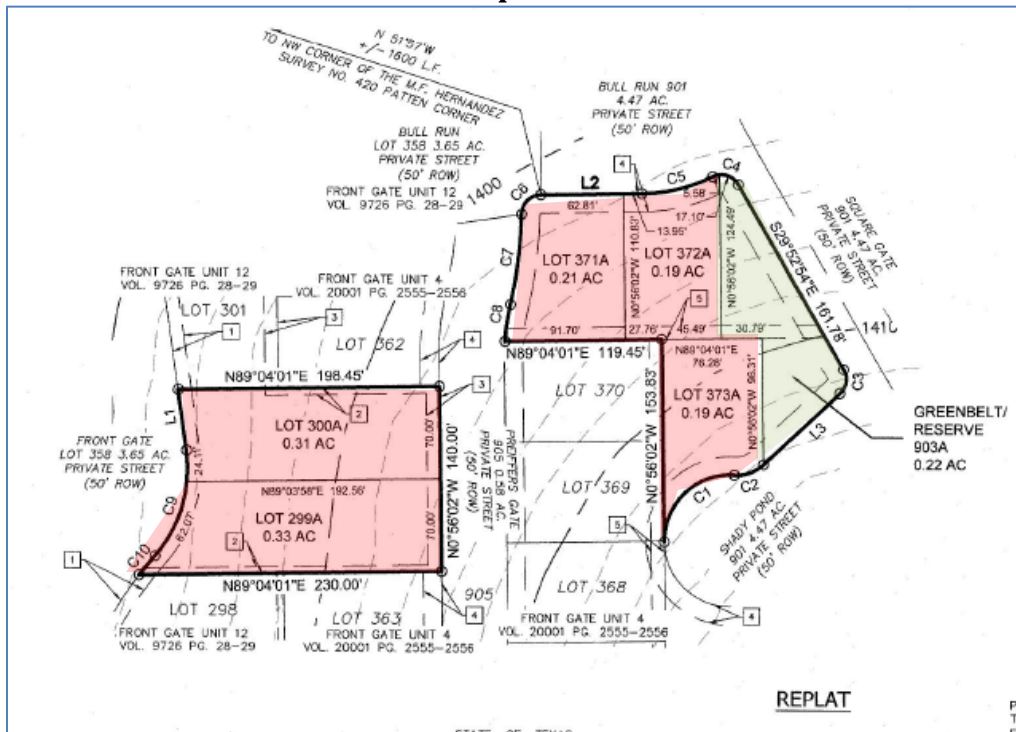
The purpose of this replat is to reconfigure the required open spaces that were platted as part of the Front Gate Unit 4 and Unit 12 subdivisions.

The applicant is requesting a replat to remove Lot 904 (0.23-acre) in Unit 4 that is currently designated as greenbelt/open space and add that area to existing single-family residential Lots 299 and 300 in Unit 12. The request also includes replatting Lots 371-373 to increase the area of greenbelt/reserve Lot 903. This will reallocate the open space removed from Lot 904 to Lot 903. The net open space area will decrease by 0.10 acre. Additionally, the replat will add a 10' gas, electric, television & cable television easement in Unit 4.

Existing



Proposed



Note: The diagrams above show existing and proposed lot configurations. Full-sized drawings have been attached to the staff report below.

INTRODUCTION/BACKGROUND:

The subdivision is generally located south of Dietz Elkhorn Road and west of Van Raub Elementary School, City of Fair Oaks Ranch, Texas (see attached Exhibit 1: Location Map).

According to the Subdivision Ordinance that this development was approved under, the minimum lot area required was 8,400 square feet for each lot. A Master Plan (Exhibit 2: Approved Master Plan) for this 173-acre development was approved which included 548 lots and 10.3 acres of open space. The Master Plan showed the general location, number of lots, lot breakdown based on lot area, and amount and location of open space. On July 19, 2020 the City Council approved a variance to allow for a minimum of 7,200 square foot lots on approximately 42 acres in Front Gate Subdivision for garden homes.

The lots under consideration were platted in two different units - Front Gate Unit 4 and Unit 12. Front Gate Unit 12 was platted first, and Lots 299 and 300 were developed with single family homes. At that time, each of these lots inadvertently fenced in portions of the common open space that was located in Unit 4 as Lot 904. The location and amount of common open space was approved in the Master Plan as shown in the attached Exhibit 3 – Master Plan and Exhibit 4 – Open Space. One of the primary reasons for this replat is to address the issue caused by inclusion of the required common open space (Lot 904) approved in the Master Plan within the fenced perimeter of two residential lots, as shown below.

The applicant is proposing to replat the Lots 299 and 300 to retain the open space (Lot 904) within those lots and redistribute that open space elsewhere in the subdivision (Lots 371-373, 407, and 903-904). With this replat, the total amount of open space will decrease by 0.10 acre. However, the replat will still be in conformance with the open space requirement of the Master Plat as shown below in Exhibit 4 – Open Space.



PROCESS:

Replat is required to amend or change a residential subdivision plat that is recorded. Texas Local Government Code (TXLGC) requires a public hearing, recommendation by the Planning and Zoning Commission, and action by the City Council for approval of a replat.

The process generally consists of the following steps:

1. Application Submittal
2. Administrative Review and Recommendation

City staff reviews the plat for conformance to the subdivision regulations and makes a recommendation.

3. Joint Public Hearing

Planning and Zoning Commission and City Council conduct a Public Hearing.

Public notice required is described in the TXLGC and includes the following:

Applicant Notice: Staff will notify the applicant of the date of the joint public hearing.

Mailed Notice: Staff will send a written notice of the public hearing to all property owners within 200 feet of the subject property at least 10 days prior to the date of the joint public hearing. The notification will include information regarding the location of the property and the requested zoning action.

Published Notice: A legal notice will be sent to the local newspaper for publication by staff.

4. Planning and Zoning Commission Action

Planning and Zoning Commission reviews the plat and makes a recommendation to the City Council.

5. City Council Action

Following the recommendation of the Planning and Zoning Commission, the City Council reviews the plat and takes final action.

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.”

As described above, the City of Fair Oaks Ranch’s current process requires the Planning and Zoning Commission to consider the plat application and make a recommendation to the City Council. The City Council has the final authority to act on the plat.

NOTIFICATION

Notice of the public hearing was sent to the applicant and all owners of real property within 200 feet of the request. The replat application is on file for public examination in the Engineering Department at 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015. A legal notice was published in the local newspaper and a notice was posted as required.

Staff had not received any public comments in favor or opposition at the time this report was prepared.

RECOMMENDATION/PROPOSED MOTION:

Staff has been working with the applicant to resolve all outstanding review comments and recommends approval with the following minor conditions:

1. Applicant to correct the misspelling of Pfeiffers Gate on Sheet 1.
2. Applicant to verify that all modified lots are acknowledged in each Replat checklist item required.

Proposed Motion: I move to recommend approval of this replat for Front Gate Unit 12 Lots 299-300; and Front Gate Unit 4 Lots 371-373, 407 and 903-904 with conditions as listed above.

Exhibit 1: Location Map

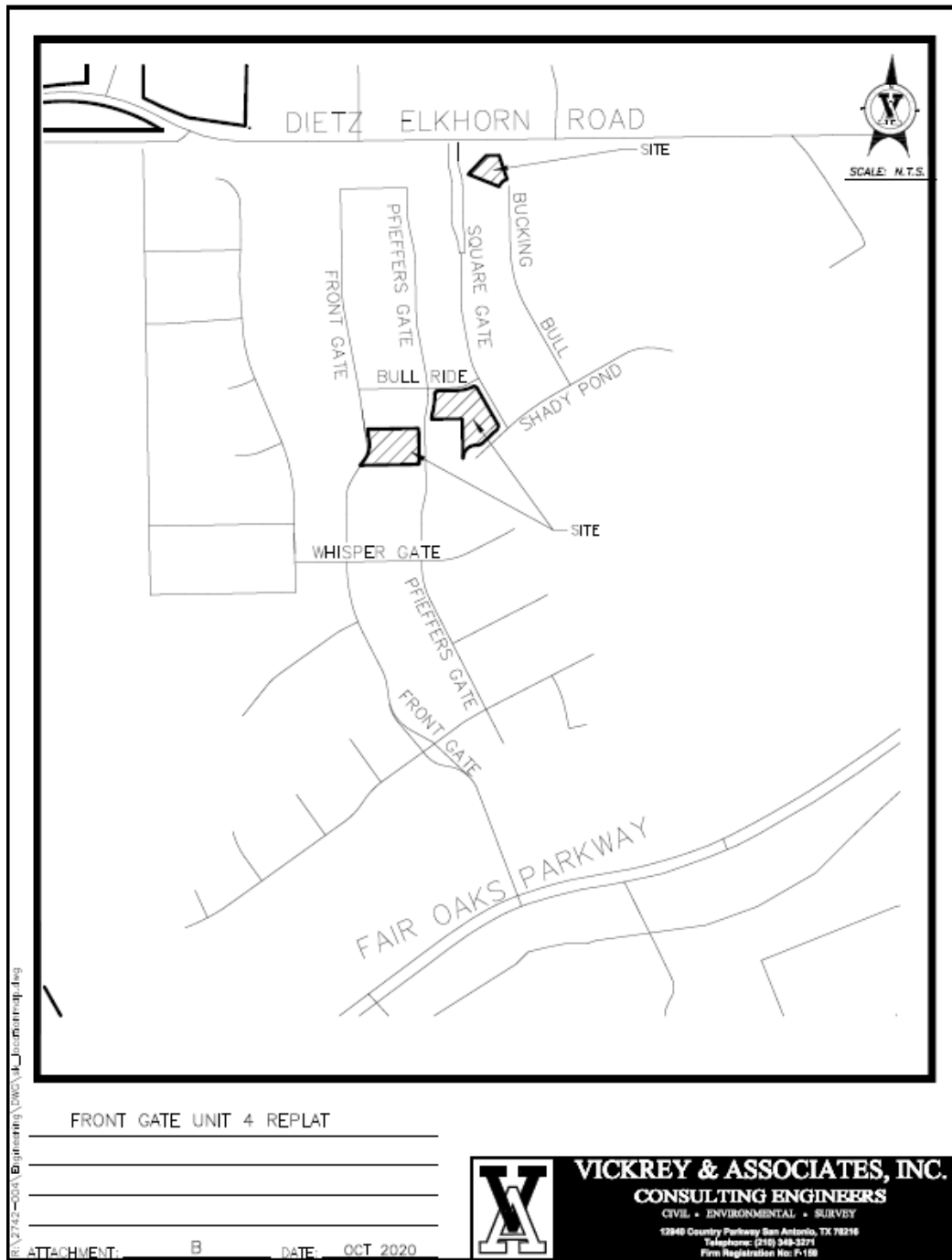


Exhibit 2: Approved Master Plan

Appendix B Front Gate Master Plan Map approved July 19 12

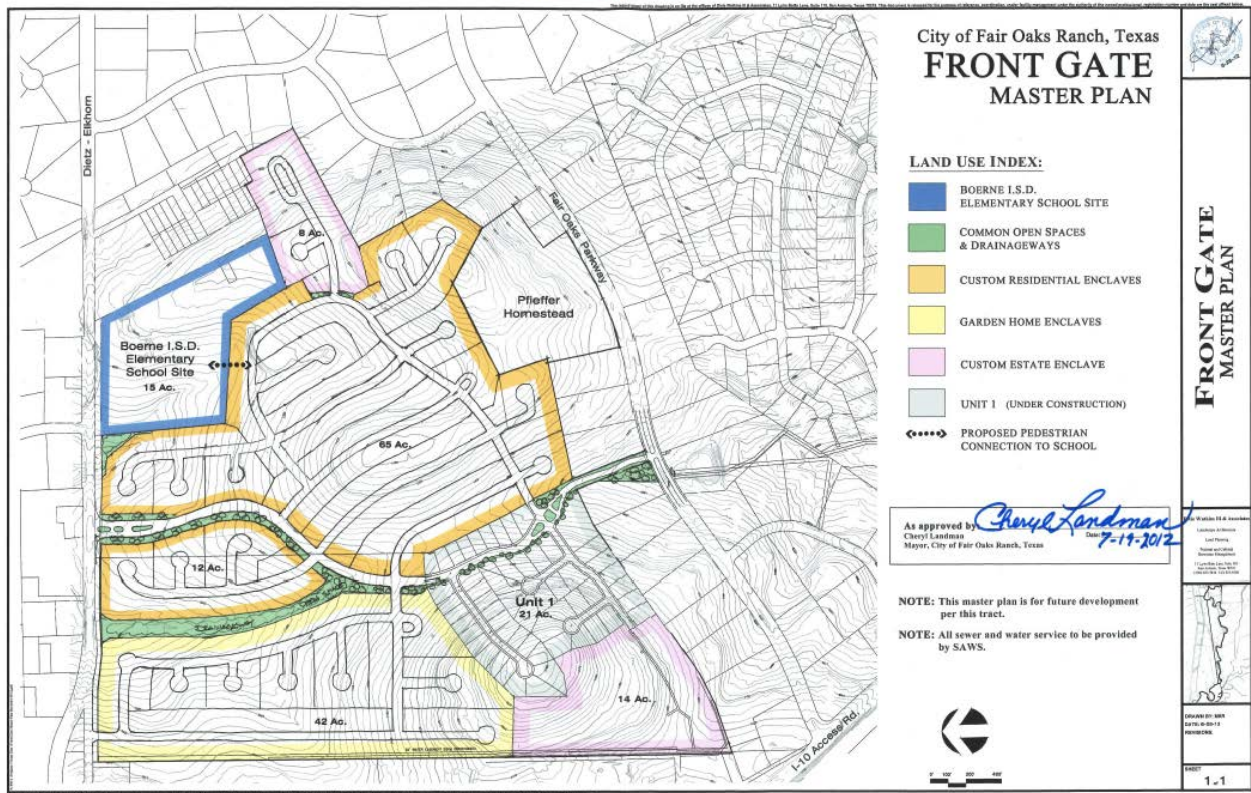


Exhibit 3 – Master Plan

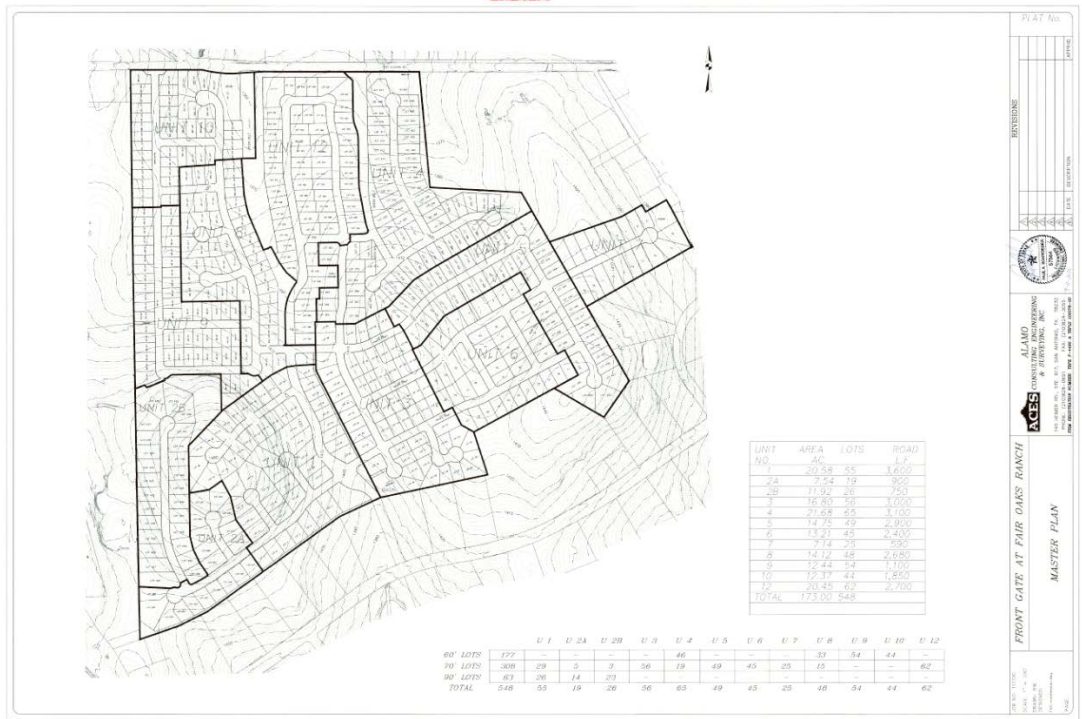
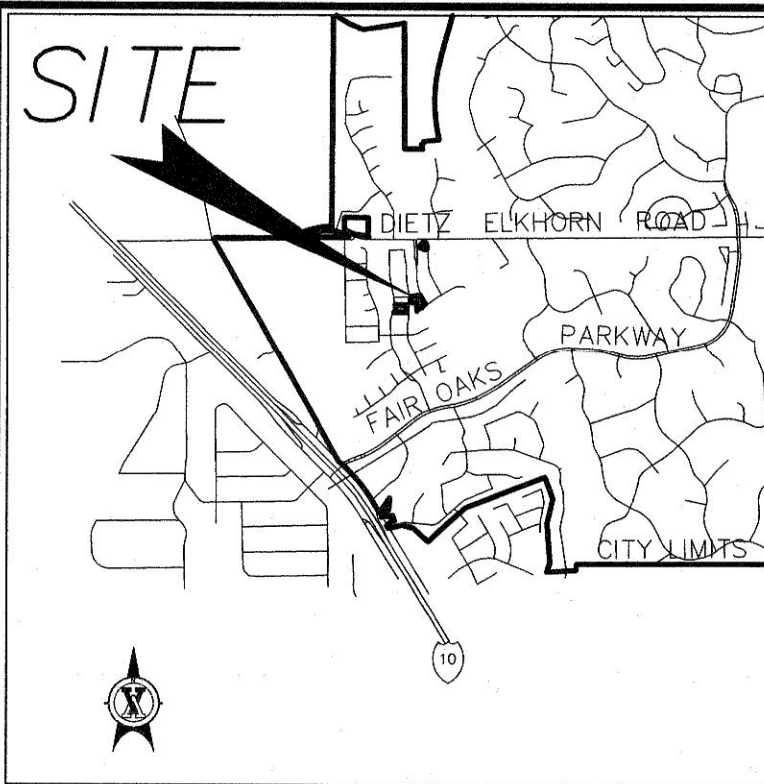


Exhibit 4 – Open Space



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	2020	10.3
5	0.00	2020	10.3
6	0	UNKNOWN	10.3
7	0	UNKNOWN	10.3
TOTAL	10.30		

* SATISFIES SUBDIVISION OPEN SPACE REQUIREMENTS



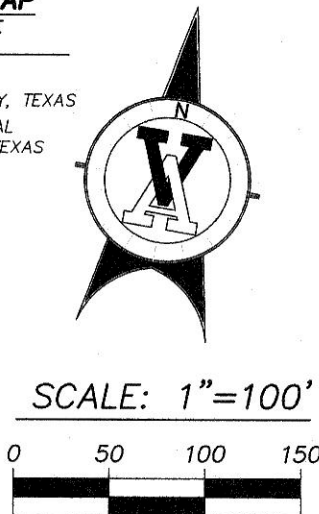
LOCATION MAP
NOT TO SCALE

LEGEND

● FOUND 1/2" IRON ROD
D.R. DEED RECORDS OF BEAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS

--- 740 --- EXISTING CONTOURS
--- 740 --- PROPOSED CONTOURS
E.T., & CATV ELECTRIC, TELEPHONE AND CABLE TV
BSL BUILDING SETBACK LINE
ESMT EASEMENT
R.O.W. RIGHT OF WAY
EX EXISTING
VOL. VOLUME
PG. PAGE
C.V.E. CLEAR VISION ESMT
BLOC BLOCK
AC. ACRES
PED. PEDESTRIAN

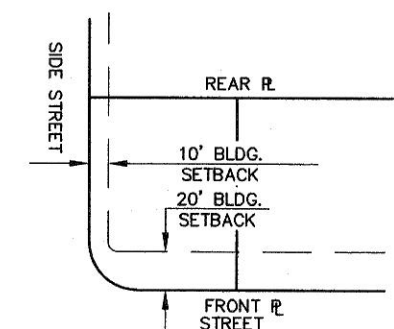
1 10' G.E.T. & CA TV ESMT VOL. 9726 PG. 28-29
2 5' GAS ESMT VOL. 9726 PG. 28-29
3 10' GAS ESMT VOL. 9726 PG. 28-29
4 14' G.E.T. & CA TV ESMT VOL. 20001 PG. 2555-2556
5 10' GAS ESMT VOL. 20001 PG. 2555-2556
6 5' GAS ESMT VOL. 20001 PG. 2555-2556
7 16' SAN SEW. ESMT VOL. 9726 PG. 29
8 30' WATER ESMT VOL. 20001 PG. 2555-2556
9 10' GAS ESMT VOL. 20001 PG. 2555-2556
10 10' G.E.T. & CA TV ESMT VOL. 20001 PG. 2555-2556



FLOODPLAIN NOTE:

THERE IS NO FEMA 100 YEAR FLOOD ZONE WITHIN THIS SUBDIVISION ACCORDING TO FEMA FIRM NO. 48029C0085F, EFFECTIVE DATE 9/29/2010

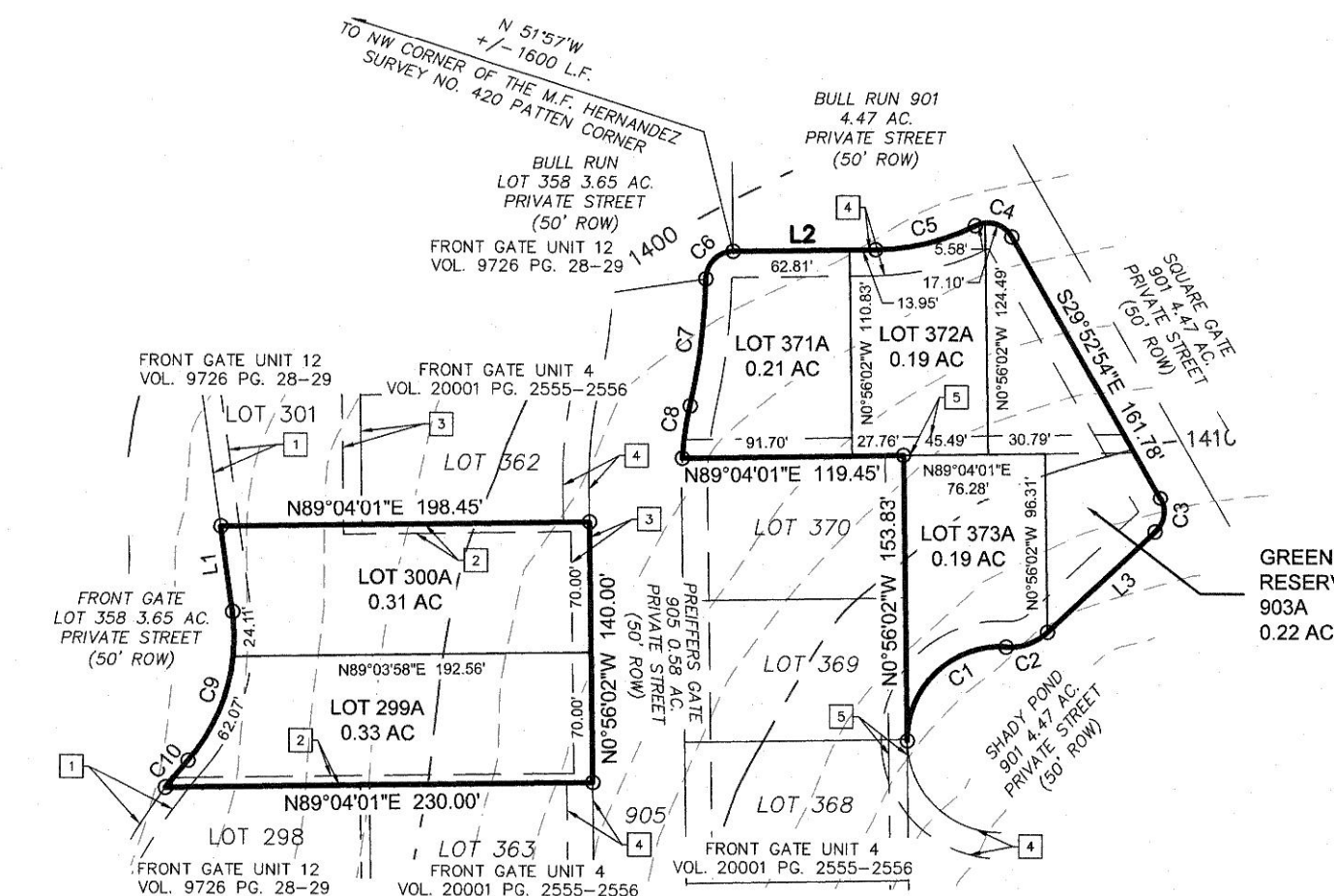
SEE OWNERSHIP INFORMATION ON SHEET 1



TYPICAL CORNER LOT BUILDING SETBACKS

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

Line Table		
Line#	Length	Direction
L1	46.31	S08°06'18"E
L2	78.75	S89°04'01"W
L3	79.19	N46°54'20"E



STATE OF TEXAS
COUNTY OF BEAR

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

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 #5160
PAUL A. SCHROEDER
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF ____ A.D., 2020.

NOTARY PUBLIC
STATE OF TEXAS

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 CAPS, 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 COMMERCIAL 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.

1/2" IRON ROD SET AT ALL LOT CORNERS, UNLESS NOTED.

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

FOR SPECIFIC BUILDING SETBACKS REFER TO THE SUBDIVISION DEED RESTRICTIONS.

GATES ACROSS EASEMENT: 16' DOUBLE SWING GATES SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENT.

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

THIS AMENDMENT DOES NOT ATTEMPT TO REMOVE RECORDED COVENANTS OR RESTRICTIONS.

GREENBELT/RESERVE 903A IS TO BE OWNED AND MAINTAINED BY THE FRONT GATE H.O.A.

THE TREE REMOVAL AND PRESENTATION PLAN WAS APPROVED BY THE CITY COUNCIL OF FAIR OAKS RANCH ON NOVEMBER 15TH, 2018.

LOT 358, 901, AND 905 ARE PRIVATE STREETS TO BE OWNED AND MAINTAIN BY THE FRONT GATE HOA.

CPS/SAWS/COSA/UTILITY NOTES:

1. 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, 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 CAPS, 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 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.

2. 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.

3. 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.

4. 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.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

UTILITY EASEMENT:

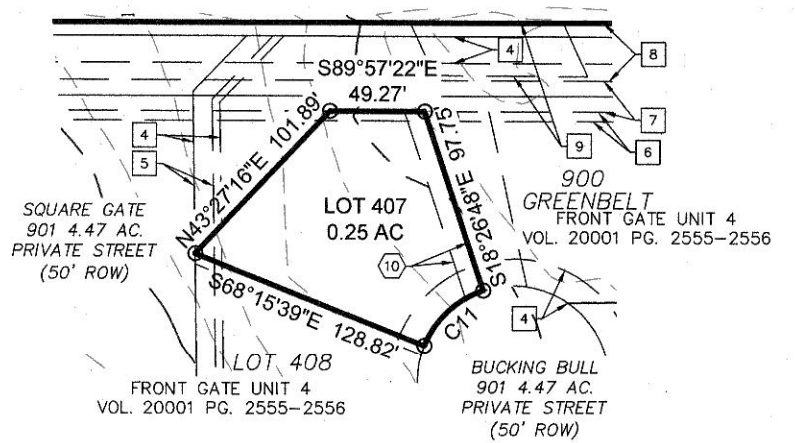
UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES")

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.

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

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



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	94°24'24"	50.00'	82.39'	54.00'	S46°16'10"W 73.38'
C2	46°34'03"	30.00'	24.38'	12.91'	N70°11'21"E 23.72'
C3	78°47'13"	15.00'	20.10'	11.89'	N8°30'43"E 18.63'
C4	65°19'15"	15.00'	17.10'	9.62'	N62°32'31"W 16.19'
C5	25°34'01"	125.00'	55.78'	28.36'	N78°17'00"E 55.32'
C6	88°16'17"	15.00'	23.11'	14.59'	S44°55'52"W 20.89'
C7	12°06'47"	325.00'	68.90'	34.58'	N6°52'07"E 68.77'
C8	9°20'46"	175.00'	28.55'	14.30'	S8°16'08"W 28.51'
C9	35°33'56"	100.00'	62.07'	32.07'	N23°29'25"E 61.08'
C10	3°51'30"	280.00'	18.86'	9.43'	S39°20'38"W 18.86'
C11	49°48'51"	50.00'	43.47'	23.22'	S46°38'47"W 42.11'

PREVIOUS VARIANCES GRANTED:
THE VARIANCE TO ALLOW 48' OF 65 LOTS IN FRONT GATE UNIT-4 TO HAVE A MINIMUM STREET FRONTAGE OF SIXTY FEET (60') WAS APPROVED BY THE CITY OF FAIR OAKS RANCH CITY COUNCIL ON AUGUST 16TH, 2018.



REPLAT

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

LICENSED PROFESSIONAL ENGINEER #57564
PAUL A. SCHROEDER
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF ____ A.D., 2020.

NOTARY PUBLIC
STATE OF TEXAS

REPLAT OF LOTS 299-300 FRONT GATE UNIT 12 AND LOTS 371-373, 407, AND 903-904 FRONT GATE UNIT 4 TO ESTABLISH GREENBELT/RESERVE 903A AND LOTS 299A-300A, 371A-373A

BEING LOTS 299-300 FRONT GATE UNIT 12, AS RECORDED IN VOLUME 9726, PAGES 28-29, AND LOTS 371-373, 407, & 903-904 FRONT GATE UNIT 4, AS RECORDED IN VOLUME 20001, PAGES 2555-2556 IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, BEAR COUNTY, TEXAS.

REASON FOR REPLAT:
TO REMOVE LOT 904 AND REPLAT INTO LOTS 299 AND 300. REPLAT LOTS 371-373 AND 903 TO INCREASE AMOUNT OF OPEN SPACE IN LOT 903, ESTABLISHING GREENBELT/RESERVE 903A. ADD 10' G.E.T. & CA TV ESMT TO LOT 407. THERE ARE 8 LOTS TOTALING 1.52 ACRES BEING REPLATED INTO 6 LOTS AND 1 GREENBELT/RESERVE TOTALING 1.52 ACRES.

VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004

Telephone: (210) 349-3271

TBPE Firm Registration No.: F-159

TBPLS Firm Registration No.: 10004100

STATE OF TEXAS
COUNTY OF BEAR

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

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

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE 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., 2020.

STATE OF TEXAS
COUNTY OF BEAR

NOTARY PUBLIC
STATE OF TEXAS

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

STATE OF TEXAS
COUNTY OF BEAR

JOHN PARK
28926 FRONT GATE
FAIR OAKS RANCH, TEXAS 782015

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE 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., 2020.

STATE OF TEXAS
COUNTY OF BEAR

NOTARY PUBLIC
STATE OF TEXAS

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

STATE OF TEXAS
COUNTY OF BEAR

RYAN JAMES SIMON
28922 FRONT GATE
FAIR OAKS RANCH, TEXAS 78015

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE 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., 2020.

NOTARY PUBLIC
STATE OF TEXAS

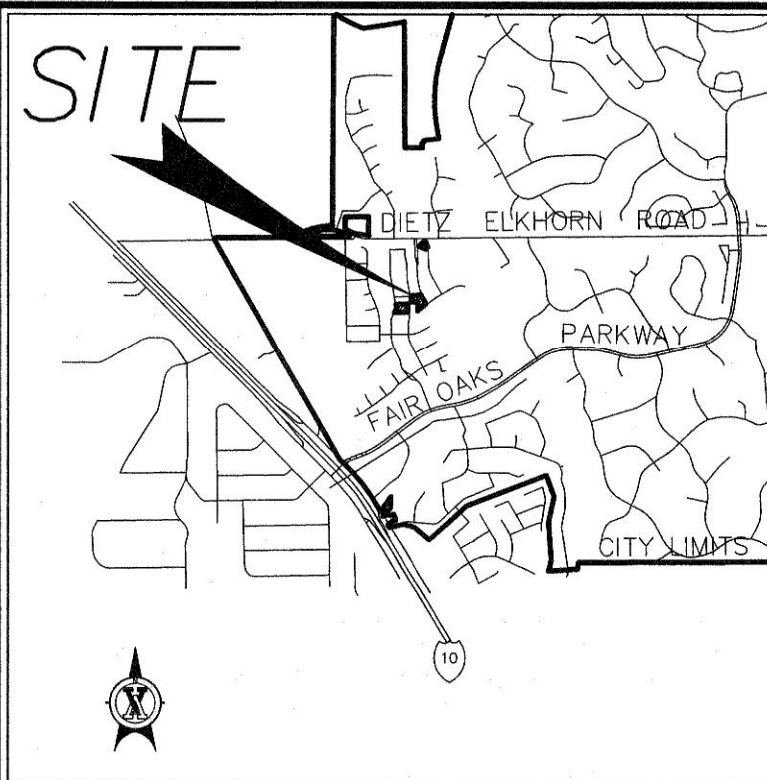
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DATED THIS ____ DAY OF ____ A.D., 2020

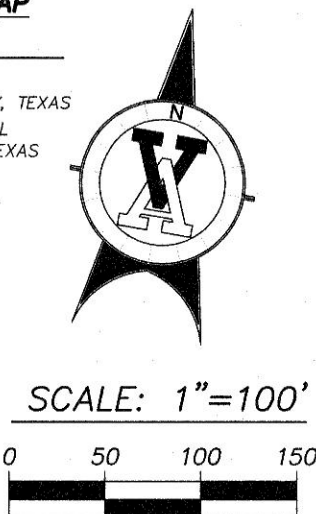
BY _____ MAYOR

BY _____ CITY SECRETARY

TAX CERTIFICATE FILED THIS DATE IN VOLUME ____ PAGE ____ BEAR COUNTY OFFICIAL RECORDS.



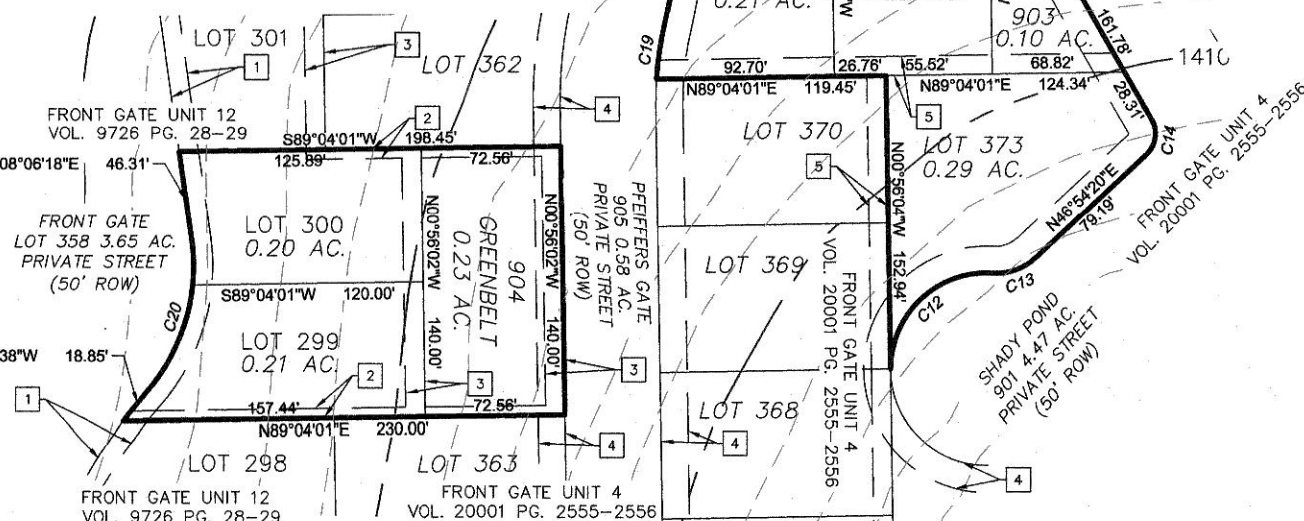
LEGEND	
●	FOUND 1/2" IRON ROD
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
E.T., & CATV	ELECTRIC, TELEPHONE
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
EX	EXISTING
VOL.	VOLUME
PG.	PAGE
C.V.E.	CLEAR VISION ESMT
BLK	BLOCK
CB	COUNTY BLOCK
AC	ACRES
PCD	PEDESTRIAN
1	10' G.E.T. & CA TV, ESMT VOL. 9726 PG. 28-29
2	5' GAS, ESMT VOL. 9726 PG. 28-29
3	10' GAS, ESMT VOL. 9726 PG. 28-29
4	14' G.E.T. & CA TV, ESMT VOL. 20001 PG. 2555-2556
5	10' GAS ESMT VOL. 20001 PG. 2555-2556
6	5' GAS ESMT VOL. 20001 PG. 2555-2556
7	16' SAN SEW. ESMT VOL. 9726 PG. 29
8	30' WATER ESMT DOC. #20050106253
9	COUNTY OF BEXAR DRAINAGE EAMT VOL. 4258, PG. 292
11	10' G.E.T. & CA TV, ESMT VOL. 20001 PG. 2555-2556
10	10' G.E.T. & CA TV, ESMT



CURVE TABLE							
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	
C12	93°22'16"	50.01'	81.50'	53.04'	S46°46'57"W	72.78'	
C13	46°34'03"	30.00'	24.38'	12.91'	N70°11'21"E	23.72'	
C14	76°47'13"	15.00'	20.10'	11.89'	N8°30'43"E	18.63'	
C15	86°16'03"	15.05'	22.66'	14.10'	N73°11'27"W	20.58'	
C16	25°34'01"	125.00'	55.78'	28.36'	N76°17'00"E	55.32'	
C17	88°16'17"	15.00'	23.11'	14.55'	S44°55'52"W	20.89'	
C18	12°08'47"	325.00'	68.90'	34.58'	N6°52'07"E	68.77'	
C19	9°20'46"	175.00'	28.55'	14.30'	S81°08'08"W	28.51'	
C20	49°22'41"	100.00'	86.18'	45.97'	N16°35'03"E	83.54'	
C21	49°48'51"	50.00'	43.47'	23.22'	S46°38'47"W	42.11'	

FLOODPLAIN NOTE:
THERE IS NO FEMA 100 YEAR FLOOD ZONE WITHIN THIS SUBDIVISION ACCORDING TO FEMA FIRM NO. 48029C0085F, EFFECTIVE DATE 9/29/2010

PREVIOUS VARIANCES GRANTED:
THE VARIANCE TO ALLOW 48 OF 65 LOTS IN FRONT GATE UNIT-4 TO HAVE A MINIMUM STREET FRONTAGE OF SIXTY FEET (60') WAS APPROVED BY THE CITY OF FAIR OAKS RANCH CITY COUNCIL ON AUGUST 16TH, 2018.



AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY RECORDED AS A PART OF FRONT GATE UNIT 12 RECORDED IN VOLUME 9726 PAGE 28, AND FRONT GATE UNIT 4 RECORDED IN VOLUME 20001 PAGE 2555-2556 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 ON THE GROUND UNDER MY SUPERVISION.
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 #5160
PAUL A. SCHROEDER
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D., 2020.

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

LICENSED PROFESSIONAL ENGINEER #57564
PAUL A. SCHROEDER
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D., 2020.

NOTARY PUBLIC
STATE OF TEXAS

CPS/SAWS/COSA/UTILITY NOTES:

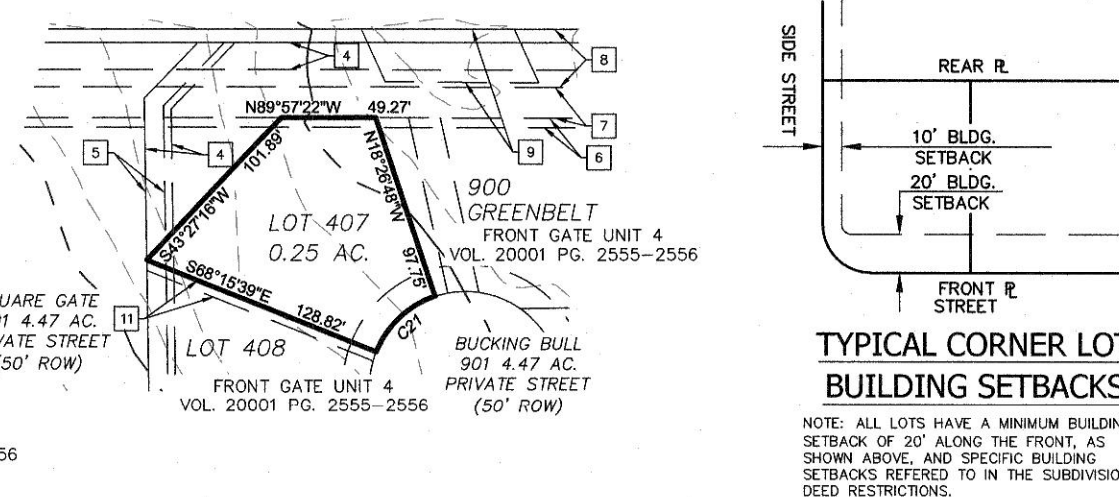
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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.

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 COMMERCIAL 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.



LOT	OWNER	ADDRESS
298	JEFFERY GALOVIC & KRISTEN MUNSON	28918 Front Gate, Fair Oaks Ranch, Texas 78015
299	RYAN JAMES SIMON	28922 Front Gate, Fair Oaks Ranch, Texas 78015
300	JOHN PARK	28926 Front Gate, Fair Oaks Ranch, Texas 78015
301	DAVID WAYNE & JUDITH ANN VANCE	8922 Bull Ride, Fair Oaks Ranch, Texas 78015
358	SA FRONT GATE LLC	11 Lynns Batts LN, STE 100, San Antonio, Texas 78218
362	SA FRONT GATE LLC	11 Lynns Batts LN, STE 100, San Antonio, Texas 78218
363	SA FRONT GATE LLC	11 Lynns Batts LN, STE 100, San Antonio, Texas 78218
368	SA FRONT GATE LLC	11 Lynns Batts LN, STE 100, San Antonio, Texas 78218
371	SA FRONT GATE LLC	11 Lynns Batts LN, STE 100, San Antonio, Texas 78218
372	SA FRONT GATE LLC	11 Lynns Batts LN, STE 100, San Antonio, Texas 78218
373	SA FRONT GATE LLC	11 Lynns Batts LN, STE 100, San Antonio, Texas 78218
901	SA FRONT GATE LLC	11 Lynns Batts LN, STE 100, San Antonio, Texas 78218
903	SA FRONT GATE LLC	11 Lynns Batts LN, STE 100, San Antonio, Texas 78218
904	SA FRONT GATE LLC	11 Lynns Batts LN, STE 100, San Antonio, Texas 78218
905	SA FRONT GATE LLC	11 Lynns Batts LN, STE 100, San Antonio, Texas 78218

REASON FOR REPLAT:

TO REMOVE LOT 904 AND REPLAT INTO LOTS 299 AND 300. REPLAT LOTS 371-373 AND 903 TO INCREASE AMOUNT OF OPEN SPACE IN LOT 903, ESTABLISHING GREENBELT/RESERVE 903A. ADD 10' G.E.T. & CA TV, ESMT TO LOT 407. THERE ARE 8 LOTS TOTALING 1.52 ACRES BEING REPLATTED INTO 6 LOTS AND 1 GREENBELT/RESERVE TOTALING 1.52 ACRES.

REPLAT OF

LOTS 299-300 FRONT GATE UNIT 12 AND LOTS 371-373, 407, AND 903-904 FRONT GATE UNIT 4 TO ESTABLISH GREENBELT/RESERVE 903A AND LOTS 299A-300A, 371A-373A

BEING LOTS 299-300 FRONT GATE UNIT 12, AS RECORDED IN VOLUME 9726, PAGES 28-29, AND LOTS 371-373, 407, & 903-904 FRONT GATE UNIT 4, AS RECORDED IN VOLUME 20001, PAGES 2555-2556 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, BEXAR COUNTY, TEXAS.

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VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004

Telephone: (210) 349-3271

TBPE Firm Registration No.: F-159

TBPLS Firm Registration No.: 10004100

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

WHOSE NAMES ARE 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., 2020.

STATE OF TEXAS
COUNTY OF BEXAR

NOTARY PUBLIC
STATE OF TEXAS

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

JOHN PARK
28926 FRONT GATE
FAIR OAKS RANCH, TEXAS 78015

STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
COUNTY OF BEXAR

NOTARY PUBLIC
STATE OF TEXAS

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RYAN JAMES SIMON
28922 FRONT GATE
FAIR OAKS RANCH, TEXAS 78015

STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC
STATE OF TEXAS

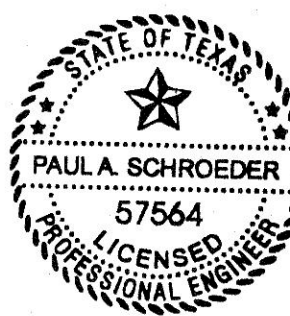
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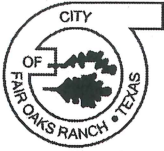
DATED THIS _____ DAY OF _____ A.D., 2020

BY _____ MAYOR

BY _____ CITY SECRETARY

TAX CERTIFICATE FILED THIS DATE IN VOLUME _____ PAGE _____ BEXAR COUNTY OFFICIAL RECORDS.





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 A

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: Replat of Lots 299-300 Front Gate Unit 12 and Lots 371-373, 407 and 903-904 Front Gate Unit 4 Acreage: 1.45
 Brief Description of Project: Remove Lot 904 and Replat into Lots 299 and 300. Replat Lots 371-373 and 903 to increase amount of open space in Lot 903, establishing greenbelt/reserve 903A. Add 10' G.E.T. & CA. TV. Esm't to Lot 407. There are 8 lots totaling 1.52 acres being replatted into 6 lots and 1 greenbelt/reserve totaling 1.52 acres.
 Is property platted? ☐ No ☒ Yes Subdivision name: Front Gate Unit 4 and Unit 12 No. of Lots: 8
 Recordation #: FGU4 #20200240486-20200240487 Parcel(s) Tax ID#: FGU12 #20180015015-20180015016 04709-000-2200, 04709-900-2990, 04709-900-3000
 Existing Use: Single Family Proposed Use: Single Family
 Current Zoning: Existing Residential One Proposed Zoning: Existing Residential One
 Occupancy Type: Residential Sq. Ft.: _____ Bed #: _____ Bath #: _____ Car Garage #: _____
 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: 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, PE, RPLS Contact Name: Vickrey & Associates, Inc.
 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: _____ Date: _____
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

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

DATE REC'D: _____ BY: _____

FEES PAID: _____ APPROVED BY: _____

DATE APPROVED: _____

APPLICATION/PERMIT NO: _____ EXP DATE: _____

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

SPECIFIC APPLICATION FORM (S1-S38). Please check the appropriate type below:**Land Use Policy Related**

(Section 3.9 of the UDC)

- ☐ Annexation* - Form S1
- ☐ Comprehensive Plan Amendment
- ☐ Unified Development Code (UDC) Text Amendment
- ☐ Rezoning* - Form S2
- ☐ Special Use Permit* - Form S3
- ☐ Planned Unit Development* - Form S4
- ☐ Development Agreement
- ☐ Conservation Development* (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 Operating License* - Form S22
- ☐ Development/Grading Permit - Form S23

Building Permits Related**Commercial**

- ☐ New* - Form S24
- ☐ Remodel/Addition* - Form S25
- ☐ Fences* - Form S26
- ☐ Miscellaneous* - Form S27

Residential

- ☐ New Home* - Form S28
- ☐ Remodel/Addition* - Form S29
- ☐ Detached Buildings* - Form S30

Others

- ☐ Solar* - Form S31
- ☐ Swimming Pool* - Form S32
- ☐ Demolition, Drive or Move
- ☐ New Lawn/Water* - Form S33
- ☐ Backflow Device/Irrigation Systems - Form S34
- ☐ Sign Permit* (Includes Temporary Banner) - Form S35
- ☐ Appeal of Denial of Sign Permit
- ☐ Master/ Common Signage Plan* - Form S36
- ☐ Water Heaters or Water Softeners* - Form S37
- ☐ Right-of-Way Construction Permit* - Form S38
- ☐ Flatwork Permit* - Form S39

Inspections

- ☐ Mechanical ☐ Electrical
- ☐ Plumbing ☐ Building
- ☐ Others _____

Water-Wastewater Service

- ☐ Connect/ Disconnect Form* - Form S40

*These types of applications require additional information as listed in the specific type of application. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

Application Checklist for all Applications

- ☒ Universal Application Form.
- ☒ Items listed in the checklist for the specific type of application¹. (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.

S12 **SPECIFIC APPLICATION FORM - REPLAT**

Section 3.8 (6) 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:

- N/☒ Pre-Application Conference prior to application submittal (if required).
- N/☒ Concept plan approval (if required).
- ☒ A completed Universal Development Application and checklist signed by the owner/s of the property.
- ☒ Three (3) copies of complete sets of plans/plat, showing existing and proposed configurations if applicable.
- ☒ A title report.
- ☒ 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.
- ☒ Letter of approval from each utility provider as to the adequacy and proper location of utility easements shown on the subdivision plat.
- ☒ A list that includes the names and mailing addresses for the owners of lots that are in the original subdivision and that are within 200 feet of the lots to be replatted, as indicated on the most recently approved municipal tax roll or in the case of a subdivision within the extraterritorial jurisdiction, the most recently approved county tax roll of the property upon which the replat is requested.
- ☒ 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.
- ☐ Fiscal Security if required.

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 this Code.