

LOCATION MAP

NOT TO SCALE

LEGEND

---609---	EXISTING CONTOUR
---608---	PROPOSED CONTOUR
Ac.	ACRES
E.G.T.CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
R.O.W.	RIGHT OF WAY
R	RADIUS
⊕	CENTERLINE
ESM'T.	EASEMENT
●	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL	VOLUME
NO.	NUMBER
PG(S)	PAGE(S)
I.P. FOUND	IRON PIN FOUND
..	REPETITIVE BEARING AND/OR DISTANCE
DOC	DOCUMENT
---8"SS---	PROPOSED SEWER LINE
---8"W---	PROPOSED WATER LINE

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
- (B) VARIABLE WIDTH E.G.T.V., WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT (BEING RECORDED CONCURRENTLY BY SEPARATE INSTRUMENT, O.P.R.B.C.T.)
- (C) 16' DRAINAGE & SANITARY SEWER EASEMENT
- (D) 1.0' VEHICULAR NON-ACCESS EASEMENT

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STEPHANIE L. JAMES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 \_\_\_\_\_

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING & ZONING COMMISSION.

RAYMOND TARIN, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
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NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

CPS ENERGY NOTE:

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) - 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" 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 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 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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, 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.

CITY OF SCHERTZ NOTES:

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
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- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- TOTAL NUMBER OF BUILDABLE LOTS: 68
- PROPERTY IS ZONED PDD.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBITS ARE FOR ILLUSTRATION PURPOSED AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

NOTES:

- SET 1/2" IRON RODS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNRIS CONTOUR DATA.

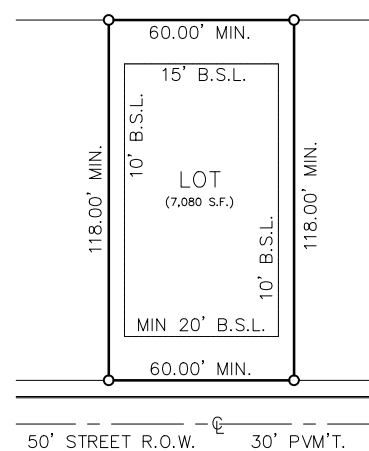
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- LOT 901 BLOCK 6 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
- LOT 902 BLOCK 6 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 6 IS UTILITY EASEMENT
- LOT 904 BLOCK 6 IS DRAINAGE AND SANITARY SEWER EASEMENT.
- LOT 905 BLOCK 6 IS SANITARY SEWER EASEMENT AND OPEN SPACE.
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- LOT 903 BLOCK 8 IS UTILITY EASEMENT.
- LOT 901 BLOCK 11 IS OPEN SPACE.
- LOT 903 BLOCK 24 IS DRAINAGE AND E.G.T.CATV EASEMENT

CCMA NOTE:

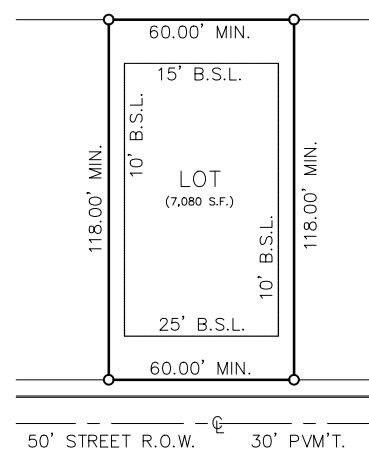
THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

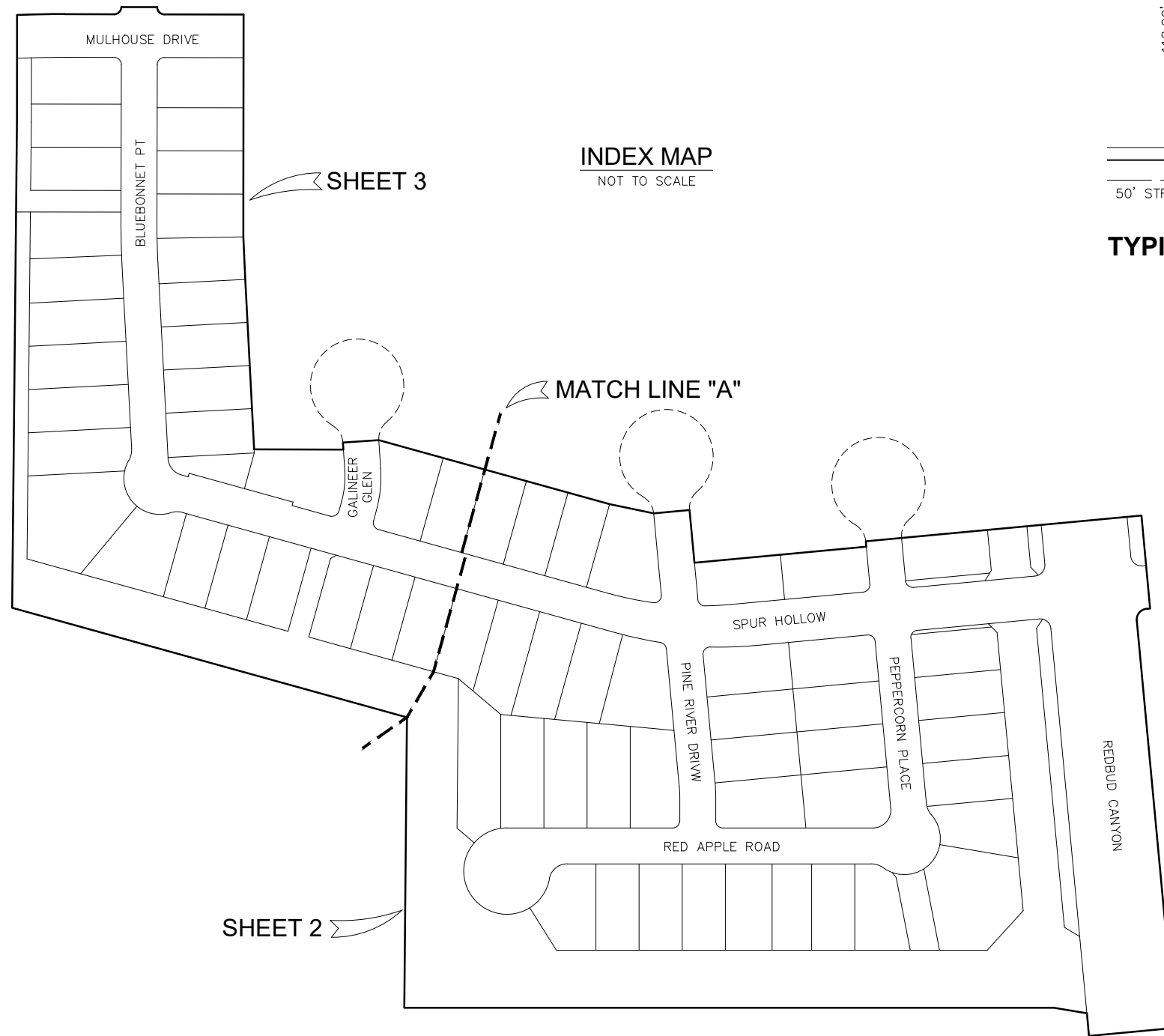


60' X 118'  
\*IRREGULAR LOT LAYOUT  
NOT TO SCALE

\* NOTE:  
KNUCLE SACS, CUL-DE-SACS,  
AND IRREGULAR LOTS,  
BUILDING SETBACK IS 20 FEET



60' X 118'  
TYPICAL LOT LAYOUT  
NOT TO SCALE



INDEX MAP  
NOT TO SCALE

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 PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/ DEVELOPER:  
BLAKE HARRINGTON  
ASHTON SAN ANTONIO RESIDENTIAL, LLC  
17319 SAN PEDRO, STE. 140  
SAN ANTONIO, TX 78232  
210-967-3885

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HARRINGTON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF GUADALUPE

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

BY \_\_\_\_\_  
CITY ENGINEER

STATE OF TEXAS  
COUNTY OF GUADALUPE

THIS PLAT OF SADDLEBROOK RANCH UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

BY \_\_\_\_\_  
CHAIRMAN

BY \_\_\_\_\_  
SECRETARY

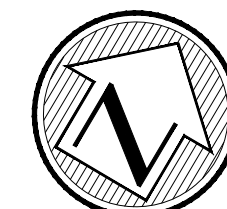
**MTR** • Engineers  
• Surveyors  
• Planners  
**Moy Tarin Ramirez Engineers, LLC**

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

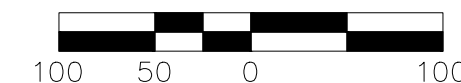
68 RESIDENTIAL LOTS

"PRELIMINARY"  
SUBDIVISION PLAT ESTABLISHING  
**SADDLEBROOK RANCH  
UNIT 2**

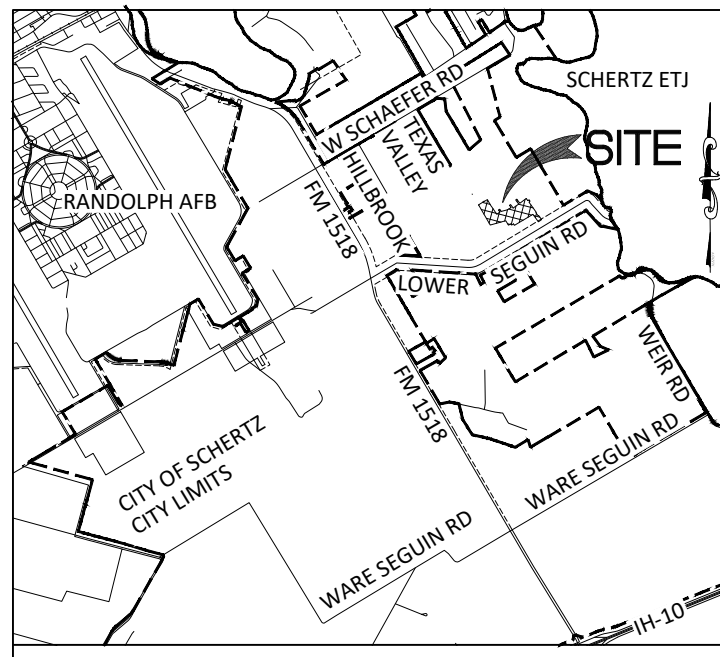
BEING A 24.533 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, C.B. 5059 AND THE WILLIAM BRACKEN SURVEY NO. 74 ABSTRACT NO. 43, C.B. 5056 BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, AND OUT OF A 96.778 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100459 OF THE OFFICAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1"=100'



DATE OF PREPARATION: AUGUST 2, 2022



LOCATION MAP

LEGEND

- 609 --- EXISTING CONTOUR
- 608 --- PROPOSED CONTOUR
- Ac. ACRES
- E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- R.O.W. RIGHT OF WAY
- R RADIUS
- ⊙ CENTERLINE
- ESM'T. EASEMENT
- IRON PIN SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
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- PG(S) PAGE(S)
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- DOC DOCUMENT
- 8"SS PROPOSED SEWER LINE
- 8"W PROPOSED WATER LINE

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
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- (C) 16' DRAINAGE & SANITARY SEWER EASEMENT
- (D) 1.0' VEHICULAR NON-ACCESS EASEMENT
- (1) 20' SANITARY SEWER EASEMENT VOL. PG O.P.R.B.C.T.
- (2) 16' DRAINAGE & SANITARY SEWER EASEMENT VOL. PG O.P.R.B.C.T.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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COUNTY OF BEXAR

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BLAKE HARRINGTON  
ASHTON SAN ANTONIO RESIDENTIAL, LLC  
17319 SAN PEDRO, STE. 140  
SAN ANTONIO, TX 78232  
210-967-3685

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NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF GUADALUPE

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BY \_\_\_\_\_ CITY ENGINEER

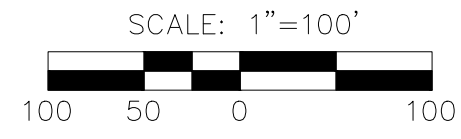
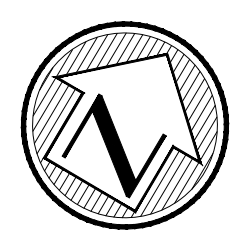
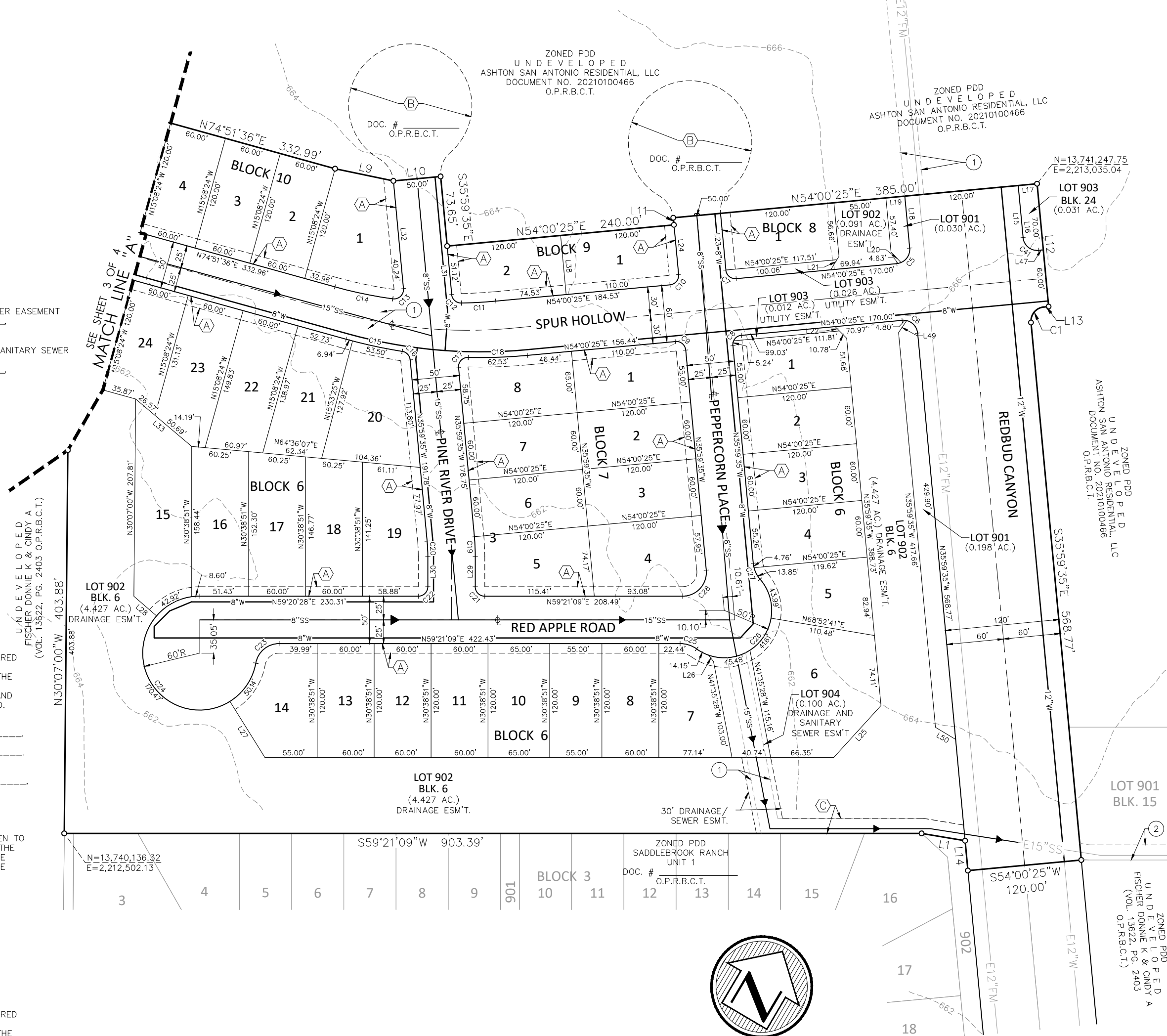
STATE OF TEXAS  
COUNTY OF GUADALUPE

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DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D.,

BY \_\_\_\_\_ CHAIRMAN

BY \_\_\_\_\_ SECRETARY



NOTE:  
SEE SHEET 4 OF 4 FOR  
CURVE AND LINE TABLES

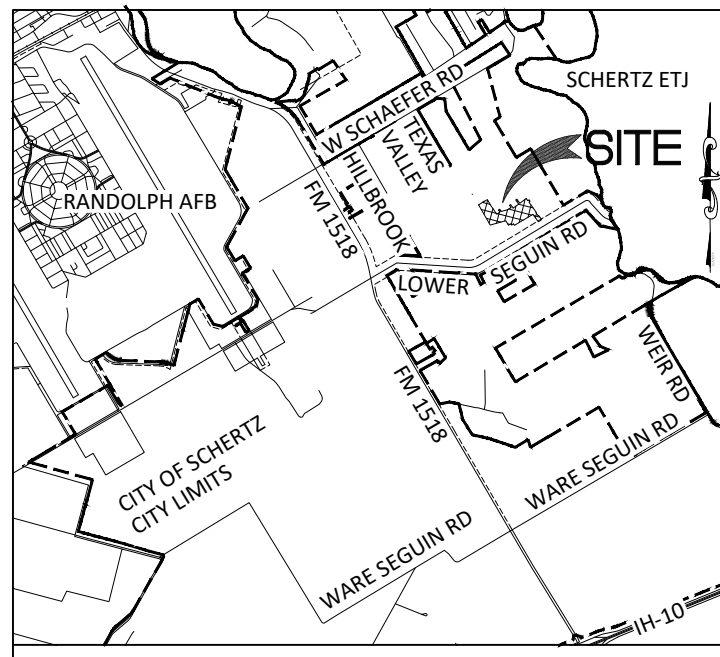


MoY Tarin Ramirez Engineers, LLC  
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

68 RESIDENTIAL LOTS  
"PRELIMINARY"  
SUBDIVISION PLAT ESTABLISHING  
**SADDLEBROOK RANCH  
UNIT 2**

BEING A 24.533 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, C.B. 5059 AND THE WILLIAM BRACKEN SURVEY NO. 74 ABSTRACT NO. 43, C.B. 5056 BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, AND OUT OF A 96.778 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100459 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: AUGUST 2, 2022  
SHEET 2 OF 4



LOCATION MAP

NOT TO SCALE

LEGEND

- 609--- EXISTING CONTOUR
- 608--- PROPOSED CONTOUR
- Ac. ACRES
- E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- R.O.W. RIGHT OF WAY
- R. RADIUS
- ⊙ CENTERLINE
- ESM.T. EASEMENT
- IRON PIN SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- VOL. VOLUME
- NO. NUMBER
- PG(S) PAGE(S)
- I.P. FOUND IRON PIN FOUND
- .. REPETITIVE BEARING AND/OR DISTANCE
- DOC. DOCUMENT
- SS--- PROPOSED SEWER LINE
- W--- PROPOSED WATER LINE

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
- (B) VARIABLE WIDTH E.G.T.T.V., WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT (BEING RECORDED CONCURRENTLY BY SEPARATE INSTRUMENT, O.P.R.B.C.T.)
- (C) 16' DRAINAGE & SANITARY SEWER EASEMENT
- (D) 1.0' VEHICULAR NON-ACCESS EASEMENT
- (1) 20' SANITARY SEWER EASEMENT VOL. PG O.P.R.B.C.T.
- (2) 16' DRAINAGE & SANITARY SEWER EASEMENT VOL. PG O.P.R.B.C.T.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
STEPHANIE L. JAMES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 \_\_\_\_\_

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING & ZONING COMMISSION.

RAYMOND TARIN, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

CPS ENERGY NOTE:

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) - 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" 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 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 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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, 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.

CITY OF SCHERTZ NOTES:

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0315F DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE "X" AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- ALL OPEN SPACE, COMMON AREAS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- ALL OPEN SPACE, COMMON AREAS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS, SUCCESSORS, AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN APPROVED BY THE CITY. REFER BELOW FOR A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN THIS DEVELOPMENT:
- TOTAL NUMBER OF BUILDABLE LOTS: 68
- PROPERTY IS ZONED PDD.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBITS ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

NOTES:

- SET 1/2" IRON RODS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNRIS CONTOUR DATA.

CCMA NOTE:

THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

ALL OPEN SPACE, COMMON AREAS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS, SUCCESSORS, AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN APPROVED BY THE CITY. REFER BELOW FOR A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN THIS DEVELOPMENT:

- LOT 901 BLOCK 6 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
- LOT 902 BLOCK 6 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 6 IS UTILITY EASEMENT
- LOT 904 BLOCK 6 IS DRAINAGE AND SANITARY SEWER EASEMENT.
- LOT 905 BLOCK 6 IS SANITARY SEWER EASEMENT AND OPEN SPACE.
- LOT 901 BLOCK 8 IS UTILITY EASEMENT.
- LOT 902 BLOCK 8 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 8 IS UTILITY EASEMENT.
- LOT 901 BLOCK 11 IS OPEN SPACE.
- LOT 903 BLOCK 24 IS DRAINAGE AND E.G.T.CATV EASEMENT

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 PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER:  
BLAKE HARRINGTON  
ASHTON SAN ANTONIO RESIDENTIAL, LLC  
17319 SAN PEDRO, STE. 140  
SAN ANTONIO, TX 78232  
210-967-3865

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
BLAKE HARRINGTON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF GUADALUPE

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

BY \_\_\_\_\_  
CITY ENGINEER

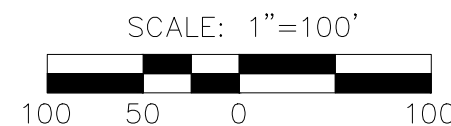
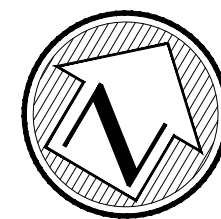
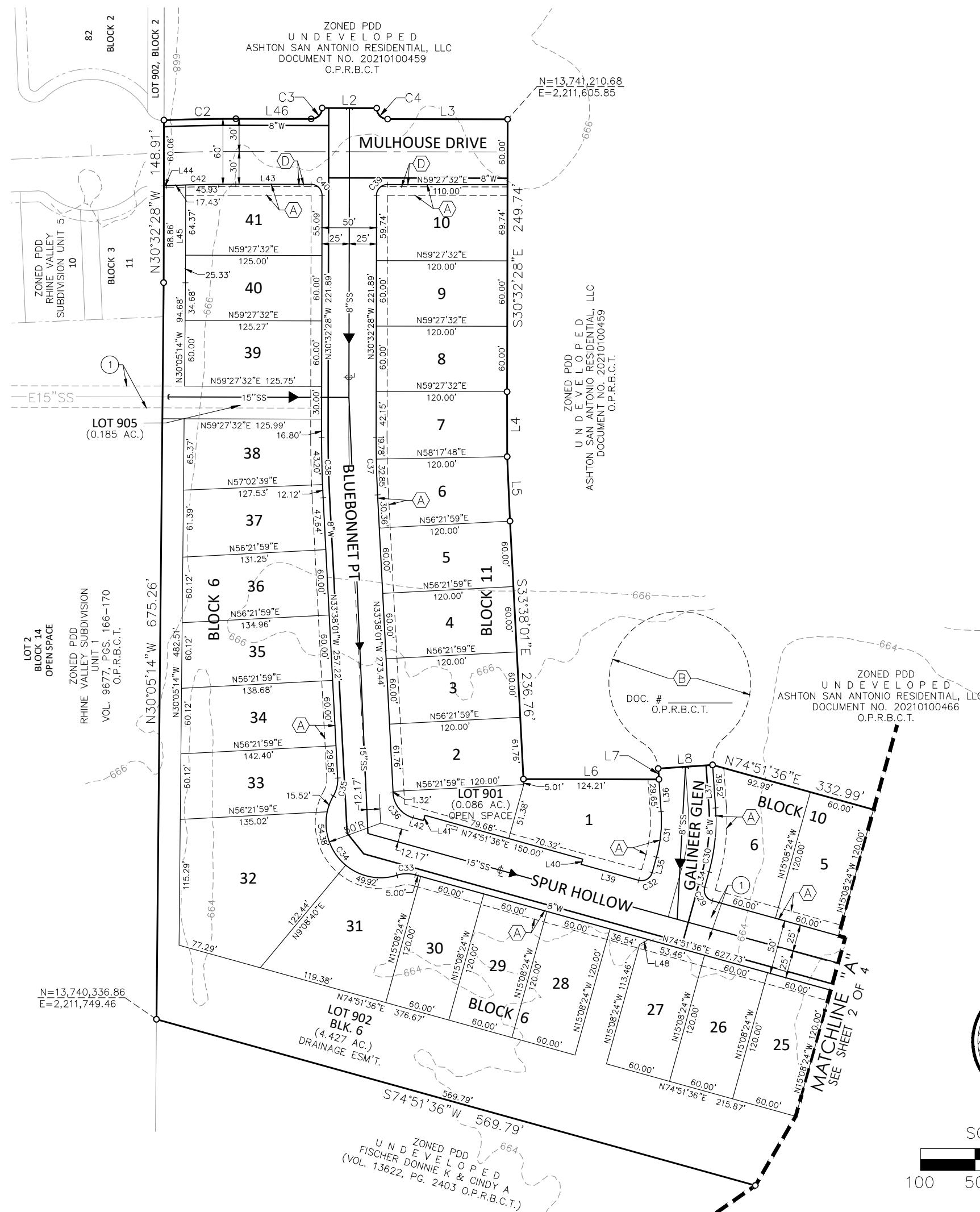
STATE OF TEXAS  
COUNTY OF GUADALUPE

THIS PLAT OF \_\_\_\_\_ SADDLEBROOK RANCH UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D.,

BY \_\_\_\_\_  
CHAIRMAN

BY \_\_\_\_\_  
SECRETARY



NOTE:  
SEE SHEET 4 OF 4 FOR  
CURVE AND LINE TABLES

**MTR** • Engineers  
• Surveyors  
• Planners  
**Moy Tarin Ramirez Engineers, LLC**

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

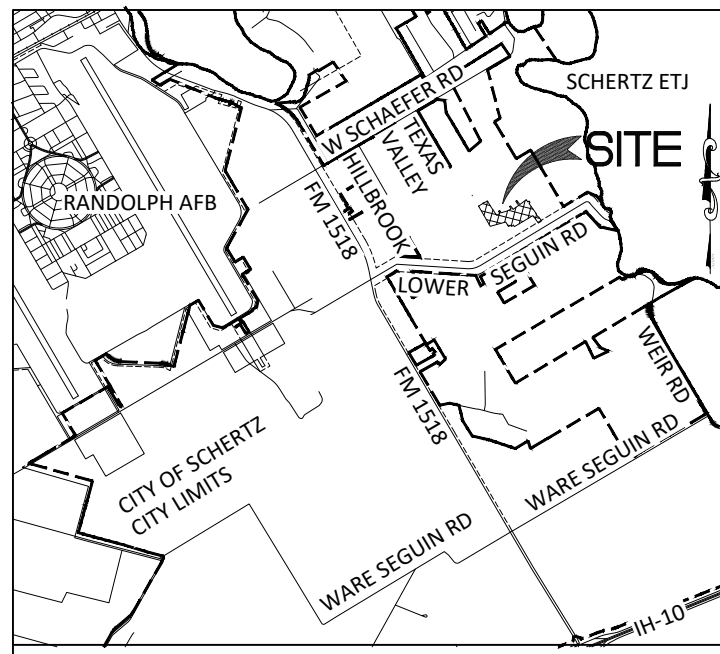
68 RESIDENTIAL LOTS

"PRELIMINARY"  
SUBDIVISION PLAT ESTABLISHING  
**SADDLEBROOK RANCH  
UNIT 2**

BEING A 24.533 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, C.B. 5059 AND THE WILLIAM BRACKEN SURVEY NO. 74 ABSTRACT NO. 43, C.B. 5056 BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, AND OUT OF A 96.778 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100459 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: AUGUST 2, 2022

SHEET 3 OF 4



LOCATION MAP NOT TO SCALE

**LEGEND**

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- 608 --- PROPOSED CONTOUR
- Ac. ACRES
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**KEYNOTES**

- (A) 10' E.G.T.CATV EASEMENT
- (B) VARIABLE WIDTH E.G.T.T.V., WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT (BEING RECORDED CONCURRENTLY BY SEPARATE INSTRUMENT, O.P.R.B.C.T.)
- (C) 16' DRAINAGE & SANITARY SEWER EASEMENT
- (D) 1.0' VEHICULAR NON-ACCESS EASEMENT
- (1) EXISTING 14' E.G.T.CATV EASEMENT
- (2) EXISTING 10' E.G.T.CATV EASEMENT

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR  
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NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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BEXAR COUNTY, TEXAS

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**NOTES:**

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**CCMA NOTE:**

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AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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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 PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/ DEVELOPER:  
BLAKE HARRINGTON  
ASHTON SAN ANTONIO RESIDENTIAL, LLC  
17319 SAN PEDRO, STE. 140  
SAN ANTONIO, TX 78232  
210-967-3865

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HARRINGTON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF GUADALUPE  
I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

BY \_\_\_\_\_  
CITY ENGINEER

STATE OF TEXAS  
COUNTY OF GUADALUPE

THIS PLAT OF SADDLEBROOK RANCH UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

BY \_\_\_\_\_  
CHAIRMAN

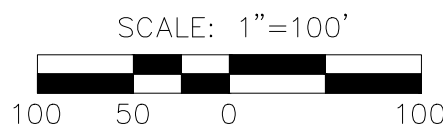
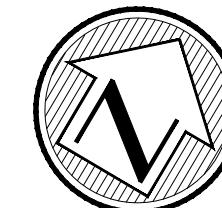
BY \_\_\_\_\_  
SECRETARY

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	15.00'	90°00'00"	15.00'	23.56'	21.21'	S09°00'25"W
C2	1530.00'	2°28'10"	32.98'	65.95'	65.94'	N58°13'27"E
C3	10.00'	90°00'00"	10.00'	15.71'	14.14'	N14°27'32"E
C4	10.00'	90°00'00"	10.00'	15.71'	14.14'	S75°32'28"E
C5	15.00'	90°00'00"	15.00'	23.56'	21.21'	N09°00'25"E
C6	15.00'	90°00'00"	15.00'	23.56'	21.21'	N80°59'35"W
C7	10.00'	90°00'00"	10.00'	15.71'	14.14'	S80°59'35"E
C8	10.00'	90°00'00"	10.00'	15.71'	14.14'	S09°00'25"W
C9	10.00'	90°00'00"	10.00'	15.71'	14.14'	N80°59'35"W
C10	10.00'	90°00'00"	10.00'	15.71'	14.14'	N09°00'25"E
C11	470.00'	4°25'18"	18.15'	36.27'	36.26'	N56°13'04"E
C12	10.00'	85°34'42"	9.26'	14.94'	13.59'	S78°46'56"E
C13	10.00'	103°15'15"	12.63'	18.02'	15.68'	N15°38'02"E
C14	470.00'	7°35'56"	31.21'	62.33'	62.29'	N71°03'38"E
C15	530.00'	6°32'01"	30.25'	60.44'	60.40'	N71°35'35"E
C16	10.00'	75°40'50"	7.77'	13.21'	12.27'	N73°50'00"W
C17	10.00'	96°45'33"	11.26'	16.89'	14.95'	S12°23'11"W
C18	530.00'	6°45'33"	31.30'	62.53'	62.49'	N57°23'11"E
C19	225.00'	5°20'44"	10.50'	20.99'	20.98'	N33°19'13"W
C20	175.00'	5°20'44"	8.17'	16.33'	16.32'	N33°19'13"W
C21	10.00'	90°00'00"	10.00'	15.71'	14.14'	S75°38'51"E

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C22	10.00'	89°59'19"	10.00'	15.71'	14.14'	N14°20'48"E
C23	25.00'	79°52'03"	20.93'	34.85'	32.10'	S19°25'07"W
C24	60.00'	25°52'03"	71.67'	272.13'	92.01'	S70°34'53"E
C25	30.00'	35°32'08"	9.61'	18.61'	18.31'	S77°07'13"W
C26	50.00'	166°25'00"	419.83'	145.23'	99.30'	N11°40'47"E
C27	30.00'	35°32'08"	9.61'	18.61'	18.31'	S53°45'39"E
C28	25.00'	95°20'44"	27.45'	41.60'	36.97'	N11°40'47"E
C29	10.00'	90°00'00"	10.00'	15.71'	14.14'	S60°08'24"E
C30	175.00'	19°21'20"	29.84'	59.12'	58.84'	N24°49'04"W
C31	125.00'	19°21'20"	21.32'	42.03'	42.03'	N24°49'04"W
C32	10.00'	90°00'00"	10.00'	15.71'	14.14'	N29°51'36"E
C33	30.00'	32°53'43"	8.86'	17.22'	16.99'	S58°24'44"W
C34	50.00'	137°17'50"	127.90'	119.81'	93.14'	S69°23'13"E
C35	30.00'	32°53'43"	8.86'	17.22'	16.99'	N17°11'09"W
C36	25.00'	71°30'23"	18.00'	31.20'	29.21'	S69°23'13"E
C37	975.00'	3°05'33"	26.32'	52.63'	52.62'	S32°05'14"E
C38	1025.00'	3°05'33"	27.67'	55.32'	55.32'	S32°05'14"E
C39	10.00'	90°00'00"	10.00'	15.71'	14.14'	S14°27'32"W
C40	10.00'	90°00'00"	10.00'	15.71'	14.14'	N75°32'28"W
C41	15.00'	90°00'00"	15.00'	23.56'	21.21'	S80°59'35"E
C42	1470.00'	2°28'10"	31.68'	63.36'	63.35'	N58°13'27"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.43'	S68°48'07"W
L2	50.00'	N59°27'32"E
L3	110.00'	N59°27'32"E
L4	59.49'	S30°42'38"E
L5	59.16'	S33°09'49"E
L6	124.21'	N59°27'32"E
L7	9.87'	N34°29'44"W
L8	50.00'	N55°30'16"E
L9	62.72'	N71°10'44"E
L10	50.00'	N54°00'25"E
L11	7.51'	N35°59'35"W
L12	130.00'	S35°59'35"E
L13	5.00'	S54°00'25"W
L14	31.69'	N35°59'35"W
L15	55.00'	S35°59'35"E
L16	55.00'	S35°59'35"E
L17	20.00'	N54°00'25"E
L18	55.00'	S35°59'35"E
L19	20.00'	N54°00'25"E
L20	15.25'	N74°47'35"W
L21	12.47'	S00°41'35"W
L22	6.48'	S75°28'52"E
L23	60.00'	S35°59'35"E
L24	60.00'	S35°59'35"E
L25	74.07'	S11°40'47"W

LINE TABLE		
LINE	LENGTH	BEARING
L26	8.55'	N68°03'35"W
L27	69.63'	N62°37'57"W
L28	31.74'	S79°50'44"E
L29	31.71'	N30°38'51"W
L30	31.71'	N30°38'51"W
L31	124.77'	N35°59'35"W
L32	113.89'	S35°59'35"E
L33	77.26'	N80°23'02"W
L34	14.71'	N15°08'24"W
L35	14.71'	N15°08'24"W
L36	39.52'	S34°29'44"E
L37	39.52'	N34°29'44"W
L38	62.49'	S35°59'35"E
L39	54.73'	S74°51'36"W
L40	5.00'	S15°08'24"E
L41	5.00'	N15°08'24"W
L42	10.00'	S74°51'36"W
L43	69.08'	N59°27'32"E
L44	2.59'	N56°59'22"E
L45	85.67'	N30°32'28"W
L46	69.08'	N59°27'32"E
L47	5.00'	S54°00'25"W
L48	9.24'	N29°51'36"E
L49	15.27'	S03°31'46"W
L50	24.82'	S89°40'35"E



**MTR** • Engineers  
• Surveyors  
• Planners

**Moy Tarin Ramirez Engineers, LLC**

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68 RESIDENTIAL LOTS

"PRELIMINARY"

SUBDIVISION PLAT ESTABLISHING

**SADDLEBROOK RANCH UNIT 2**

BEING A 24.533 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, C.B. 5059 AND THE WILLIAM BRACKEN SURVEY NO. 74 ABSTRACT NO. 43, C.B. 5056 BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, AND OUT OF A 96.778 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100459 OF THE OFFICAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: AUGUST 2, 2022