

LOCATION MAP
NOT TO SCALE

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE : 635 LOTS X 1 ACRE = 6.35 ACRES
100 LOTS

PROVIDED OPEN/LANDSCAPE/DRAINAGE SPACE : 33.854 ACRES
PROVIDED DRAINAGE EASEMENT/OPEN SPACE : 1.400 ACRES
PROVIDED PRIVATE PARK SPACE : 5.226 ACRES
TOTAL PROVIDED OPEN SPACE : 40.480 ACRES

ACREAGE/DENSITY SUMMARY

UNIT	LAND USE	GROSS AREA (AC.)	NUMBER OF DWELLING UNITS (D.U.)	OVERALL DENSITY (D.U./AC.)	OPEN & PARK SPACE (AC.)	NET DENSITY (D.U./AC.)	ESTIMATED COMPLETION DATE
1A	LIFTSTATION	0.404	0	0.00	0.404		MAY 2023
1B	SINGLE FAMILY RESIDENTIAL	28.079	48	1.71	14.655	3.58	MAY 2023
2	SINGLE FAMILY RESIDENTIAL	24.533	68	2.77	5.187	3.51	MAY 2023
3	SINGLE FAMILY RESIDENTIAL	27.237	52	1.91	4.632	2.30	MAY 2023
4	SINGLE FAMILY RESIDENTIAL	18.478	61	3.30	1.887	3.68	MAY 2023
5	SINGLE FAMILY RESIDENTIAL	16.435	62	3.77	0.367	3.86	MAY 2024
6	SINGLE FAMILY RESIDENTIAL	21.470	71	3.31	3.845	4.03	MAY 2024
7	SINGLE FAMILY RESIDENTIAL	19.624	68	3.47	1.562	3.78	MAY 2024
8	SINGLE FAMILY RESIDENTIAL	19.582	68	3.47	2.217	3.92	MAY 2025
9	SINGLE FAMILY RESIDENTIAL	17.854	58	3.25	3.038	3.91	MAY 2025
10	SINGLE FAMILY RESIDENTIAL	19.158	78	4.07	1.286	4.36	MAY 2025
11	COMMERCIAL	3.336					MAY 2023
1B	DRAINAGE ESMT/OPEN SPACE	1.400			1.400		MAY 2023
TOTAL DEVELOPMENT		217.590	634	2.91	40.480	3.58	

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UNIT	TOTAL LOTS	PROPOSED ZONING	MINIMUM LOT SIZE (TYPICAL)				TOTAL LOTS
			70'x118'	60'x118'	55'x125'	50'x100'	
1B	48	PDD			48	48	
2	68	PDD		68		68	
3	52	PDD	52			52	
4	61	PDD		61		61	
5	62	PDD	62			62	
6	71	PDD			71	71	
7	68	PDD		68		68	
8	68	PDD		68		68	
9	58	PDD			41	58	
10	78	PDD			46	78	
TOTAL OVERALL LOTS	634		114	265	206	634	

*MEAN LOT SIZE = 70'x118'
*MEDIAN LOT SIZE = 60'x118'

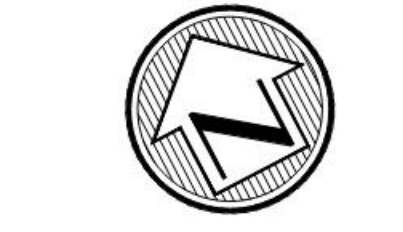
MEAN AND MEDIAN LOT CALCULATIONS DO NOT INCLUDE THE GARDEN HOMES (50'x100')

PROPERTY INFORMATION

- CARLOS GARZA, JR. AND WIFE, MARGRETT, CARLY
1748 LOWER SEGUIN RD SCHERTZ, TX 78154
VOLUME 554 PAGES 807-811 O.P.R.B.C.T.
ZONING: RA, PRE
LAND USE: AGRICULTURE, LARGE LOT RESIDENTIAL
2.005 ACRES, PROPERTY ID# 310027
- KAREN MARK FISCHER
12840 LOWER SEGUIN RD SCHERTZ, TX 78154
VOLUME 1819 PAGES 1418-1423 O.P.R.B.C.T.
ZONING: RA, DIV.
LAND USE: AGRICULTURE
6.132 ACRES, PROPERTY ID# 310019
- GUILLERMO J. GUJARDO AND MARTHA C. GUJARDO
VOLUME 1816 PAGES 400-405, O.P.R.B.C.T.
ZONING: RA, DIV.
LAND USE: AGRICULTURE
5.500 ACRES, PROPERTY ID# 310021
- BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT
VOLUME 1425 PAGES 3289-3297 O.P.R.B.C.T.
ZONING: PRE
LAND USE: AGRICULTURE
4.100 ACRES, PROPERTY ID# 1146855
- MILTON FRIESEHANN AND WIFE, BILLIE FRIESEHANN ET AL.
VOLUME 1587 PAGES 1753-1755 O.P.R.B.C.T.
ZONING: RA, DIV.
LAND USE: AGRICULTURE
PROPERTY ID# 310012
- SEANNA FRASER HOLTZ
17820 LOWER SEGUIN RD SCHERTZ, TX 78108
VOLUME 337 PAGE 541, O.P.R.B.C.T.
ZONING: RA, DIV.
LAND USE: AGRICULTURE
PROPERTY ID# 310032

NOTES:

- THE THROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLATTING.
- THIS PROPERTY IS NOT LOCATED ON THE EDWARDS AQUIFER RECHARGE ZONE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. BEARINGS AND DISTANCES SHOWN DO NOT REPRESENT AN ON-THE-GROUND SURVEY.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0315F DATES SEPT. 29, 2010. SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, LANDSCAPE, DRAINAGE EASEMENT OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
- THIS PROPERTY IS WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
- THIS PROJECT IS LOCATED WITHIN THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT
- THIS PROJECT IS LOCATED WITHIN THE CIBOLO CREEK WATERSHED
- DETAILED DRAINAGE ANALYSIS WILL BE SUBMITTED WITH INDIVIDUAL SUBDIVISION PLATS
- LOT DIMENSIONS TO BE SHOWN ON THE SUBDIVISION PLATS.
- ALL TRACTS SHOWN WITHIN THIS MDP ARE ZONED PDD.

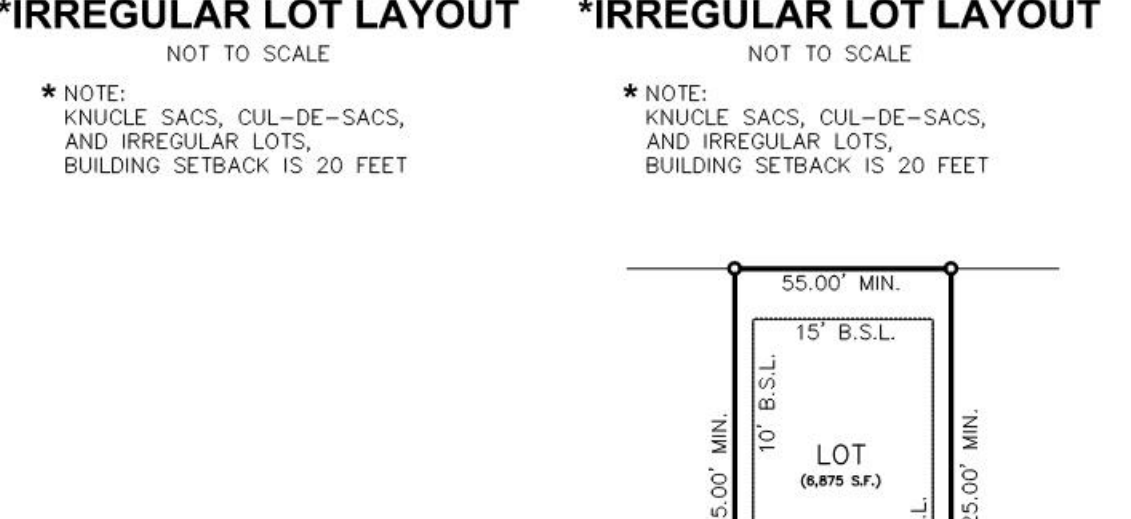
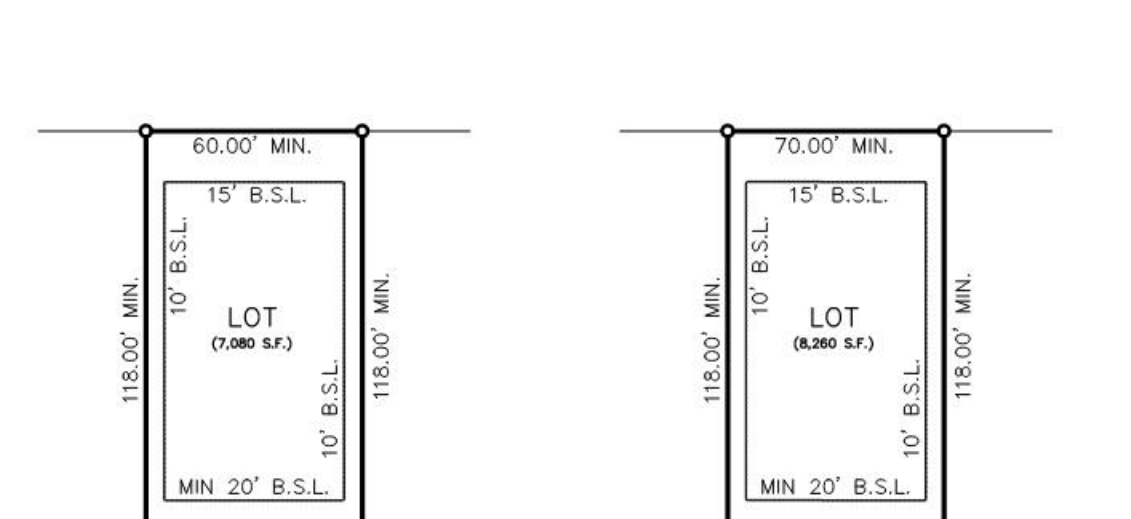


SCALE: 1"=200'

0 200 400

LEGEND:

- EXISTING CONTOUR
- RADIUS
- CENTERLINE
- DPR DEED AND PLAT RECORDS
- ETJ EXTRATERRITORIAL JURISDICTION
- ORPBCT OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- RRPBCT REAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- WD WARRANTY DEED
- GWD GENERAL WARRANTY DEED
- SWD SPECIAL WARRANTY DEED
- VOL VOL.
- PG. PG.
- PROPERTY LINE - FND OR SET PIN UNLESS OTHERWISE NOTED
- PHASE LINE
- PROPOSED EASEMENT
- MDP BOUNDARY LIMITS
- CONNECTIVITY NODES
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING WATER MAIN



MDP NOTE:

APPROVAL OF UTILITIES REPRESENTED ON THIS MDP IS APPROVAL OF GENERAL SCHEME OF UTILITIES. APPROVAL DOES NOT CONSTITUTE APPROVAL OF SPECIFIC LAYOUT OR DETAILS FOR CONSTRUCTION. CHANGES MAY BE PROPOSED OR REQUIRED PRIOR TO ISSUANCE OF ANY PERMIT FOR PLATTING OR CONSTRUCTION.

LEGAL DESCRIPTION:
217.59 ACRE SCHERTZ TRACT

A 216.19 ACRE GROSS (9,417,267.08 SQUARE FEET) TRACT OF LAND PARTIALLY IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, PARTIALLY SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT 187, COUNTY BLOCK NO. 5059, PARTIALLY SITUATED IN THE WILLIAM BRACKEN SURVEY NO. 65, ABSTRACT NO. 48, COUNTY BLOCK 5055, AND PARTIALLY SITUATED IN THE WILLIAM BRACKEN SURVEY NO. 74, ABSTRACT NO. 43, COUNTY BLOCK 5056, BEXAR COUNTY, TEXAS, SAID 216.19 ACRE TRACT OF LAND CONSISTING OF A 96.778 ACRE (4,215,659.98 SQUARE FEET) TRACT OF LAND DESIGNATED AS SURVEYED TRACT "A", BEING A PORTION OF THE REMAINDER OF A 138.68 ACRE TRACT OF LAND AS CONVEYED TO MILTON FRIESEHANN IN WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 7423, PAGE 621, WITH UNDIVIDED THREE-FOURTHS INTEREST CONVEYED TO ELIZABETH ANN BASHA, JEANNE MARIE ZWICKE, AND KATHERINE MENK, IN SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 15867, PAGES 1756-1759, AN 82.462 ACRE (3,593,359.75 SQUARE FEET) TRACT OF LAND DESIGNATED AS SURVEYED TRACT "B", BEING ALL OF AN 11.680 ACRE TRACT OF LAND (DESIGNATED AS TRACT "I"), ALL OF A 70.824 ACRE TRACT OF LAND (DESIGNATED AS TRACT "II") AS CONVEYED TO DOMNIE K. FISCHER, AND CINDY A. FISCHER IN SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN VOLUME 13622, PAGE 2403, AND A 36.920 ACRE (1,608,247.35 SQUARE FEET) TRACT OF LAND DESIGNATED AS SURVEYED TRACT "C", BEING ALL OF A 36.921 ACRE TRACT OF LAND AS CONVEYED TO DAVID NEAL LUDWIG IN EXECUTORS DISTRIBUTION DEED AS RECORDED IN VOLUME 18508, PAGES 159-164, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY; AND A 1.400 ACRES (60,984 SQUARE FEET) TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT 187, COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, OUT OF A 76.365 ACRE TRACT OF LAND AS CONVEYED TO MILTON FRIESEHANN AND WIFE, BILLIE FRIESEHANN, WITH UNDIVIDED THREE-FOURTHS INTEREST CONVEYED TO ELIZABETH ANN BASHA, JEANNE MARIE ZWICKE, AND KATHERINE MENK IN SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 15867, PAGES 1749-1752 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; FOR A TOTAL ACREAGE OF 217.59 ACRES (9,478,261.08)

SADDLEBROOK RANCH

PREPARED ON JANUARY 12, 2023



Moy Tarin Ramirez Engineers, LLC
TBPELS ENG F-5297 SVY F-10131500



Approved By:

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