

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
CL	CENTERLINE
ESM'T.	EASEMENT
●	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL.	VOLUME
PG(S)	PAGE(S)
I.P. FOUND	IRON PIN FOUND
"	REPETITIVE BEARING AND/OR DISTANCE
DOC	DOCUMENT

KEYNOTES

(A)	10' E.G.T.CATV EASEMENT
(B)	1' VEHICULAR NON-ACCESS EASEMENT
(C)	20' SANITARY SEWER AND DRAINAGE EASEMENT
(1)	20' SANITARY SEWER EASEMENT VOL. _____ PG. _____ O.P.R.B.C.T.

- 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.

CCMA NOTE:
THIS PROPOSED DEVELOPMENT PLAN 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

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 _____

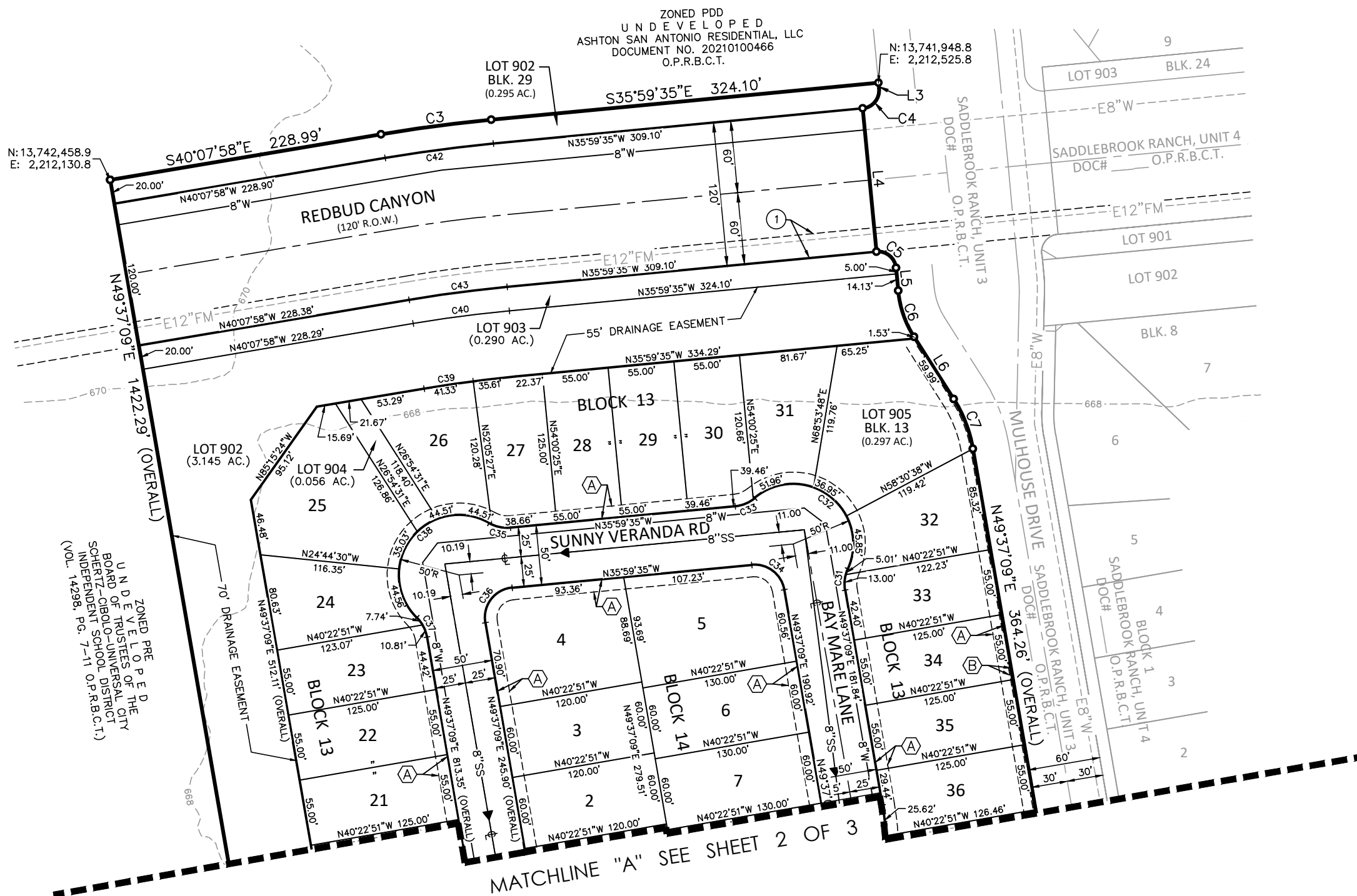
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

- 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.
 - ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
 - 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: 71
 - PROPERTY IS ZONED PDD
 - THE THOROUGHFARE ALIGNMENT SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT

- 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.

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 13 IS DRAINAGE EASEMENT.
- LOT 902 BLOCK 13 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 13 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY AND E.G.T.CATV. EASEMENT.
- LOT 904 BLOCK 13 IS DRAINAGE EASEMENT.
- LOT 905 BLOCK 13 IS DRAINAGE EASEMENT AND OPEN SPACE.
- LOT 902 BLOCK 29 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY AND E.G.T.CATV. EASEMENT.



MATCHLINE "A" SEE SHEET 2 OF 3

NOTE:
SEE SHEET 3 OF 3 FOR
CURVE AND LINE TABLES

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

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

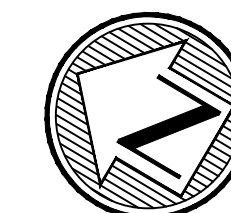
STATE OF TEXAS
COUNTY OF GUADALUPE

THIS PLAT OF _____ SADDLEBROOK RANCH UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

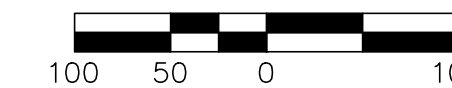
DATED THIS _____ DAY OF _____ A.D., _____

BY _____
CHAIRMAN

BY _____
SECRETARY



SCALE: 1"=100'



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

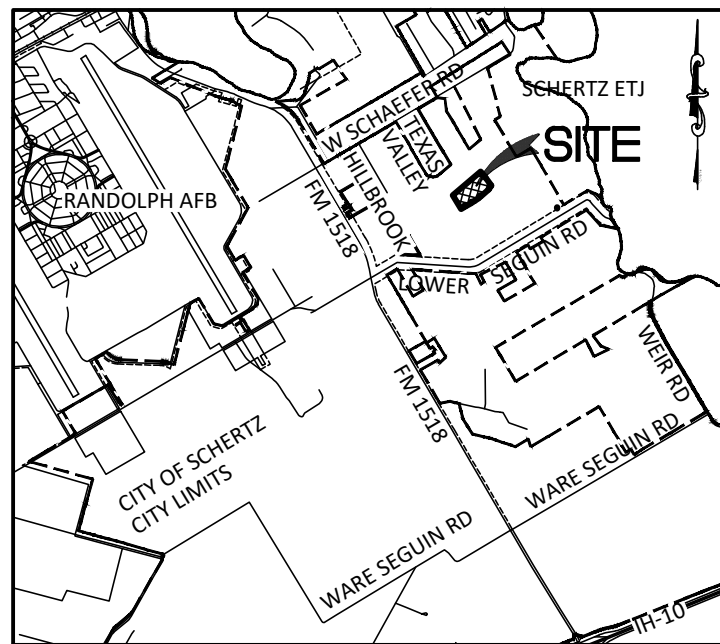
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

71 RESIDENTIAL LOTS

"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING
**SADDLEBROOK RANCH
UNIT 6**

BEING A 21.470 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE WILLIAM BRACKEN SURVEY NO. 74, ABSTRACT 43, C.B. 5056, BEING A PORTION OF THE 96.778 ACRE TRACT AS CONVEYED TO ASHTON SAN ANTONIO RESIDENTIAL, L.L.C., BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 20210100459, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: MARCH 31, 2023



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
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VOL	VOLUME
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KEYNOTES

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(1)	20' SANITARY SEWER EASEMENT VOL. _____, PG. _____, O.P.R.B.C.T.

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COUNTY OF BEXAR

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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

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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
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- TOTAL NUMBER OF BUILDABLE LOTS: 71
- PROPERTY IS ZONED PDD
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CPS ENERGY NOTE:

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- 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.

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

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
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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 6 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 3 OF 3 FOR
CURVE AND LINE TABLES

SCALE: 1"=100'

100 50 0 100

MTR
Moy Tarin Ramirez Engineers, LLC

• Engineers
• Surveyors
• Planners

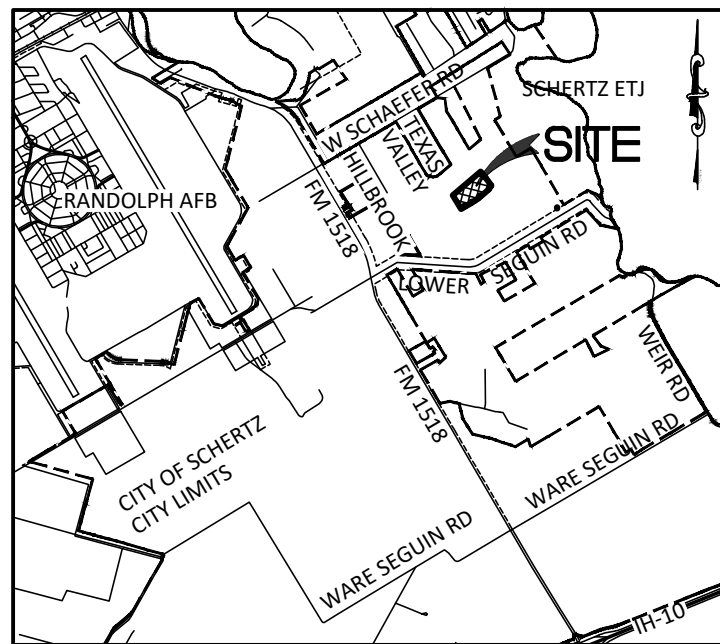
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

71 RESIDENTIAL LOTS

"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING
**SADDLEBROOK RANCH
UNIT 6**

BEING A 21.470 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE WILLIAM BRACKEN SURVEY NO. 74, ABSTRACT 43, C.B. 5056, BEING A PORTION OF THE 96.778 ACRE TRACT AS CONVEYED TO ASHTON SAN ANTONIO RESIDENTIAL, L.L.C., BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 20210100459, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

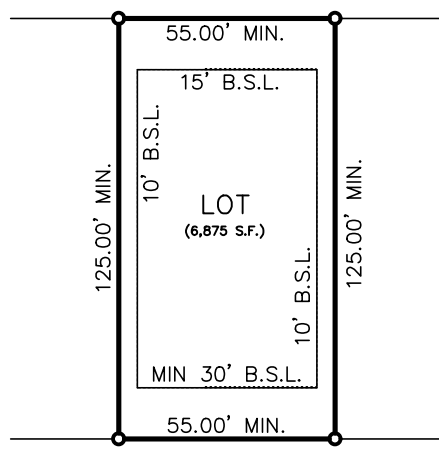
DATE OF PREPARATION: MARCH 31, 2023



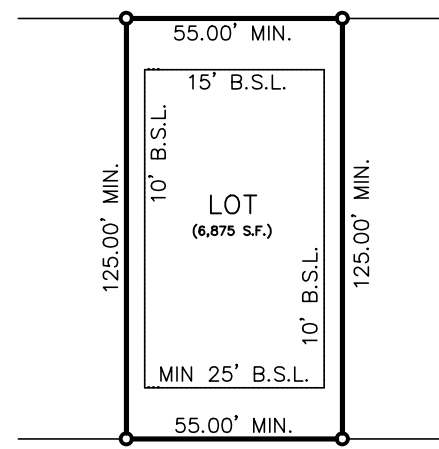
LOCATION MAP NOT TO SCALE

LEGEND

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- (608) PROPOSED CONTOUR
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- VOL VOLUME
- PG(S) PAGE(S)
- I.P. FOUND IRON PIN FOUND
- REP. BEARING AND/OR DISTANCE
- DOC DOCUMENT



55' X 125' TYPICAL LOT LAYOUT NOT TO SCALE



55' X 125' *IRREGULAR LOT LAYOUT NOT TO SCALE

* NOTE: KNUCLE SACS, CUL-DE-SACS, AND IRREGULAR LOTS, BUILDING SETBACK IS 25 FEET

LINE	LENGTH	BEARING
L1	50.00'	S59°27'32"W
L2	69.08'	S59°27'32"W
L3	5.00'	S54°00'25"W
L4	120.00'	S54°00'25"W
L5	19.13'	S54°00'25"W
L6	61.52'	S26°59'41"W
L7	50.00'	S49°37'09"W
L8	5.63'	S49°37'09"W
L9	73.21'	S59°27'32"W
L10	50.00'	S59°27'32"W
L11	57.09'	N40°22'51"W
L12	57.09'	N40°22'51"W
L13	36.95'	S59°27'32"W
L14	36.95'	S59°27'32"W
L15	32.24'	N30°32'28"W
L16	54.81'	S40°22'51"E
L17	54.81'	S40°22'51"E
L18	31.26'	N40°22'51"W
L19	31.26'	N40°22'51"W

CITY OF SCHERTZ NOTES:

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- 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

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

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 6 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

KEYNOTES

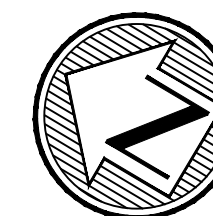
- (A) 10' E.G.T.CATV EASEMENT
- (B) 1' VEHICULAR NON-ACCESS EASEMENT
- (C) 20' SANITARY SEWER AND DRAINAGE EASEMENT
- (1) 20' SANITARY SEWER EASEMENT VOL. ____, PG ____, O.P.R.B.C.T.

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:

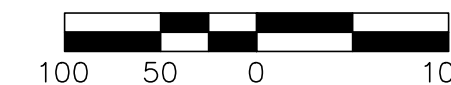
- LOT 901 BLOCK 13 IS DRAINAGE EASEMENT.
- LOT 902 BLOCK 13 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 13 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY AND E.G.T.CATV EASEMENT.
- LOT 904 BLOCK 13 IS DRAINAGE EASEMENT.
- LOT 905 BLOCK 13 IS DRAINAGE EASEMENT AND OPEN SPACE.
- LOT 902 BLOCK 29 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY AND E.G.T.CATV EASEMENT.

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	10.00'	90°00'00"	10.00'	15.71'	14.14'	N14°27'32"E
C2	1530.00'	2°28'10"	32.98'	65.95'	65.94'	N58°13'27"E
C3	1280.00'	4°08'23"	46.26'	92.48'	92.46'	N38°03'47"W
C4	15.00'	90°00'00"	15.00'	23.56'	21.21'	S80°59'35"E
C5	15.00'	90°00'00"	15.00'	23.56'	21.21'	N09°00'25"E
C6	87.00'	27°00'44"	20.90'	41.02'	40.64'	S40°30'03"W
C7	113.00'	22°37'28"	22.60'	44.62'	44.33'	N38°18'25"E
C8	10.00'	90°00'00"	10.00'	15.71'	14.14'	S85°22'51"E
C9	10.00'	90°00'00"	10.00'	15.71'	14.14'	N04°37'09"E
C10	970.00'	9°50'23"	83.50'	166.58'	166.38'	N54°32'21"E
C11	10.00'	90°00'00"	10.00'	15.71'	14.14'	S75°32'28"E
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	50.00'	147°45'52"	173.03'	128.95'	96.07'	S09°32'21"W
C15	30.00'	33°48'07"	9.12'	17.70'	17.44'	N66°31'13"E
C16	25.00'	80°09'37"	21.04'	34.98'	32.19'	S09°32'21"W
C17	10.00'	90°00'00"	10.00'	15.71'	14.14'	N85°22'51"W
C18	175.00'	9°50'23"	15.06'	30.05'	30.02'	N35°27'39"W
C19	225.00'	9°50'23"	19.37'	38.64'	38.59'	N35°27'39"W
C20	10.00'	90°00'00"	10.00'	15.71'	14.14'	S04°37'09"W
C21	10.00'	90°00'00"	10.00'	15.71'	14.14'	N85°22'51"W
C22	175.00'	9°50'23"	15.06'	30.05'	30.02'	N35°27'39"W
C23	10.00'	90°00'00"	10.00'	15.71'	14.14'	S04°37'09"W
C24	225.00'	9°50'23"	19.37'	38.64'	38.59'	N35°27'39"W
C25	10.00'	90°00'00"	10.00'	15.71'	14.14'	S75°32'28"E
C26	10.00'	90°00'00"	10.00'	15.71'	14.14'	S14°27'32"W
C27	225.00'	9°50'23"	19.37'	38.64'	38.59'	S35°27'39"E
C28	175.00'	9°50'23"	15.06'	30.05'	30.02'	S35°27'39"E
C29	225.00'	9°50'23"	19.37'	38.64'	38.59'	N54°32'21"E
C30	175.00'	9°50'23"	15.06'	30.05'	30.02'	N54°32'21"E
C31	30.00'	34°24'19"	9.29'	18.01'	17.75'	S66°49'19"W
C32	50.00'	154°25'23"	220.28'	134.76'	97.52'	N06°48'47"E
C33	30.00'	34°24'19"	9.29'	18.01'	17.75'	S53°11'45"E
C34	25.00'	85°36'45"	23.16'	37.36'	33.98'	N06°48'47"E
C35	30.00'	35°25'17"	9.58'	18.55'	18.25'	S18°16'57"E
C36	25.00'	94°23'15"	26.99'	41.18'	36.68'	N83°11'13"W
C37	30.00'	35°25'17"	9.58'	18.55'	18.25'	N31°54'31"E
C38	50.00'	165°13'50"	385.79'	144.19'	99.17'	N83°11'13"W
C39	1065.00'	2°13'25"	20.67'	41.33'	41.33'	N39°01'15"W
C40	1120.00'	4°08'23"	40.48'	80.92'	80.90'	N38°03'47"W
C41	30.00'	33°48'07"	9.12'	17.70'	17.44'	N47°26'31"W
C42	1260.00'	4°08'23"	45.54'	91.04'	91.02'	N38°03'47"W
C43	1140.00'	4°08'23"	41.20'	82.37'	82.35'	N38°03'47"W



SCALE: 1"=100'



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

71 RESIDENTIAL LOTS

"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING
**SADDLEBROOK RANCH
UNIT 6**

BEING A 21.470 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE WILLIAM BRACKEN SURVEY NO. 74, ABSTRACT 43, C.B. 5056, BEING A PORTION OF THE 96.778 ACRE TRACT AS CONVEYED TO ASHTON SAN ANTONIO RESIDENTIAL, L.L.C., BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 20210100459, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: MARCH 31, 2023