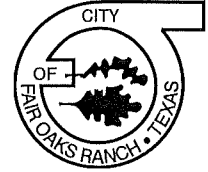


CITY OF FAIR OAKS RANCH

7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015
(210) 698-0900



FLOOD PLAIN DEVELOPMENT PERMIT

THIS FORM WAS PRINTED ON: 4/15/2026

PERMIT #: 202603650

DATE ISSUED: 4/15/2026
EXPIRATION DATE: 1/16/2027

PROJECT ADDRESS: 346 AMMAN RD

SUBDIVISION: COUNTY:
LOT:

OWNER NAME: CITY OF BOERNE CONTRACTOR: CITY OF BOERNE
ADDRESS: 447 N. MAIN ST ADDRESS: 447 N. MAIN ST
CITY/ST/ZIP: BOERNE TX 78006 CITY/ST/ZIP: BOERNE TX 78006
PHONE: PHONE:

WORK: FLOOD PLAIN DEVELOPMENT SQ FT / PANELS: 0.00

OCCUPANCY:
CONST TYPE:

**** CONTRACTORS MUST BE PRESENT FOR ALL INSPECTIONS ****

Table with 3 columns: FEE CODE, DESCRIPTION, AMOUNT. Row 1: TOTAL \$ 0.00

***** CALL 811 BEFORE YOU DIG *****

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. I ACKNOWLEDGE THAT I AM AWARE THAT DEED AND COVENANT RESTRICTIONS MAY APPLY TO THIS PROPERTY, AND I WILL OBTAIN THE NECESSARY APPROVAL OR WAIVER OF RESTRICTIONS FROM THE GOVERNING ARCHITECTURAL REVIEW COMMITTEE PRIOR TO COMMENCING CONSTRUCTION. BY SIGNING BELOW, I HEREBY CERTIFY THAT I HAVE READ THE CONSTRUCTION GUIDELINES AND UNDERSTAND THAT THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING BUILDING CODES. VIOLATION OF THESE REQUIREMENTS WILL RESULT IN THE ISSUANCE OF A CITATION AND MAY BE PUNISHABLE BY A FINE.

(SIGNATURE OF OWNER/AUTHORIZED AGENT)

Handwritten signature

APPROVED BY

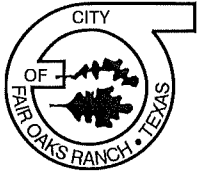
DATE

Handwritten date: 4-15-26

DATE

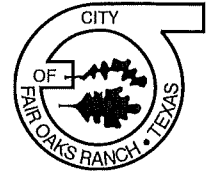
INSPECTIONS REQUIRED:

- Plumbing Rough, Water/Sewer, Foundation / Pre-pour, Framing/Elec/Mech, Plumbing Top, New Home Final, Driveway, Trench, Tunnel, Backflow, Final, None, Pool Pregunite, Pool Rough In, Pool Barrier, Pool Final, Gas Line



CITY OF FAIR OAKS RANCH

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RIGHT OF WAY PERMIT

THIS FORM WAS PRINTED ON: 4/15/2026

PERMIT #: 202603649

DATE ISSUED: 4/15/2026

EXPIRATION DATE: 10/16/2026

PROJECT ADDRESS: 346 AMMANN RD

SUBDIVISION:
LOT:

COUNTY:

OWNER NAME: CITY OF BOERNE
ADDRESS: 447 N. MAIN ST
CITY/ST/ZIP: BOERNE TX 78006
PHONE:

CONTRACTOR: CITY OF BOERNE
ADDRESS: 447 N. MAIN ST
CITY/ST/ZIP: BOERNE TX 78006
PHONE:

WORK: RIGHT OF WAY SQ FT / PANELS: 0.00

OCCUPANCY:
CONST TYPE:

**** CONTRACTORS MUST BE PRESENT FOR ALL INSPECTIONS ****

PROJECT NOTES:

- 1. CONTRACTOR INFORMATION REQUIRED BEFORE WORK BEGINS
2. NOTIFY INFRASTRUCTURE INSPECTOR AT LEAST 48 HOURS BEFORE STARTING WORK
3. ANY DAMAGE TO FAIR OAKS RANCH ROW, ADJACENT TO WATER MAIN INSTALLATION ON AMMANN SHALL BE REPAIRED OR RESTORED TO CITY OF FAIR OAKS RANCH STANDARDS

Table with 3 columns: FEE CODE, DESCRIPTION, AMOUNT. Row 1: TOTAL \$ 0.00

***** CALL 811 BEFORE YOU DIG *****

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. I ACKNOWLEDGE THAT I AM AWARE THAT DEED AND COVENANT RESTRICTIONS MAY APPLY TO THIS PROPERTY, AND I WILL OBTAIN THE NECESSARY APPROVAL OR WAIVER OF RESTRICTIONS FROM THE GOVERNING ARCHITECTURAL REVIEW COMMITTEE PRIOR TO COMMENCING CONSTRUCTION. BY SIGNING BELOW, I HEREBY CERTIFY THAT I HAVE READ THE CONSTRUCTION GUIDELINES AND UNDERSTAND THAT THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING BUILDING CODES. VIOLATION OF THESE REQUIREMENTS WILL RESULT IN THE ISSUANCE OF A CITATION AND MAY BE PUNISHABLE BY A FINE.

(SIGNATURE OF OWNER/AUTHORIZED AGENT)

DATE

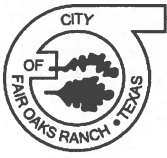
APPROVED BY

15 - Apr 2026

DATE

INSPECTIONS REQUIRED:

- [x] BORE PIT CROSSING AT STATION 57.50
[x] TRAFFIC CONTROL PLAN & SET UP
[x] ROAD RESTORATION



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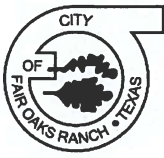


FLOODPLAIN DEVELOPMENT GUIDELINES

Please note that completion of this application does not equate to an approved floodplain permit. The information provided will be used to populate the formal floodplain development permit which requires the signature of the property owner or owner representative. Please read carefully and respond with accurate information to avoid delays or potential floodplain violations.

REQUIRED ITEMS TO BE SUBMITTED TO ACQUIRE FLOODPLAIN DEVELOPMENT PERMIT

1. A completed City of Fair Oaks Ranch Floodplain Development Permit Application
2. Grading plan showing existing and proposed grades (if applicable). If excavation or fill is proposed within floodplain, a CLOMR/LOMR or a flood study will be required to be submitted and approved by the City of Fair Oaks Ranch prior to any activity within the effective floodplain.
3. Infrastructure and/or Utility Construction plans (if applicable). A scour analysis may be requested to ensure the depth of the infrastructure is adequate.
4. Site Survey (if applicable)
5. Map showing the latest FEMA floodplain with respect to the proposed project.
6. Construction plans for residential habitable structures (if applicable). A pre and post elevation certificate will be required to ensure the lowest finished floor is at minimum one (1) foot above the FEMA 1% Annual Chance Water Surface Elevation according to the latest FEMA FIS table.
7. Construction plans for non-habitable structures (if applicable) and will require the following items below:
 - a. A minimum of two (2) openings on separate walls having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided
 - b. The bottom of all openings shall be no higher than one (1) foot above grade.
 - c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
8. Construction plans for Non-Residential Structures (if applicable). A pre and post elevation certificate will be required to ensure the lowest finished floor is at minimum one (1) foot above the FEMA 1% AC Water Surface Elevation according to the latest FEMA FIS table. In place of the elevation certificate, together with attendant utility and sanitary facilities, the structure can be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A letter from a structural engineer will be required, confirming that the chosen floodproofing method can withstand hydrostatic and hydrodynamic forces, including buoyancy effects.
9. Please include the below-listed attachments (if applicable). All habitable structures in the floodplain are subject to the 50% Rule and will require the following three items below:



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- a. **Cost Estimate.** A cost estimate provided by the contractor doing the work must be provided for any home, commercial building, or other structure in the floodplain to be compliant with the FEMA 50% Rule. This cost estimate should provide real market cost for both materials and labor. If the proposed work is to be done by the property owner, please provide a cost estimate that reflects both materials AND labor that reflects real market labor cost as if a contractor were to complete the work.
- b. **County Value or Copy of Independent Appraisal provided by a Texas Certified Appraiser.** If County value is to be used, please print out and attach a copy of the current county's appraised value which can be found on the county's website.
- c. **Location Map.** If no specific location information was provided, please include a location map with the property and/or project location clearly marked. The map should have sufficient level of detail and information (e.g., street names, drainage easements, aerial image, labels, etc.) to quickly locate the property.

Please note that the City of Fair Oaks Ranch Code of Ordinances Section 3.12 and FEMA 44 Code of Federal Regulations 59.1 define and regulate improvements made to properties in the floodplain. There is a limit to how many improvements (measured in USD) can be made in a 10-year period, commonly referred to as the "50% rule." This rule effectively limits the dollar amount of improvements to be no greater than 50% of the structure's market value *before* the improvements are made, unless the entire structure is brought into full compliance with flood regulations. This limit is applied to a 10-year time period, beginning with the date at which the first FPDP was approved. At the end of the 10-year period this amount resets and a future floodplain development permit request will be subject to the structure's market value at that time, at which point the 10-year period will begin again upon approval. Please be aware that there may be limits to how much a floodplain property can be improved based on this rule.

A handwritten signature in blue ink, appearing to read "R. Taylor Hill".

04/16/2026

R. Taylor Hill, Project Manager