

APPLICANT	PREPARED BY
PAUL WOOD, JR. & THE CHILDRON TRUST	STEFANIELLE JAMES, P.E., L.C.E.
10770 CAMDEN PARK DRIVE, SUITE 100	10770 CAMDEN PARK DRIVE, SUITE 100
SAUL ALTON, TEXAS 75249	SAUL ALTON, TEXAS 75249
PH: (972) 964-6422	PH: (972) 964-6422

NOTE:

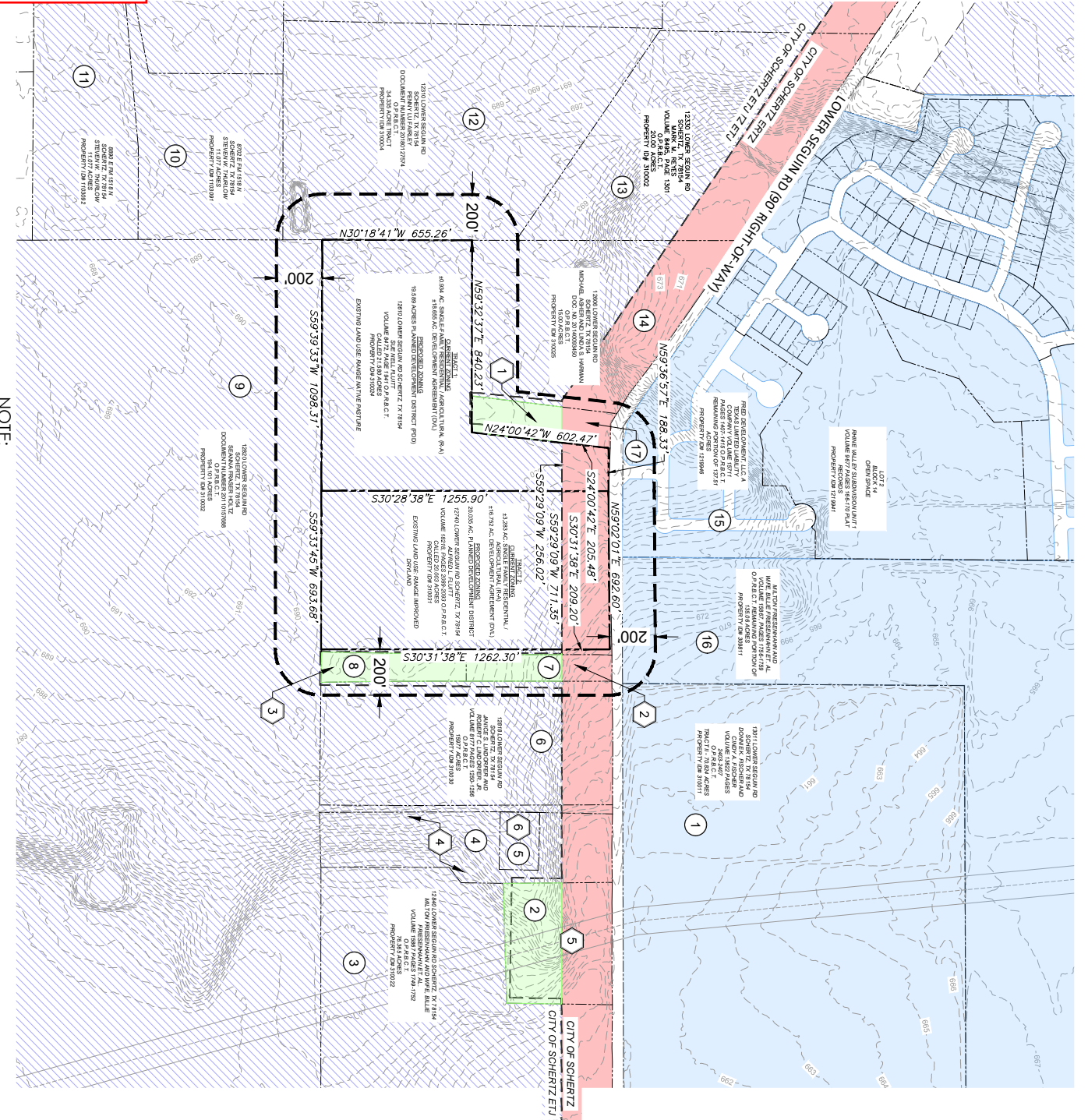
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR (1% CHANCE) FLOODPLAIN AS ACCORDING TO FEMA FIRM PANEL #181870204F
- THE THROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.

CONDITION	ZONING	AREA (AC)
EXISTING	"R-A"	4.217
	"DVL"	35.407
PROPOSED	"PDD"	39.624

MIR Major Total Return Engineers, LLC
 10770 CAMDEN PARK DRIVE, SUITE 100
 SAUL ALTON, TEXAS 75249
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PROJECT NAME	DATE	SCALE
FLUITTRACT - CARMEL RANCH SUBDIVISION	FEBRUARY 1, 2021	1"=300'

1:34.624-acre (1:34.624-acre square feet) tract of land situated in the public domain of the State of Texas, as shown on the plat of the Sadler Brook Ranch, as recorded in the public records of the County of Tarrant, Texas, and as shown on the plat of the Sadler Brook Ranch, as recorded in the public records of the County of Tarrant, Texas, and as shown on the plat of the Sadler Brook Ranch, as recorded in the public records of the County of Tarrant, Texas.



PROPERTY INFORMATION

- 12610 LOWER SEGUIN RD SCHERTZ TX 75154
 DOC NUMBER 200100000 OF P.R.B.C.T.
 PROPERTY ID# 181215
- 12744 LOWER SEGUIN RD SCHERTZ TX 75154
 VOLUME 1848 PAGES 1784-1789
 PROPERTY ID# 181215
- 12744 LOWER SEGUIN RD SCHERTZ TX 75154
 VOLUME 1841 PAGES 812 OF P.R.B.C.T.
 PROPERTY ID# 181215
- 12640 LOWER SEGUIN RD SCHERTZ TX 75154
 VOLUME 1849 PAGES 148-149
 PROPERTY ID# 181215
- 12610 LOWER SEGUIN RD SCHERTZ TX 75154
 VOLUME 1849 PAGES 148-149
 PROPERTY ID# 181215
- 12610 LOWER SEGUIN RD SCHERTZ TX 75154
 VOLUME 1849 PAGES 148-149
 PROPERTY ID# 181215
- 12610 LOWER SEGUIN RD SCHERTZ TX 75154
 VOLUME 1849 PAGES 148-149
 PROPERTY ID# 181215
- 12610 LOWER SEGUIN RD SCHERTZ TX 75154
 VOLUME 1849 PAGES 148-149
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- 12610 LOWER SEGUIN RD SCHERTZ TX 75154
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 VOLUME 1849 PAGES 148-149
 PROPERTY ID# 181215

LEGEND

- SUBJECT PROPERTY BOUNDARY
- 200' NOTIFICATION BOUNDARY
- PROPERTY BOUNDARY
- EXISTING CONTOUR
- SCHERTZ CITY LIMITS
- O.P.R.B.C.T.
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- AREA TO BE ANNEXED INTO THE CITY OF SCHERTZ
- AREA WITHIN THE SCHERTZ CITY LIMITS

SCALE: 1"=300'

LOCATION MAP