

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"W---    | EXISTING WATER MAIN                                   |
| ---8"W---    | PROPOSED WATER MAIN                                   |
| ---8"SS---   | PROPOSED SANITARY SEWER MAIN                          |

- KEYNOTES**
- (A) 10' E.G.T.CATV EASEMENT
  - (B) 1' VEHICULAR NON-ACCESS EASEMENT
  - (C) VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC. NO. 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

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NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

- 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 4802900315F DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE "X" AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
  - 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: 52
  - PROPERTY IS ZONED PDD.
  - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT 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 TNRS CONTOUR DATA.

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 17 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
- LOT 901 BLOCK 23 IS OPEN SPACE.
- LOT 901 BLOCK 24 IS DRAINAGE AND AND E.G.T.CATV. EASEMENT.
- LOT 902 BLOCK 24 IS LANDSCAPE LOT.
- LOT 901 BLOCK 26 IS DRAINAGE EASEMENT
- LOT 1 BLOCK 21 IS PRIVATE PARK / OPEN SPACE

- 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.

**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

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 HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

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

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

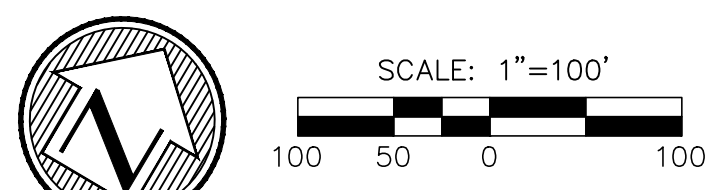
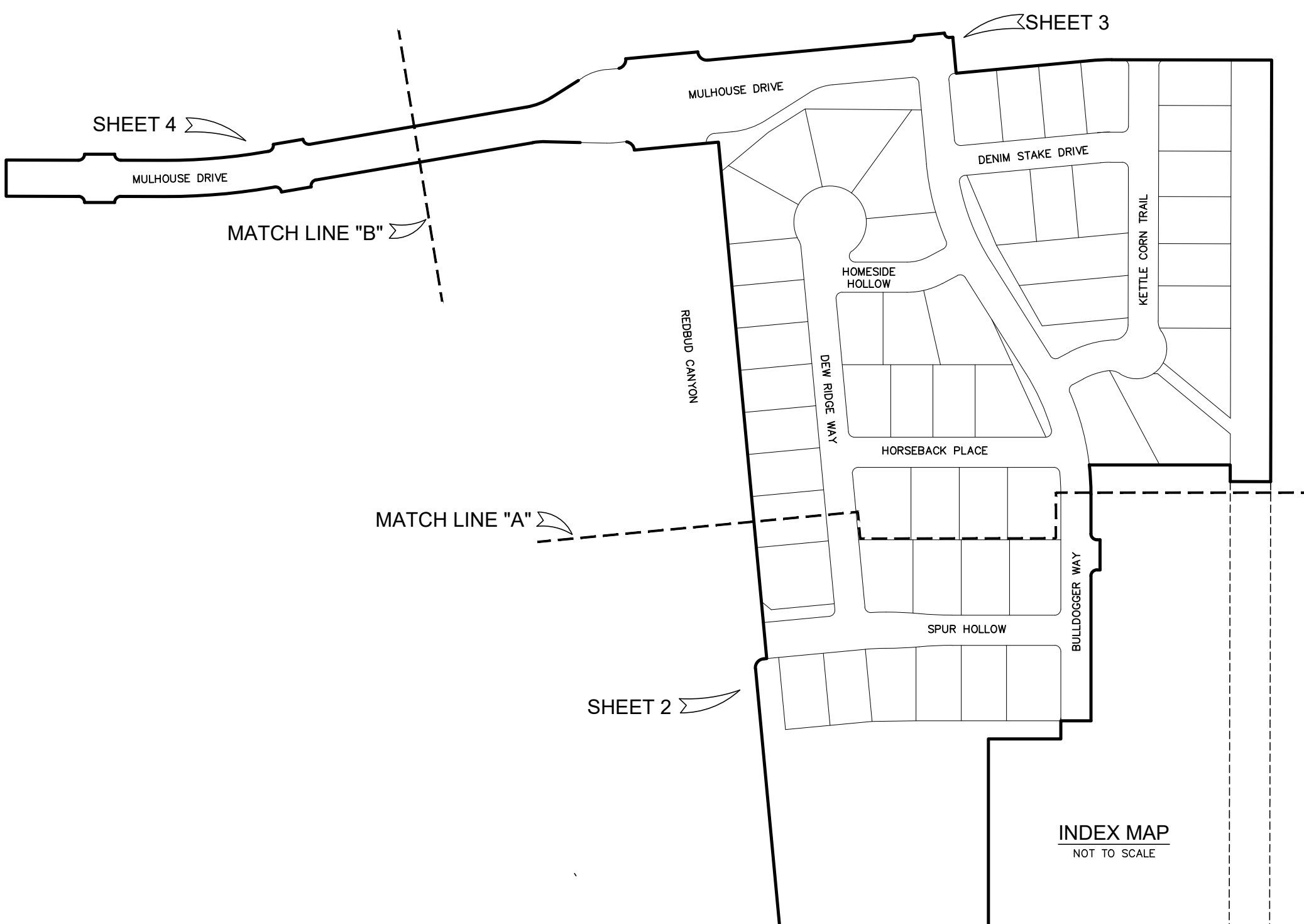
STATE OF TEXAS  
COUNTY OF GUADALUPE

THIS PLAT OF SADDLEBROOK RANCH UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

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



**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

52 RESIDENTIAL LOTS

"PRELIMINARY"

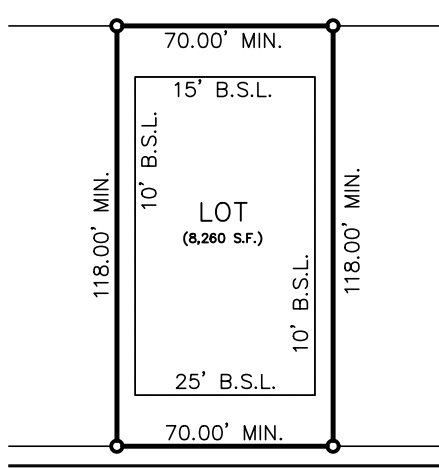
SUBDIVISION PLAT ESTABLISHING

**SADDLEBROOK RANCH**

**UNIT 3**

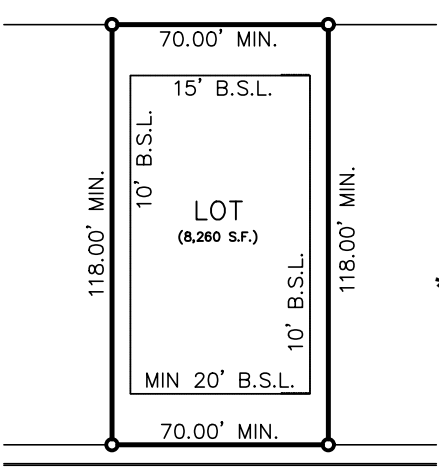
BEING A 24.415 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, C.B. 5059 AND THE WILLIAM BRACKEN SURVEY NO. 74 ABSTRACT NO. 43, C.B. 5056 BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, AND OUT OF A 96.778 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100459 OF THE OFFICAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: January 23, 2023



50' STREET R.O.W. 30' P.V.M.T.

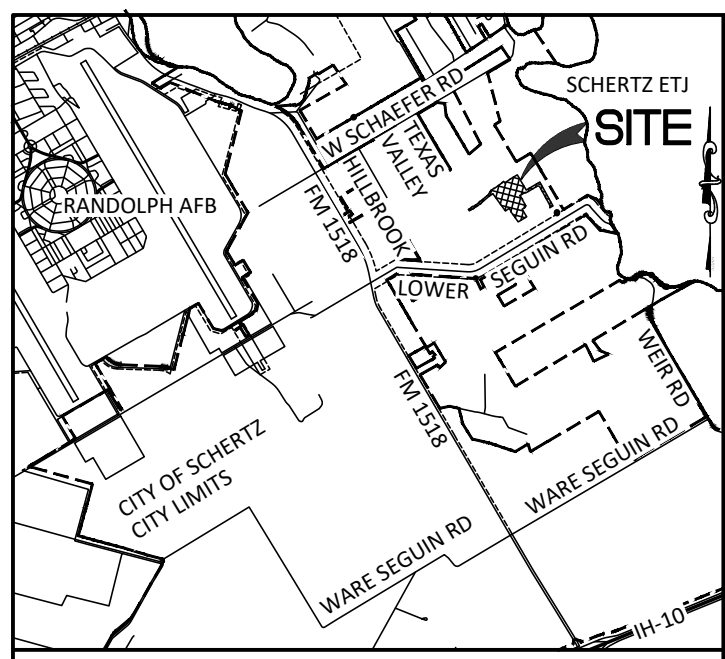
**70' X 118'**  
**TYPICAL LOT LAYOUT**  
NOT TO SCALE



50' STREET R.O.W. 30' P.V.M.T.

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

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



LOCATION MAP NOT TO SCALE

**LEGEND**

|              |                                                       |
|--------------|-------------------------------------------------------|
| --- 609 ---  | EXISTING CONTOUR                                      |
| (608)        | PROPOSED CONTOUR                                      |
| Ac.          | ACRES                                                 |
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| ESMT.        | EASEMENT                                              |
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| O.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS            |
| VOL          | VOLUME                                                |
| NO.          | NUMBER                                                |
| PG(S)        | PAGE(S)                                               |
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- KEYNOTES**
- (A) 10' E.G.T.CATV EASEMENT
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STATE OF TEXAS  
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BEXAR COUNTY, TEXAS

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RAYMOND TARIN, JR., P.E.  
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AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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

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

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

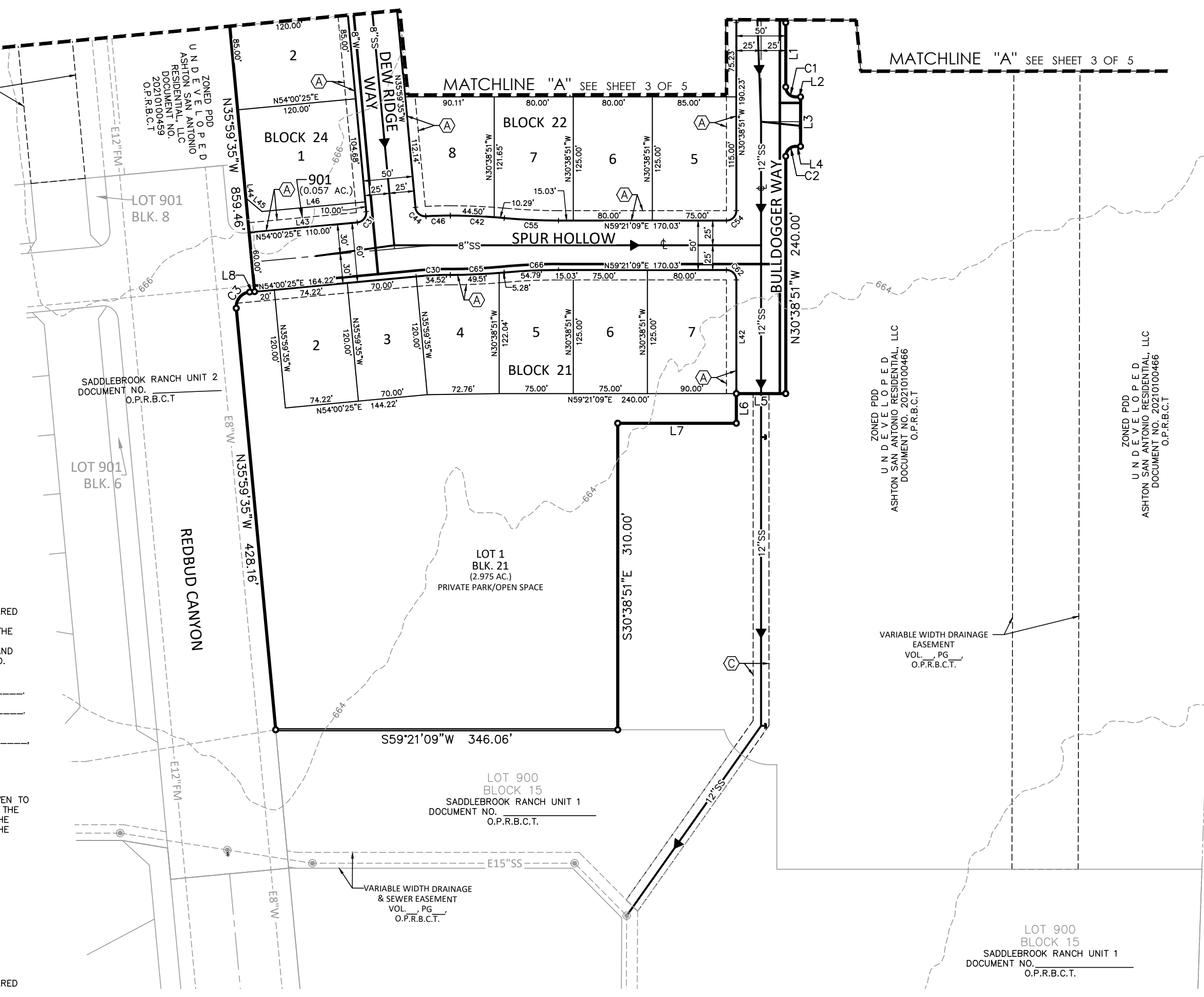
STATE OF TEXAS  
COUNTY OF GUADALUPE

THIS PLAT OF SADDLEBROOK RANCH UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

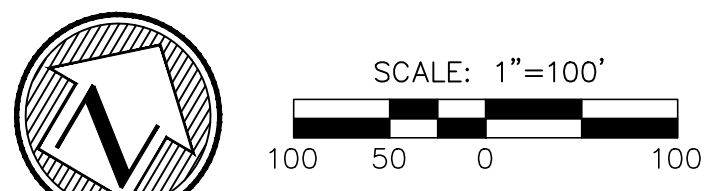
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D.

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

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



**NOTE:**  
SEE SHEET 5 OF 5 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

52 RESIDENTIAL LOTS

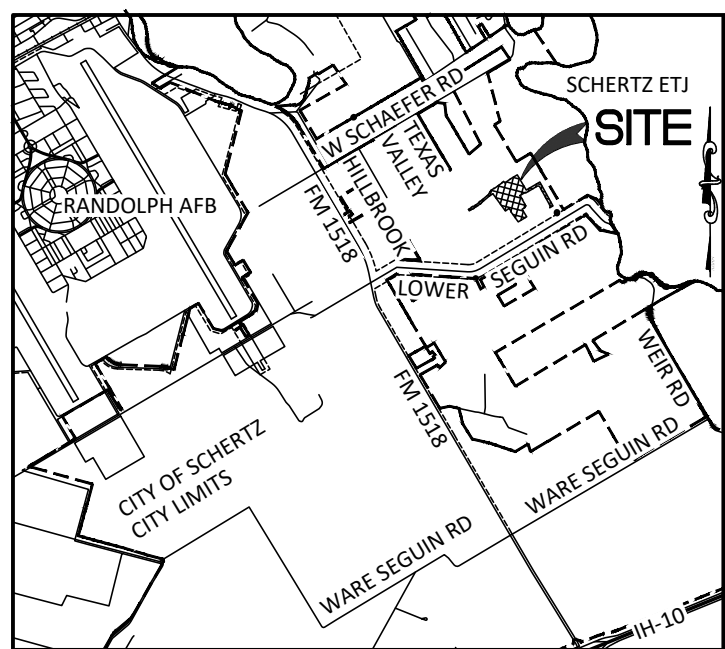
"PRELIMINARY"

SUBDIVISION PLAT ESTABLISHING

**SADDLEBROOK RANCH UNIT 3**

BEING A 24.415 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: January 23, 2023  
SHEET 2 OF 5



**LOCATION MAP**

**KEYNOTES**

- (A) 10' E.G.T.CATV EASEMENT
- (B) 1' VEHICULAR NON-ACCESS EASEMENT
- (C) VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC. NO. O.P.R.B.C.T.)

**CITY OF SCHERTZ NOTES:**

1. 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.
2. 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.
3. 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.
4. TOTAL NUMBER OF BUILDABLE LOTS: 52
5. PROPERTY IS ZONED PDD.
6. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

**NOTES:**

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

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 17 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
- LOT 901 BLOCK 23 IS OPEN SPACE.
- LOT 901 BLOCK 24 IS DRAINAGE AND AND E.G.T.CATV. EASEMENT.
- LOT 902 BLOCK 24 IS LANDSCAPE LOT.
- LOT 901 BLOCK 26 IS DRAINAGE EASEMENT
- LOT 1 BLOCK 21 IS PRIVATE PARK / OPEN SPACE

**CPS ENERGY NOTE:**

1. 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.
2. 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.
3. 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.
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.

**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

**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
- E8"W--- EXISTING WATER MAIN
- 8"W--- PROPOSED WATER MAIN
- 8"SS--- PROPOSED SANITARY SEWER MAIN

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 \_\_\_\_\_ 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 HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

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

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

STATE OF TEXAS  
COUNTY OF GUADALUPE:

THIS PLAT OF SADDLEBROOK RANCH UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

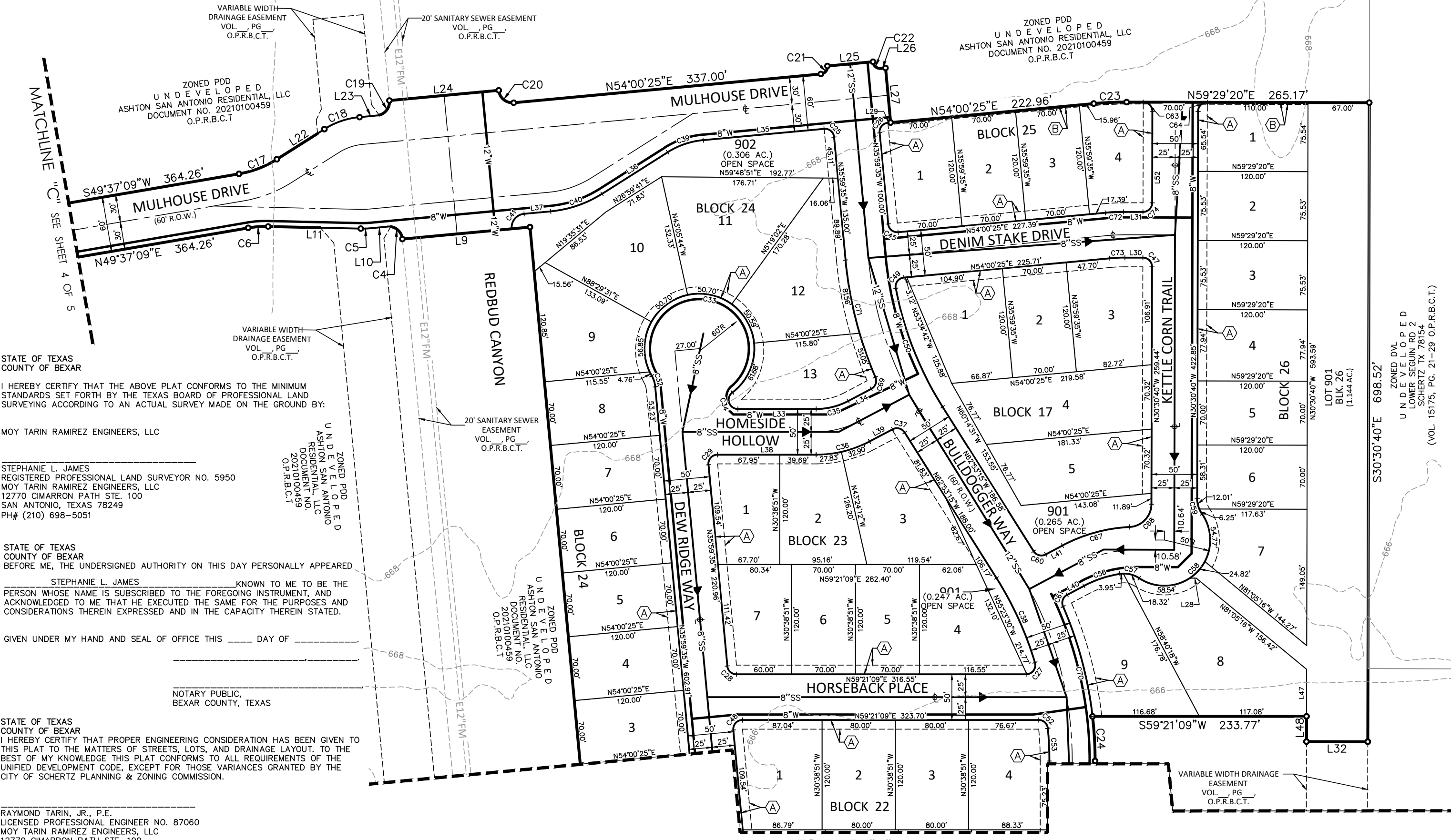
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D.

BY \_\_\_\_\_

SECRETARY

BY \_\_\_\_\_

CHAIRMAN



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 \_\_\_\_\_ 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

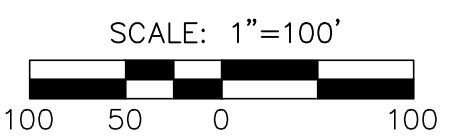
STATE OF TEXAS  
COUNTY OF BEXAR

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

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

NOTE:  
SEE SHEET 5 OF 5 FOR  
CURVE AND LINE TABLES



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

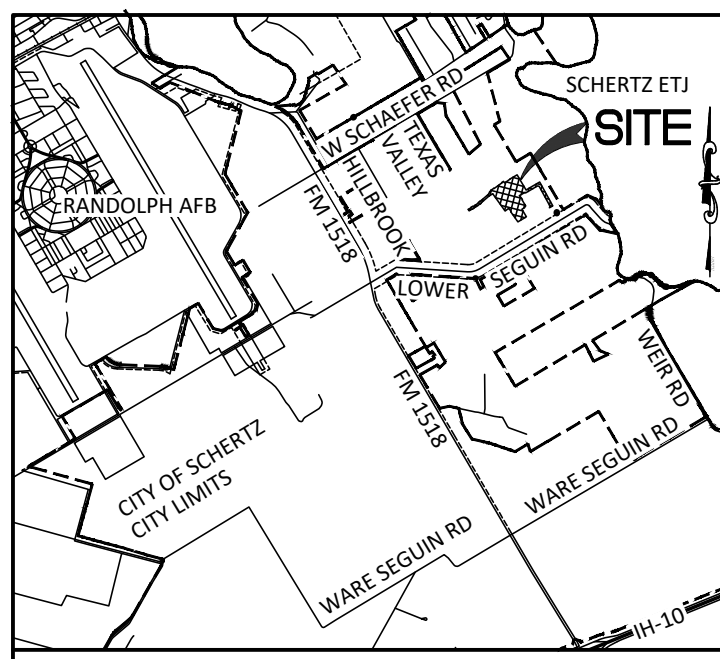
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

52 RESIDENTIAL LOTS

"PRELIMINARY"  
SUBDIVISION PLAT ESTABLISHING  
**SADDLEBROOK RANCH  
UNIT 3**

BEING A 24.415 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: January 23, 2023  
SHEET 3 OF 5



LOCATION MAP NOT TO SCALE

**LEGEND**

- 609 --- EXISTING CONTOUR
- (609) PROPOSED CONTOUR
- Ac. ACRES
- E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- R.O.W. RIGHT OF WAY
- R RADIUS
- CL CENTERLINE
- ESM'T. EASEMENT
- IRON PIN SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- VOL VOLUME
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- I.P. FOUND IRON PIN FOUND
- " REPETITIVE BEARING AND/OR DISTANCE
- DOC DOCUMENT
- E8"W— EXISTING WATER MAIN
- 8"W— PROPOSED WATER MAIN
- 8"SS— PROPOSED SANITARY SEWER MAIN

**KEYNOTES**

- (A) 10' E.G.T.CATV EASEMENT
- (B) 1' VEHICULAR NON-ACCESS EASEMENT
- (C) VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC. NO. 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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RAYMOND TARIN, JR. 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

**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, 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: 52
- PROPERTY IS ZONED PDD.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT 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 TNRS CONTOUR DATA.

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- LOT 901 BLOCK 17 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
- LOT 901 BLOCK 23 IS OPEN SPACE.
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**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.
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- 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.

**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

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 HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

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

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

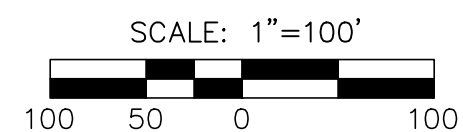
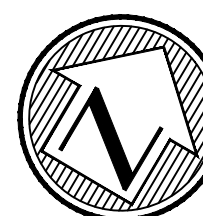
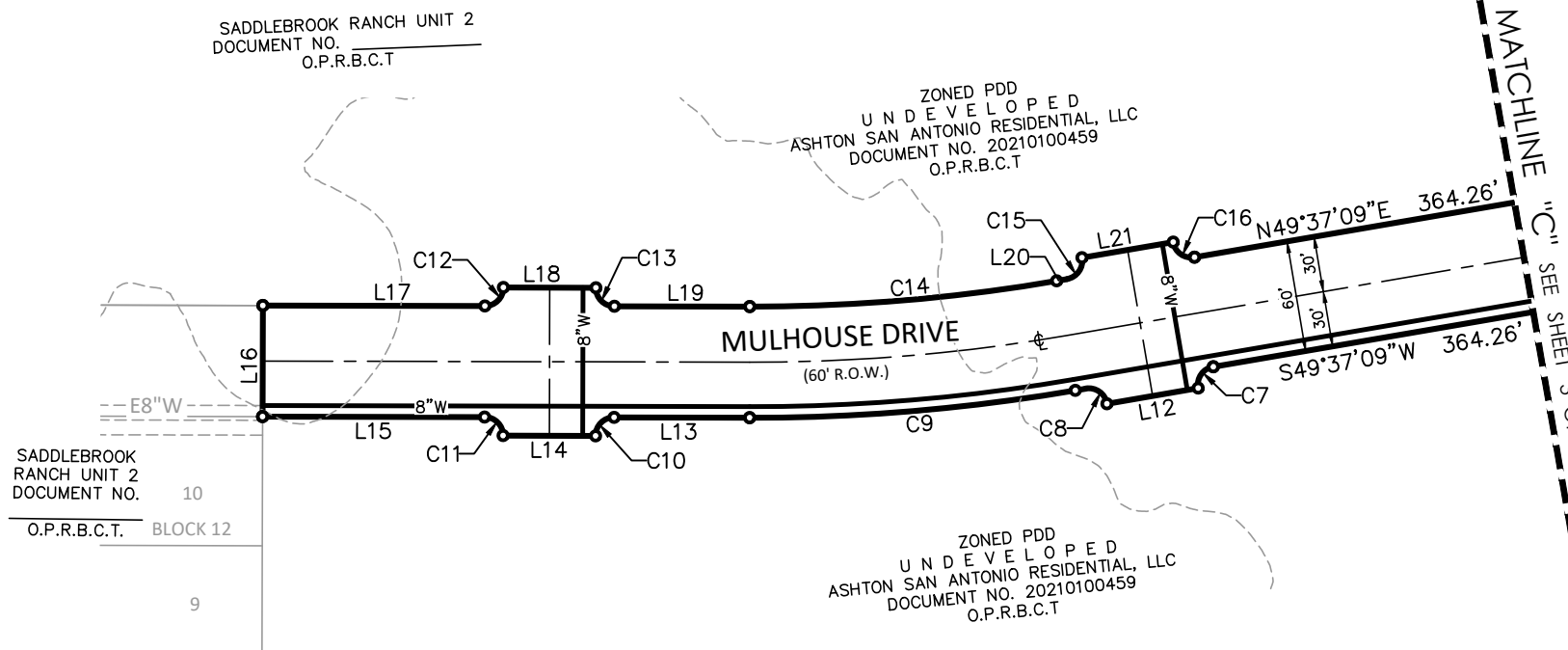
STATE OF TEXAS  
COUNTY OF GUADALUPE

THIS PLAT OF SADDLEBROOK RANCH UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

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



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

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

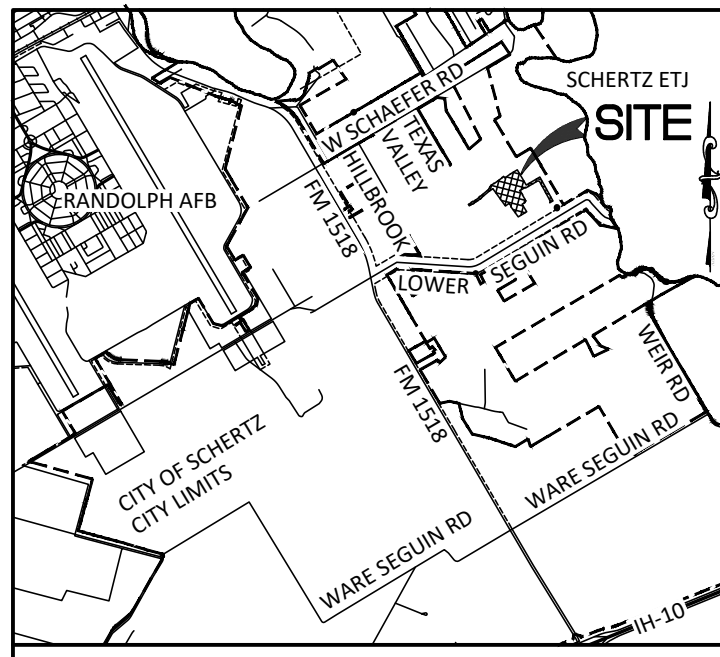
52 RESIDENTIAL LOTS

"PRELIMINARY"  
SUBDIVISION PLAT ESTABLISHING  
**SADDLEBROOK RANCH  
UNIT 3**

BEING A 24.415 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: January 23, 2023

SHEET 4 OF 5



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
- ESMT. 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
- E8"W--- EXISTING WATER MAIN
- 8"W--- PROPOSED WATER MAIN
- 8"SS--- PROPOSED SANITARY SEWER MAIN

**KEYNOTES**

- (A) 10' E.G.T.CATV EASEMENT
- (B) 1' VEHICULAR NON-ACCESS EASEMENT
- (C) VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC. NO. 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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
RAYMOND TARIN, JR. 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

**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, 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: 52
- PROPERTY IS ZONED PDD.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT 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 TNRS CONTOUR DATA.

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 17 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
- LOT 901 BLOCK 23 IS OPEN SPACE.
- LOT 901 BLOCK 24 IS DRAINAGE AND AND E.G.T.CATV. EASEMENT.
- LOT 902 BLOCK 24 IS LANDSCAPE LOT.
- LOT 901 BLOCK 26 IS DRAINAGE EASEMENT
- LOT 1 BLOCK 21 IS PRIVATE PARK / OPEN SPACE

**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.

**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

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 GUADALUPE

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 HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

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

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

STATE OF TEXAS  
COUNTY OF GUADALUPE

THIS PLAT OF SADDLEBROOK RANCH UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY \_\_\_\_\_

SECRETARY

BY \_\_\_\_\_

CHAIRMAN

| LINE | LENGTH  | BEARING     |
|------|---------|-------------|
| L1   | 65.23'  | N30°38'51"W |
| L2   | 5.00'   | S59°21'09"W |
| L3   | 50.00'  | S30°38'51"E |
| L4   | 5.00'   | S59°21'09"W |
| L5   | 50.00'  | S59°21'09"W |
| L6   | 30.00'  | S30°38'51"E |
| L7   | 120.00' | S59°21'09"W |
| L8   | 5.00'   | N54°00'25"E |
| L9   | 140.00' | S54°00'25"W |
| L10  | 19.13'  | S54°00'25"W |
| L11  | 101.27' | S60°39'37"W |
| L12  | 50.00'  | S49°37'09"W |
| L13  | 73.21'  | S59°27'32"W |
| L14  | 50.00'  | S59°27'32"W |
| L15  | 120.00' | S59°27'32"W |
| L16  | 60.00'  | N30°32'28"W |
| L17  | 120.00' | N59°27'32"E |

| LINE | LENGTH  | BEARING     |
|------|---------|-------------|
| L18  | 50.00'  | N59°27'32"E |
| L19  | 73.21'  | N59°27'32"E |
| L20  | 5.63'   | N49°37'09"E |
| L21  | 50.00'  | N49°37'09"E |
| L22  | 61.52'  | N26°59'41"E |
| L23  | 19.13'  | N54°00'25"E |
| L24  | 120.00' | N54°00'25"E |
| L25  | 50.00'  | N54°00'25"E |
| L26  | 5.00'   | S54°00'25"W |
| L27  | 60.00'  | S35°59'35"E |
| L28  | 7.08'   | S59°04'33"W |
| L29  | 3.00'   | N54°00'25"E |
| L30  | 19.60'  | N59°29'20"E |
| L31  | 19.60'  | N59°29'20"E |
| L32  | 67.00'  | S59°30'13"W |
| L33  | 85.51'  | S59°21'09"W |
| L34  | 28.55'  | S31°30'54"W |

| LINE | LENGTH  | BEARING     |
|------|---------|-------------|
| L35  | 132.64' | S54°00'25"W |
| L36  | 84.87'  | S26°59'41"W |
| L37  | 29.10'  | S54°00'25"W |
| L38  | 107.64' | S59°21'09"W |
| L39  | 28.55'  | S31°30'54"W |
| L40  | 20.63'  | N31°19'42"E |
| L41  | 20.62'  | N31°19'42"E |
| L42  | 115.00' | N30°38'51"W |
| L43  | 110.00' | N54°00'25"E |
| L44  | 35.00'  | N35°59'35"W |
| L45  | 21.21'  | N80°59'35"W |
| L46  | 105.00' | N54°00'25"E |
| L47  | 51.47'  | S30°30'40"E |
| L48  | 27.55'  | N30°30'40"W |

| CURVE | RADIUS   | DELTA      | TANGENT | LENGTH  | CHORD   | CHORD BEARING |
|-------|----------|------------|---------|---------|---------|---------------|
| C1    | 10.00'   | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | S75°38'51"E   |
| C2    | 10.00'   | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | S14°21'09"W   |
| C3    | 15.00'   | 90°00'00"  | 15.00'  | 23.56'  | 21.21'  | S09°00'25"W   |
| C4    | 15.00'   | 90°00'00"  | 15.00'  | 23.56'  | 21.21'  | N80°59'35"W   |
| C5    | 87.00'   | 6°39'13"   | 5.06'   | 10.10'  | 10.10'  | N57°20'01"E   |
| C6    | 113.00'  | 11°02'28"  | 10.92'  | 21.78'  | 21.74'  | S55°08'23"W   |
| C7    | 10.00'   | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | S04°37'09"W   |
| C8    | 10.00'   | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | N85°22'51"W   |
| C9    | 1030.00' | 9°50'23"   | 88.66'  | 176.89' | 176.67' | N54°32'21"E   |
| C10   | 10.00'   | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | S14°27'32"W   |
| C11   | 10.00'   | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | N75°32'28"W   |
| C12   | 10.00'   | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | N14°27'32"E   |
| C13   | 10.00'   | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | S75°32'28"E   |
| C14   | 970.00'  | 9°50'23"   | 83.50'  | 166.58' | 166.38' | N54°32'21"E   |
| C15   | 10.00'   | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | N04°37'09"E   |
| C16   | 10.00'   | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | S85°22'51"E   |
| C17   | 113.00'  | 22°37'28"  | 22.60'  | 44.62'  | 44.33'  | N38°18'25"E   |
| C18   | 87.00'   | 27°00'44"  | 20.90'  | 41.02'  | 40.64'  | S40°30'03"W   |
| C19   | 15.00'   | 90°00'00"  | 15.00'  | 23.56'  | 21.21'  | N09°00'25"E   |
| C20   | 15.00'   | 90°00'00"  | 15.00'  | 23.56'  | 21.21'  | S80°59'35"E   |
| C21   | 8.00'    | 90°00'00"  | 8.00'   | 12.57'  | 11.31'  | N09°00'25"E   |
| C22   | 8.00'    | 90°00'00"  | 8.00'   | 12.57'  | 11.31'  | S80°59'35"E   |
| C23   | 375.00'  | 5°28'56"   | 17.95'  | 35.88'  | 35.87'  | S56°44'52"W   |
| C24   | 425.00'  | 6°35'23"   | 24.47'  | 48.88'  | 48.85'  | N33°56'33"W   |
| C25   | 10.00'   | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | N80°59'35"W   |
| C26   | 10.00'   | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | S09°00'25"W   |
| C27   | 10.00'   | 106°40'53" | 13.44'  | 18.62'  | 16.04'  | N06°00'42"E   |
| C28   | 10.00'   | 84°39'16"  | 9.11'   | 14.77'  | 13.47'  | S78°19'13"E   |
| C29   | 10.00'   | 95°20'44"  | 10.98'  | 16.64'  | 14.79'  | S11°40'47"W   |
| C30   | 370.00'  | 5°20'44"   | 17.27'  | 34.52'  | 34.51'  | S56°40'47"W   |
| C31   | 10.00'   | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | N09°00'25"E   |
| C32   | 30.00'   | 24°20'26"  | 6.47'   | 12.74'  | 12.65'  | N48°09'49"W   |
| C33   | 60.00'   | 262°51'16" | 67.99'  | 275.26' | 89.98'  | S71°05'36"W   |
| C34   | 10.00'   | 143°10'05" | 30.03'  | 24.99'  | 18.98'  | S49°03'48"E   |
| C35   | 75.00'   | 27°50'15"  | 18.59'  | 36.44'  | 36.08'  | N45°26'01"E   |
| C36   | 125.00'  | 27°50'15"  | 30.98'  | 60.73'  | 60.14'  | N45°26'01"E   |
| C37   | 10.00'   | 85°35'51"  | 9.26'   | 14.94'  | 13.59'  | S74°18'49"W   |

| CURVE | RADIUS  | DELTA      | TANGENT | LENGTH  | CHORD   | CHORD BEARING |
|-------|---------|------------|---------|---------|---------|---------------|
| C38   | 375.00' | 15°33'31"  | 51.23'  | 101.83' | 101.52' | N55°06'30"W   |
| C39   | 88.00'  | 27°00'44"  | 21.14'  | 41.49'  | 41.10'  | S40°30'03"W   |
| C40   | 127.00' | 27°00'44"  | 30.50'  | 59.87'  | 59.32'  | N40°30'03"E   |
| C41   | 15.00'  | 90°00'00"  | 15.00'  | 23.56'  | 21.21'  | S09°00'25"W   |
| C42   | 600.00' | 5°13'56"   | 27.41'  | 54.79'  | 54.77'  | S61°58'07"W   |
| C43   | 430.00' | 3°17'24"   | 12.35'  | 24.69'  | 24.69'  | S57°42'27"W   |
| C44   | 10.00'  | 87°56'40"  | 9.65'   | 15.35'  | 13.89'  | S79°57'55"E   |
| C45   | 10.00'  | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | S80°59'35"E   |
| C46   | 430.00' | 3°17'24"   | 12.35'  | 24.69'  | 24.69'  | S57°42'27"W   |
| C47   | 10.00'  | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | N75°30'40"W   |
| C48   | 10.00'  | 95°20'44"  | 10.98'  | 16.64'  | 14.79'  | S11°40'47"W   |
| C49   | 10.00'  | 95°30'09"  | 11.01'  | 16.67'  | 14.80'  | S06°15'20"W   |
| C50   | 375.00' | 2°12'31"   | 70.83'  | 140.01' | 139.20' | S52°11'30"E   |
| C51   | 125.00' | 27°50'15"  | 30.98'  | 60.73'  | 60.14'  | N45°26'01"E   |
| C52   | 10.00'  | 84°32'00"  | 9.09'   | 14.75'  | 13.45'  | N78°22'51"W   |
| C53   | 375.00' | 5°28'00"   | 17.90'  | 35.78'  | 35.77'  | N33°22'51"W   |
| C54   | 10.00'  | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | N14°21'09"E   |
| C55   | 600.00' | 5°13'56"   | 27.41'  | 54.79'  | 54.77'  | N61°58'07"E   |
| C56   | 125.00' | 19°01'21"  | 20.94'  | 41.50'  | 41.31'  | S40°50'22"W   |
| C57   | 30.00'  | 42°32'38"  | 11.68'  | 22.28'  | 21.77'  | S71°37'22"W   |
| C58   | 50.00'  | 158°16'36" | 260.58' | 138.12' | 98.21'  | N13°45'23"E   |
| C59   | 30.00'  | 34°52'15"  | 9.42'   | 18.26'  | 17.98'  | S47°56'47"E   |
| C60   | 10.00'  | 85°47'03"  | 9.29'   | 14.97'  | 13.61'  | N74°13'13"E   |
| C61   | 10.00'  | 85°23'06"  | 9.23'   | 14.90'  | 13.56'  | S11°21'51"E   |
| C62   | 10.00'  | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | N75°38'51"W   |
| C63   | 10.00'  | 90°00'00"  | 10.00'  | 15.71'  | 14.14'  | N75°30'40"W   |
| C64   | 10.00'  | 89°59'57"  | 10.00'  | 15.71'  | 14.14'  | S14°29'22"W   |
| C65   | 600.00' | 5°13'56"   | 27.41'  | 54.79'  | 54.77'  | N56°44'11"E   |
| C66   | 600.00' | 5°13'56"   | 27.41'  | 54.79'  | 54.77'  | S56°44'11"W   |
| C67   | 175.00' | 25°10'41"  | 39.08'  | 76.90'  | 76.28'  | S43°55'02"W   |
| C68   | 25.00'  | 87°01'02"  | 23.73'  | 37.97'  | 34.42'  | N12°59'51"E   |
| C69   | 10.00'  | 85°23'06"  | 9.23'   | 14.90'  | 13.56'  | N11°10'39"W   |
| C70   | 425.00' |            |         |         |         |               |