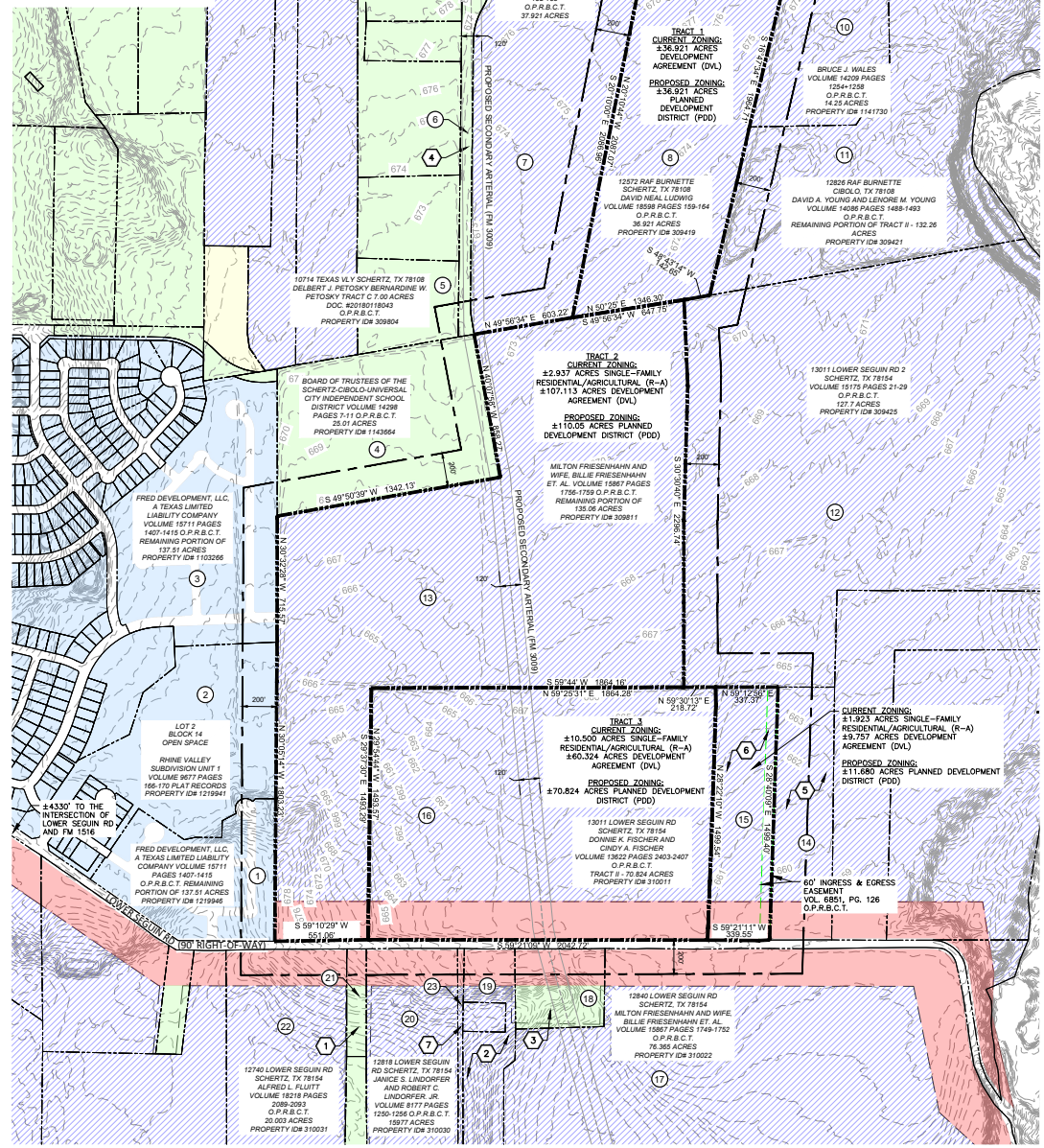
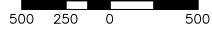


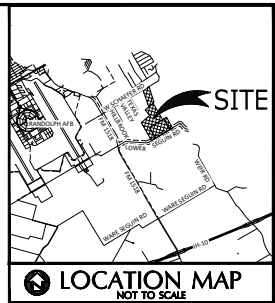


SCALE: 1"=500'



LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPERTY BOUNDARY
- 200' NOTIFICATION LINE
- EXISTING CONTOUR
- EXISTING EASEMENT
- SCHERTZ CITY LIMITS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



PROPERTY INFORMATION

- 1 12746 LOWER SEGUIN RD SCHERTZ, TX 78154  
CARLOS GARZA, JR. AND WIFE, MARGRETT L. CARY  
VOLUME 6541 PAGES 807-811  
O.P.R.B.C.T.  
2,005 ACRES  
PROPERTY ID# 310027
- 2 12840 LOWER SEGUIN RD SCHERTZ, TX 78154  
KAREN MARX FISCHER  
VOLUME 1819 PAGES 1418-1422  
O.P.R.B.C.T.  
8,132 ACRES  
PROPERTY ID# 310019
- 3 GUILLEMO J. GUALARDO AND MARTHA C. GUALARDO  
VOLUME 1816 PAGES 400-405  
O.P.R.B.C.T.  
5,500 ACRES  
PROPERTY ID# 310021
- 4 BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT  
VOLUME 14298 PAGES 711  
O.P.R.B.C.T.  
29.01 ACRES  
PROPERTY ID# 114384
- 5 MILTON FRIESEHANN AND WIFE, BILLIE FRIESEHANN ET AL.  
VOLUME 1587 PAGES 1758-1759  
O.P.R.B.C.T.  
REMAINING PORTION OF 132.06 ACRES  
PROPERTY ID# 309811
- 6 TRACT 4  
13011 LOWER SEGUIN RD SCHERTZ, TX 78154  
DONNIE K. FISCHER AND WIFE, BILLIE FRIESEHANN ET AL.  
VOLUME 1802 PAGES 3403-3407  
O.P.R.B.C.T.  
11,680 ACRES  
PROPERTY ID# 310013
- 7 12820 LOWER SEGUIN RD SCHERTZ, TX 78109  
SEANNA FRASER HOLTZ  
VOLUME 3307 PAGE 541  
O.P.R.B.C.T.  
PROPERTY ID# 310032

ZONING LEGEND

- DEVELOPMENT AGREEMENT (DELAYED ANNEXATION)
- PRE-DEVELOPMENT
- PLANNED DEVELOPMENT
- R-A SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL
- PUBLIC USE

LAND USE TABLE

- 1 BASE RATE LOT
- 2 BASE RATE LOT
- 3 BASE RATE LOT
- 4 UNDEVELOPED LAND
- 5 RANGE IMPROVED DRYLAND
- 6 BASE RATE LOT
- 7 TILLABLE DRY (FARM)
- 8 R/1 FAMILY HOMESITE SINGLE & TILLABLE DRY (FARM)
- 9 BASE RATE LOT
- 10 TILLABLE DRY (FARM) & NON QUALIFYING
- 11 FLOOD PLAIN, RANGE IMPROVED DRYLAND & PTD LAND TYPE - ORCHARDS
- 12 R/1 FAMILY HOMESITE SINGLE, TILLABLE IRRIGATED & RANGE IMPROVED DRYLAND
- 13 TILLABLE DRY (FARM) & RANGE NATIVE PASTURE
- 14 TILLABLE DRY (FARM)
- 15 TILLABLE DRY (FARM)
- 16 TILLABLE DRY (FARM)
- 17 TILLABLE DRY (FARM)
- 18 RANGE IMPROVED DRYLAND
- 19 NON QUALIFYING & RANGE IMPROVED DRYLAND
- 20 TILLABLE DRY (FARM)
- 21 BASE RATE LOT
- 22 RANGE IMPROVED DRYLAND
- 23 R/1 FAMILY HOMESITE SINGLE & RANGE IMPROVED DRYLAND

CONDITION	ZONING	AREA (AC.)
EXISTING	"R-A" & "DVL"	229,478
PROPOSED	"PDD"	229,478

NOTE:

1. NO PORTION OF THIS PROPERTY IF LOCATED WITHIN THE 100-YEAR (1% CHANCE) FLOODPLAIN AS ACCORDING TO FEMA FIRM PANEL #48187C0240F
2. THE THROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

OWNERS INFORMATION	APPLICANT	SURVEYOR
DONNIE K. FISCHER PO BOX 800 STOCKDALE, TX 78160	MILTON & BILLIE FRIESEHANN 12911 LOWER SEGUIN RD SCHERTZ, TX 78154	DAVID LUDWIG 7510 DELL OAK DR SAN ANTONIO, TX 78218
	PAUL LANDA, JR., PE, CFM MOY TAIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5001	STEPHANIE L. JAMES, RPLS MOY TAIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5001

**MIR**  
Moy Tain Ramirez Engineers, LLC  
FIRM TYPE NO. F-5297 & TBPLS NO. 10131500  
FIRM TRAFFIC NO. 10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5001  
FAX: (210) 698-5001

DRAWING NAME:  
**ZONING EXHIBIT**

PROJECT NAME:  
**SADDLEBROOK RANCH SUBDIVISION**

PROJECT NO.: 19037      DATE: DECEMBER 21, 2020      SCALE: 1"=500'

A 229,478 ACRE (9,996,064.69 SQUARE FEET) TRACT OF LAND PARTIALLY IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, PARTIALLY SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT 187, COUNTY BLOCK NO. 5059, PARTIALLY SITUATED IN THE WILLIAM BRACKEN SURVEY NO. 65, ABSTRACT NO. 48, COUNTY BLOCK 5055, AND PARTIALLY SITUATED IN THE WILLIAM BRACKEN SURVEY NO. 74, ABSTRACT NO. 43, COUNTY BLOCK 5056, BEXAR COUNTY, TEXAS, SAID 229,478 ACRE (9,996,064.69 SQUARE FEET) TRACT OF LAND BEING COMPRISED OF A PORTION OF A CALLED 135.06 ACRE TRACT OF LAND AS CONVEYED TO ELIZABETH ANN BASHA, JEANNE MARIE TWING, AND KATHERINE MENEZ IN SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 15867, PAGE 1756, ALL OF A CALLED 11,680 ACRE TRACT OF LAND DESIGNATED AS TRACT II, AS CONVEYED TO DONNIE K. FISCHER AND CINDY A. FISCHER IN SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN VOLUME 18622, PAGE 2403, AND ALL OF A CALLED 36,921 ACRE TRACT OF LAND AS CONVEYED TO ELIZABETH ANN BASHA, JEANNE MARIE TWING, AND KATHERINE MENEZ IN SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 15867, PAGE 1756, ALL OF A CALLED 11,680 ACRE TRACT OF LAND DESIGNATED AS TRACT I, AS CONVEYED TO DONNIE K. FISCHER AND CINDY A. FISCHER IN SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN VOLUME 18622, PAGE 2403, AND ALL OF A CALLED 36,921 ACRE TRACT OF LAND AS CONVEYED TO DAVID NEAL LUDWIG AND JANIS LUDWIG IN EXECUTOR'S DISTRIBUTION DEED AS RECORDED IN VOLUME 18038, PAGE 156, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.