

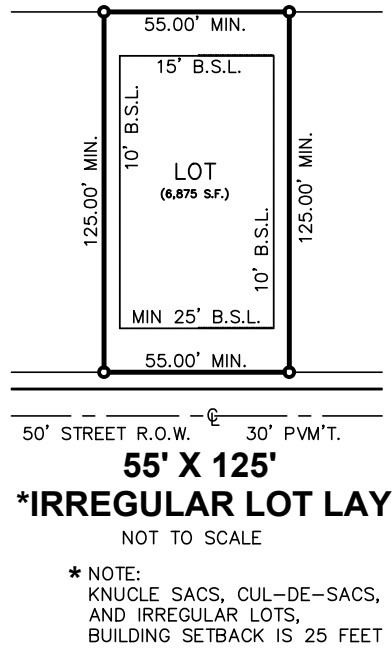
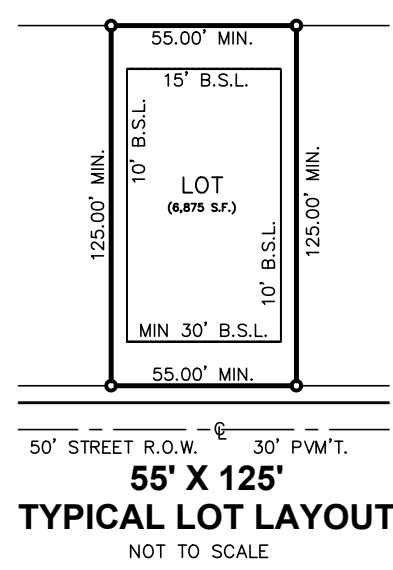
LOCATION MAP NOT TO SCALE

LEGEND

---	EXISTING CONTOUR
---	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	VOL.
Pg(S)	Pg.(S)
I.P. FOUND	IRON PIN FOUND
..	REPETITIVE BEARING AND/OR DISTANCE
DOC	DOCUMENT
8"SS	PROPOSED SEWER LINE
6"W	PROPOSED WATER LINE
12"FM	PROPOSED FORCEMAIN

- 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: 48
 - 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.

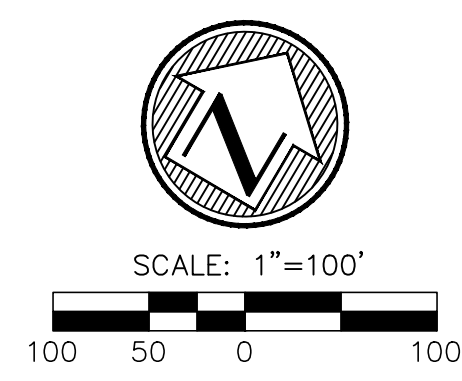
- NOTES:**
- SET 1/2" IRON RODS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNRS CONTOUR DATA.



- 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
- 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 1, LOT 901 BLOCK 2 AND LOT 901 BLOCK 3 ARE LANDSCAPE LOT.
 - LOT 901 BLOCK 3 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
 - LOT 902 BLOCK 2 IS OPEN SPACE.
 - LOT 902 BLOCK 3 IS DRAINAGE EASEMENT
 - LOT 901 BLOCK 5 IS OPEN SPACE.
 - LOT 901 BLOCK 15 IS DRAINAGE EASEMENT
 - LOT 903 BLOCK 3 IS DRAINAGE EASEMENT



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
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
BLAKE HARRINGTON
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 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 1B 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

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

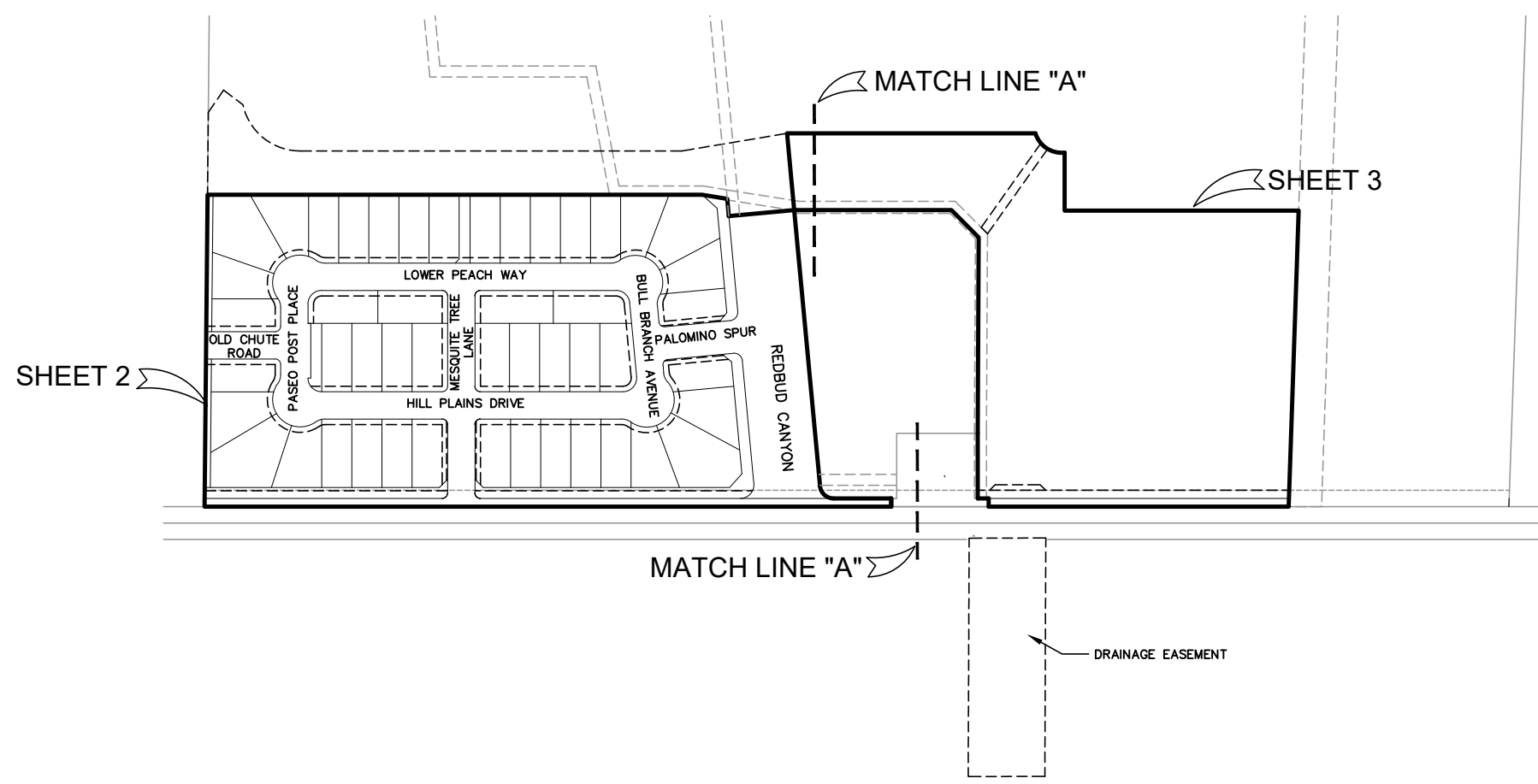
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED 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



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

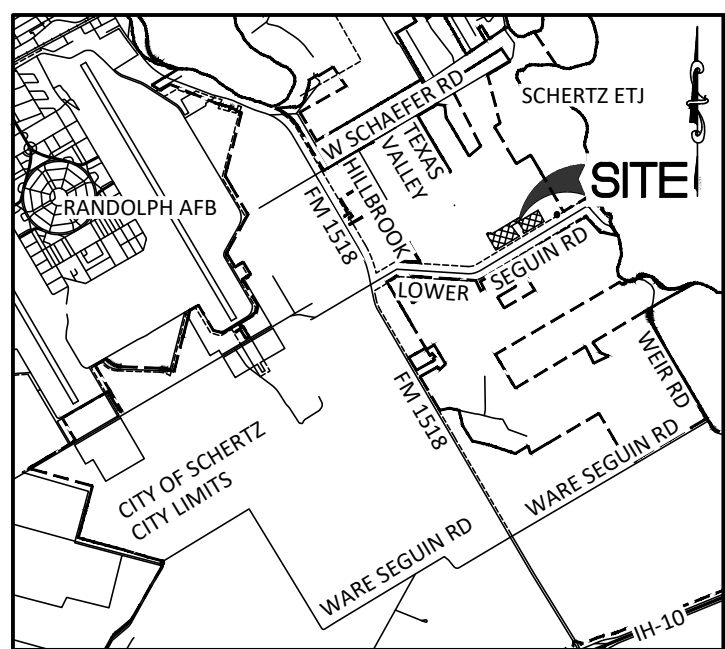
48 RESIDENTIAL LOTS

"PRELIMINARY"

SUBDIVISION PLAT ESTABLISHING

SADDLEBROOK RANCH UNIT 1B

BEING A 23.081 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT 187, C.B. 5059, BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, OF THE OFFICAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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 VOL.
 - PG(S) PG(S)
 - I.P. FOUND IRON PIN FOUND
 - " REPETITIVE BEARING AND/OR DISTANCE
 - DOC DOCUMENT
 - 8"SS--- PROPOSED SEWER LINE
 - 6"--- PROPOSED WATER LINE
 - 12"FM--- PROPOSED FORCEMAIN

- KEYNOTES**
- (A) 10' E.G.T.CATV EASEMENT
 - (B) 10' WATER LINE EASEMENT
 - (C) 14' E.G.T.CATV EASEMENT
 - (D) 15' STREET DEDICATION
 - (E) 1.0' VEHICULAR NON-ACCESS EASEMENT
 - (1) 60' INGRESS & EGRESS EASEMENT (VOL. 6851, PG. 126, O.P.R.B.C.T. TO BE ABANDONED BY SEPARATE INSTRUMENT)
 - (2) 30' WIDE PERMANENT WATER TRANSMISSION LINE EASEMENT VOL. 9899, PG. 482, O.P.R.B.C.T.
 - (3) ADCOCK ERVIN D JR 0.370 ACRE TRACT WARRANTY DEED VOL. 14989, PG. 1103 20110095929 O.P.R.B.C.T.
 - (4) 20' SANITARY SEWER EASEMENT VOL. 13733, PG. 223 & VOL. 13756, PG. 1238 O.P.R.B.C.T.
 - (5) BEXAR COUNTY FLOOD CONTROL DIVISION 2.321 ACRE TRACT CB 5054 P-38K(1.0328), P-58A(1.27) & P-63A(0.182) ABS 464

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

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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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 - 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: 48
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 - CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNRS CONTOUR DATA.

- CPS ENERGY NOTE:**
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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.

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 - LOT 901 BLOCK 15 IS DRAINAGE EASEMENT
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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 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 GUADALUPE

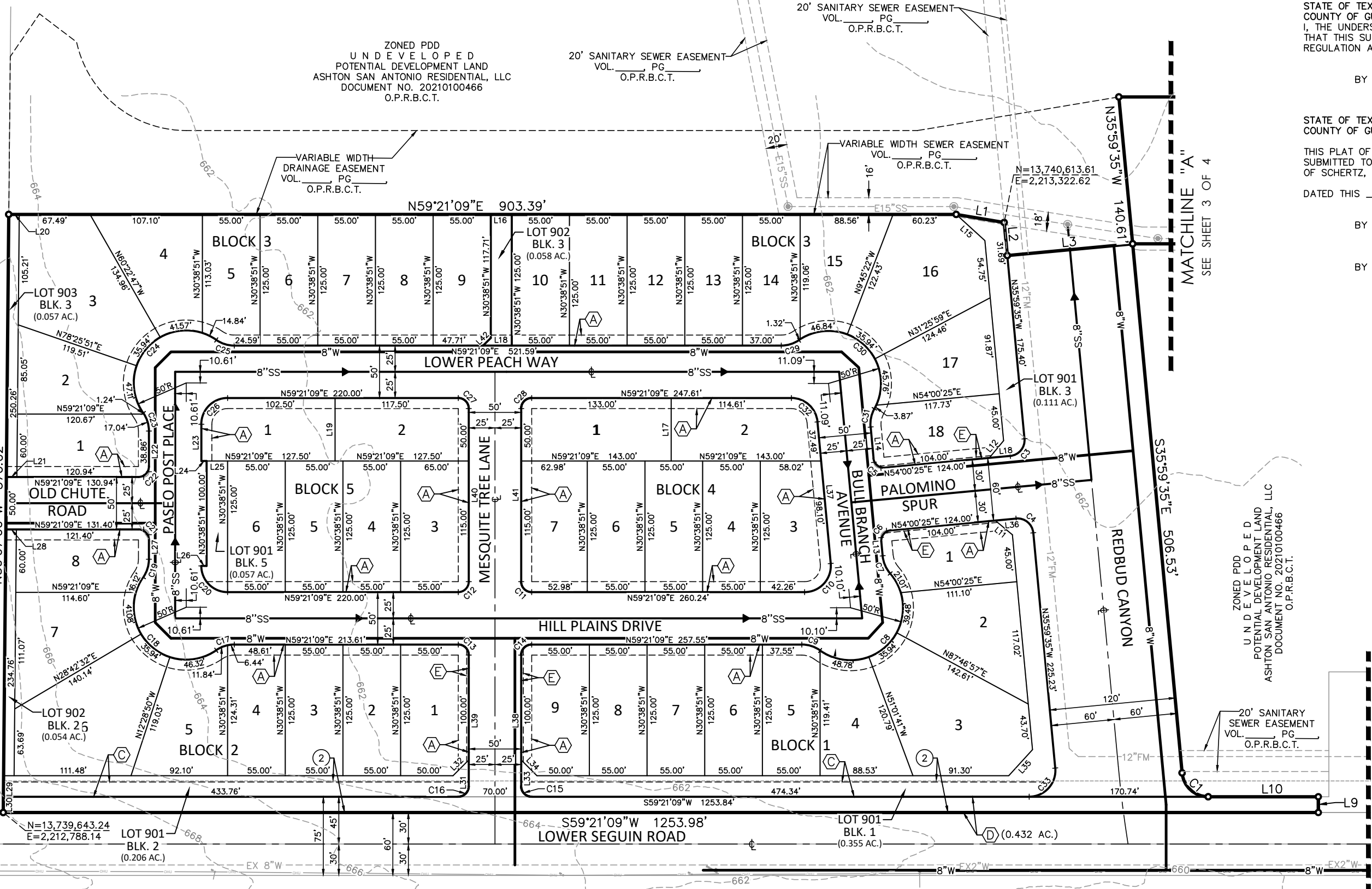
THIS PLAT OF _____ SADDLEBROOK RANCH UNIT 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____ A.D., _____

BY _____ CITY ENGINEER

BY _____ CHAIRMAN

BY _____ SECRETARY



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

48 RESIDENTIAL LOTS

"PRELIMINARY"

SUBDIVISION PLAT ESTABLISHING

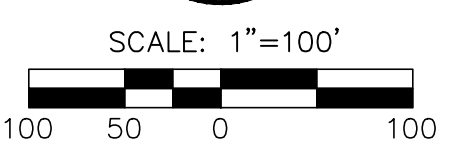
SADDLEBROOK RANCH UNIT 1B

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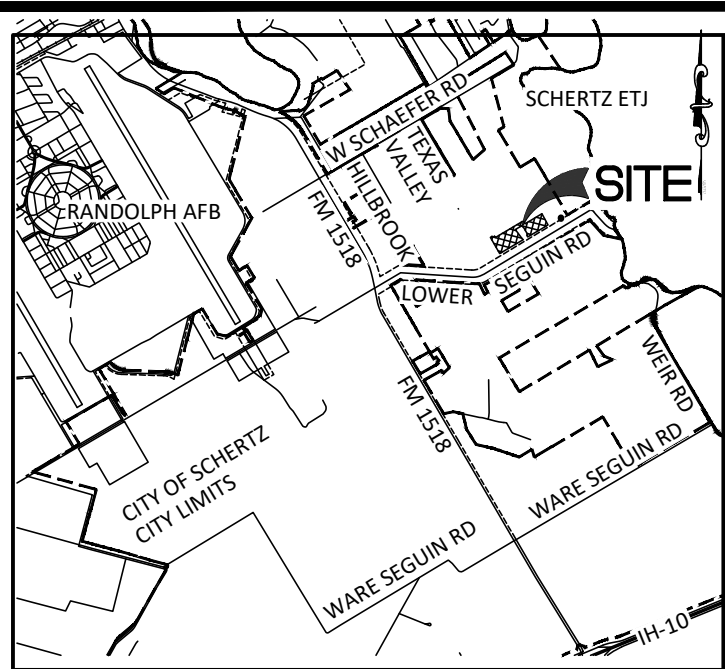
DATE OF PREPARATION: March 29, 2023

SHEET 2 OF 4

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



E:\Loadbroock_Schertz\Tract\UNIT 1\Drawings\0100_MoTarJr.dwg 2023/03/29 8:56am cnamore



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.T.W.	RIGHT OF WAY
R	RADIUS
CL	CENTERLINE
E	EASEMENT
●	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL.	VOL.
PG(S)	PG.(S)
I.P. FOUND	IRON PIN FOUND
"	REPETITIVE BEARING AND/OR DISTANCE
DOC	DOCUMENT
8"SS	PROPOSED SEWER LINE
8"W	PROPOSED WATER LINE
12"FM	PROPOSED FORCEMAIN

KEYNOTES

(A)	10' E.G.T.CATV EASEMENT
(B)	10' WATER LINE EASEMENT
(C)	14' E.G.T.CATV EASEMENT
(D)	15' STREET DEDICATION
(E)	1.0' VEHICULAR NON-ACCESS EASEMENT
(1)	60' INGRESS & EGRESS EASEMENT (VOL. 6851, PG. 126, O.P.R.B.C.T. TO BE ABANDONED BY SEPARATE INSTRUMENT)
(2)	30' WIDE PERMANENT WATER TRANSMISSION LINE EASEMENT VOL. 9899, PG. 482, O.P.R.B.C.T.
(3)	ADCOCK ERVIN D JR 0.370 ACRE TRACT WARRANTY DEED VOL. 14989, PG. 1103 20110095929 O.P.R.B.C.T.
(4)	20' SANITARY SEWER EASEMENT VOL. 13733, PG. 223 & VOL. 13756, PG. 1238 O.P.R.B.C.T.
(5)	BEXAR COUNTY FLOOD CONTROL DIVISION 2.321 ACRE TRACT CB 5054 P-38K(1.0328), P-58A(1.27) & P-83A(.0182) ABS 464

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

- 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: 48
 - 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.

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

- 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

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 1, LOT 901 BLOCK 2 AND LOT 901 BLOCK 3 ARE LANDSCAPE LOT.
- LOT 901 BLOCK 3 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
- LOT 902 BLOCK 2 IS OPEN SPACE.
- LOT 902 BLOCK 3 IS DRAINAGE EASEMENT
- LOT 901 BLOCK 5 IS OPEN SPACE.
- LOT 901 BLOCK 15 IS DRAINAGE EASEMENT
- LOT 903 BLOCK 3 IS DRAINAGE EASEMENT

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

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

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 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 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

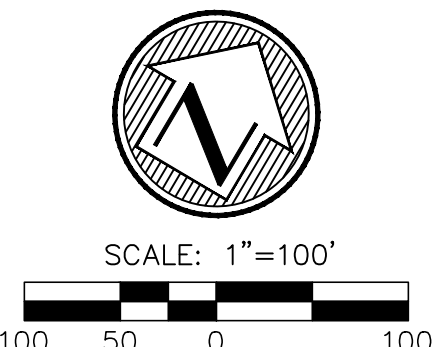
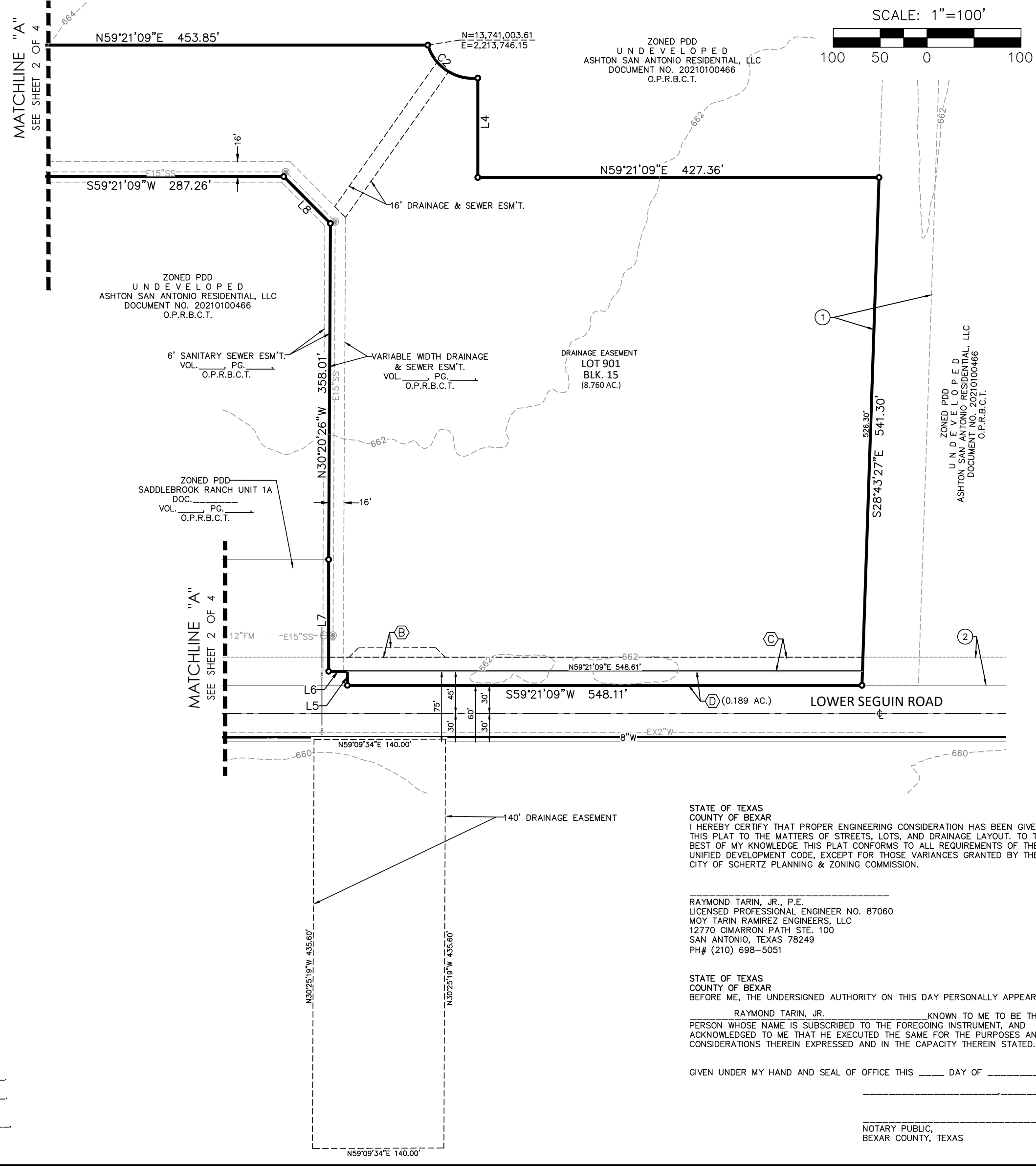
STATE OF TEXAS
COUNTY OF GUADALUPE

THIS PLAT OF _____ SADDLEBROOK RANCH UNIT 1B 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



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



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

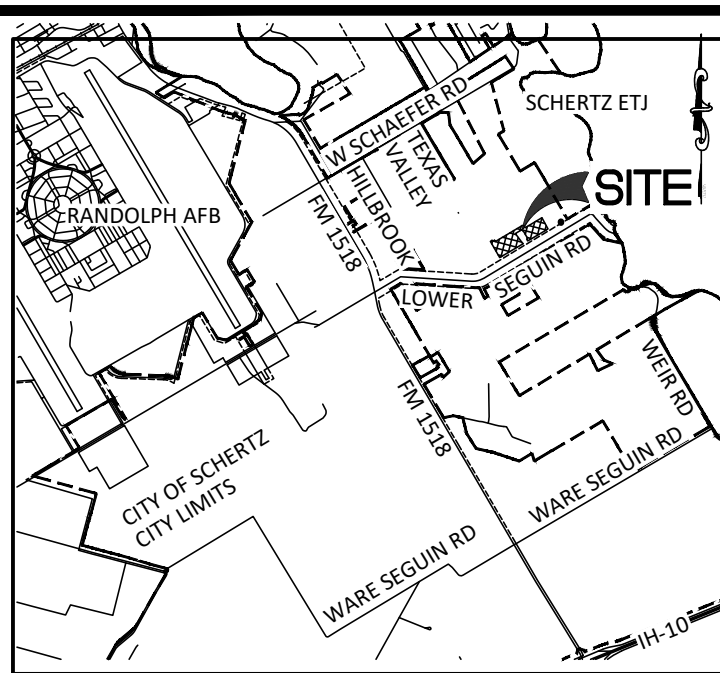
48 RESIDENTIAL LOTS

"PRELIMINARY"

SUBDIVISION PLAT ESTABLISHING

**SADDLEBROOK RANCH
UNIT 1B**

BEING A 23.081 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT 187, C.B. 5059, BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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 VOL.
- PG(S) PG.(S)
- I.P. FOUND IRON PIN FOUND
- .. REPETITIVE BEARING AND/OR DISTANCE
- DOC DOCUMENT
- 8"SS--- PROPOSED SEWER LINE
- 8"W--- PROPOSED WATER LINE
- 12"FM--- PROPOSED FORCEMAIN

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 _____

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LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
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AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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
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OWNER:

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE
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BY _____
CITY ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE

THIS PLAT OF SADDLEBROOK RANCH UNIT 1B 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

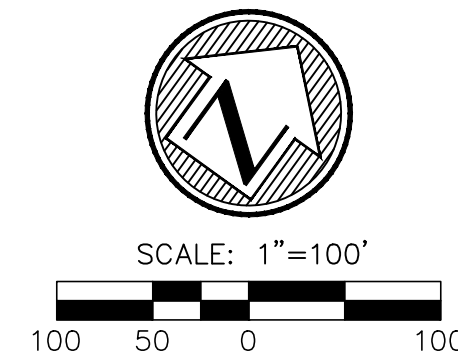
CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	25.00'	84°39'16"	22.77'	36.94'	33.67'	S78°19'13"E
C2	50.00'	79°14'51"	41.40'	69.16'	63.77'	S87°15'25"E
C3	15.00'	90°00'00"	15.00'	23.56'	21.21'	N09°00'25"E
C4	15.00'	90°00'00"	15.00'	23.56'	21.21'	N80°59'35"W
C5	6.00'	90°00'00"	6.00'	9.42'	8.49'	S80°59'35"E
C6	6.00'	90°00'00"	6.00'	9.42'	8.49'	S09°00'25"W
C7	30.00'	35°32'08"	9.61'	18.61'	18.31'	S53°45'39"E
C8	50.00'	166°25'00"	419.83'	145.23'	99.30'	N11°40'47"E
C9	30.00'	35°32'08"	9.61'	18.61'	18.31'	S77°07'13"W
C10	25.00'	95°20'44"	27.45'	41.60'	36.97'	N11°40'47"E
C11	10.00'	90°00'00"	10.00'	15.71'	14.14'	S75°38'51"E
C12	10.00'	90°00'00"	10.00'	15.71'	14.14'	N14°21'09"E
C13	10.00'	90°00'00"	10.00'	15.71'	14.14'	N75°38'51"W
C14	10.00'	90°00'00"	10.00'	15.71'	14.14'	S14°21'09"W
C16	10.00'	90°00'00"	10.00'	15.71'	14.14'	N14°21'05"E
C17	30.00'	34°54'25"	9.43'	18.28'	18.00'	S41°53'56"W
C18	50.00'	159°48'50"	280.90'	139.46'	98.45'	S75°38'51"E

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C19	30.00'	34°54'25"	9.43'	18.28'	18.00'	N13°11'39"W
C20	25.00'	90°00'00"	25.00'	39.27'	35.36'	S75°38'51"E
C21	5.00'	90°00'00"	5.00'	7.85'	7.07'	N75°38'51"W
C22	5.00'	90°00'00"	5.00'	7.85'	7.07'	N14°21'09"E
C23	30.00'	34°54'25"	9.43'	18.28'	18.00'	N48°06'04"W
C24	50.00'	159°48'50"	280.90'	139.46'	98.45'	S14°21'09"W
C25	30.00'	34°54'25"	9.43'	18.28'	18.00'	N76°48'21"E
C26	25.00'	90°00'00"	25.00'	39.27'	35.36'	S14°21'09"W
C27	10.00'	90°00'00"	10.00'	15.71'	14.14'	N75°38'51"W
C28	10.00'	90°00'00"	10.00'	15.71'	14.14'	S14°21'09"W
C29	30.00'	34°17'52"	9.26'	17.96'	17.69'	N42°12'13"E
C30	50.00'	153°14'59"	210.28'	133.74'	97.29'	N78°19'13"W
C31	30.00'	34°17'52"	9.26'	17.96'	17.69'	S18°50'40"E
C32	25.00'	84°39'16"	22.77'	36.94'	33.67'	N78°19'13"W
C33	25.00'	95°20'42"	27.45'	41.60'	36.97'	N11°40'45"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.43'	N68°48'07"E
L2	31.69'	S35°59'35"E
L3	120.00'	N54°00'25"E
L4	105.90'	S30°38'51"E
L5	15.00'	N30°38'51"W
L6	20.00'	S59°21'09"W
L7	119.00'	N30°38'51"W
L8	70.53'	N75°29'52"W
L9	15.00'	S30°38'51"E
L10	105.00'	N59°21'09"E
L11	21.21'	N80°59'35"W
L12	21.21'	S09°00'25"W
L13	17.44'	S35°59'35"E
L14	33.82'	S35°59'35"E
L15	36.97'	S78°19'13"E
L17	60.00'	N30°38'51"W
L18	20.00'	N54°00'25"E
L19	60.00'	S30°38'51"E
L20	10.00'	S59°21'09"W
L21	10.00'	N59°21'09"E
L22	38.86'	S30°38'51"E

LINE TABLE		
LINE	LENGTH	BEARING
L23	35.00'	S30°38'51"E
L24	5.00'	N59°21'09"E
L25	20.00'	S59°21'09"W
L26	5.00'	S59°21'09"W
L27	23.37'	S30°38'51"E
L28	10.00'	N59°21'09"E
L29	20.00'	N30°07'00"W
L30	15.00'	N30°07'00"W
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L33	25.00'	S30°38'51"E
L34	21.21'	N75°38'51"W
L35	33.67'	S11°40'47"W
L36	20.00'	S54°00'25"W
L37	135.59'	N35°59'35"W
L38	125.00'	S30°38'51"E
L39	125.00'	S30°38'51"E
L40	165.00'	S30°38'51"E
L41	165.00'	S30°38'51"E

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

48 RESIDENTIAL LOTS

"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

**SADDLEBROOK RANCH
UNIT 1B**

BEING A 23.081 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT 187, C.B. 5059, BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: March 29, 2023

SHEET 4 OF 4