

LOCATION MAP SCALE = 1:4000

LEGEND

- 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)
- " REPEATED BEARING AND/OR DISTANCE
- DOC DOCUMENT

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
- (B) 14' E.G.T.CATV. EASEMENT
- (C) 15' R.O.W. DEDICATION
- (D) VARIABLE WIDTH DRAINAGE EASEMENT (0.027 Ac.)
- (E) 20' DRAINAGE & WATER EASEMENT
- (F) 5' ELECTRICAL EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

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

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
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

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 AND ZONING COMMISSION.

PAUL LANDA, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 100182
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

GENERAL NOTES:

- 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 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 WITHOLDING OF UTILITIES AND PERMITS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS NOT PUBLIC (I.E., PRIVATE) SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGNS IS APPROVED BY THE CITY.
- ALL THE LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREETS.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0455 G DATED 9-29-10, NO PORTION OF CARMEL RANCH SUBDIVISION IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE A (100-YEAR FLOODPLAIN).
- THE TOTAL NUMBER OF DETACHED SINGLE-FAMILY RESIDENTIAL LOTS PROPOSED BY THIS FINAL PLAT IS 127. REFER TO THE FOLLOWING TABLE FOR SUMMARY AND TOTAL OF EACH LOT TYPE SHOWN:

LOT DESIGNATION	LOT WIDTH (MIN.)	NUMBER OF LOTS
SF 55	55	60
SF 60	60	47
SF 70	70	20
TOTAL:		127

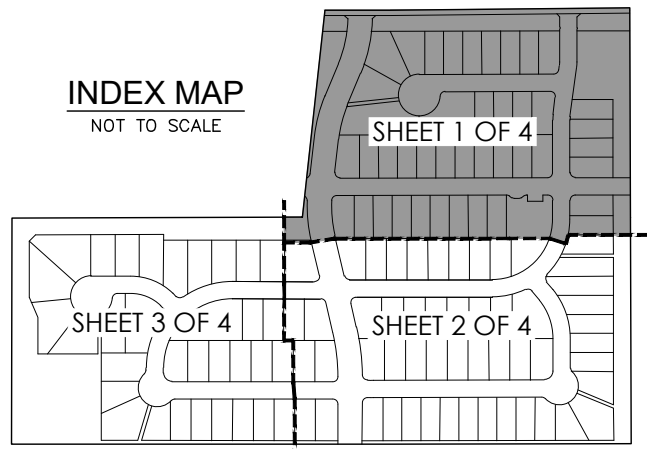
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 - LOT 901 BLOCK 1 AND LOT 901 BLOCK 2 ARE LANDSCAPE BUFFER & PEDESTRIAN PATHWAY.
 - LOT 901 BLOCK 8 IS LANDSCAPE BUFFER, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
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 - LOT 902 BLOCK 1 IS DRAINAGE AND WATER EASEMENT
 - LOT 902 BLOCK 2, LOT 901 BLOCK 5, AND LOT 901 BLOCK 6 ARE DRAINAGE EASEMENT.
 - LOT 901 BLOCK 3 IS PARK (PRIVATE)/OPEN SPACE.

CPS ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

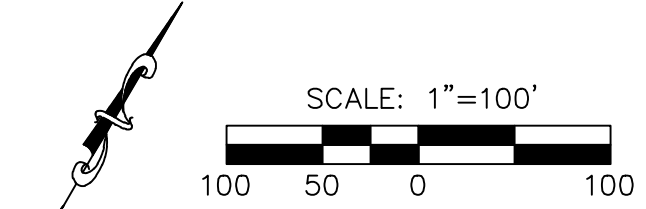
THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: _____
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



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

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



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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DEVELOPER/OWNER
MERITAGE HOMES OF TEXAS, L.L.C.
CONTACT: BRIAN OTTO, VP OF LAND ACQ. AND DEV.
2722 W. BITTERS RD, SUITE 200
SAN ANTONIO, TEXAS 78248
PHONE NO.: (210) 402-6045

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO, 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 BEXAR

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. _____

CITY ENGINEER

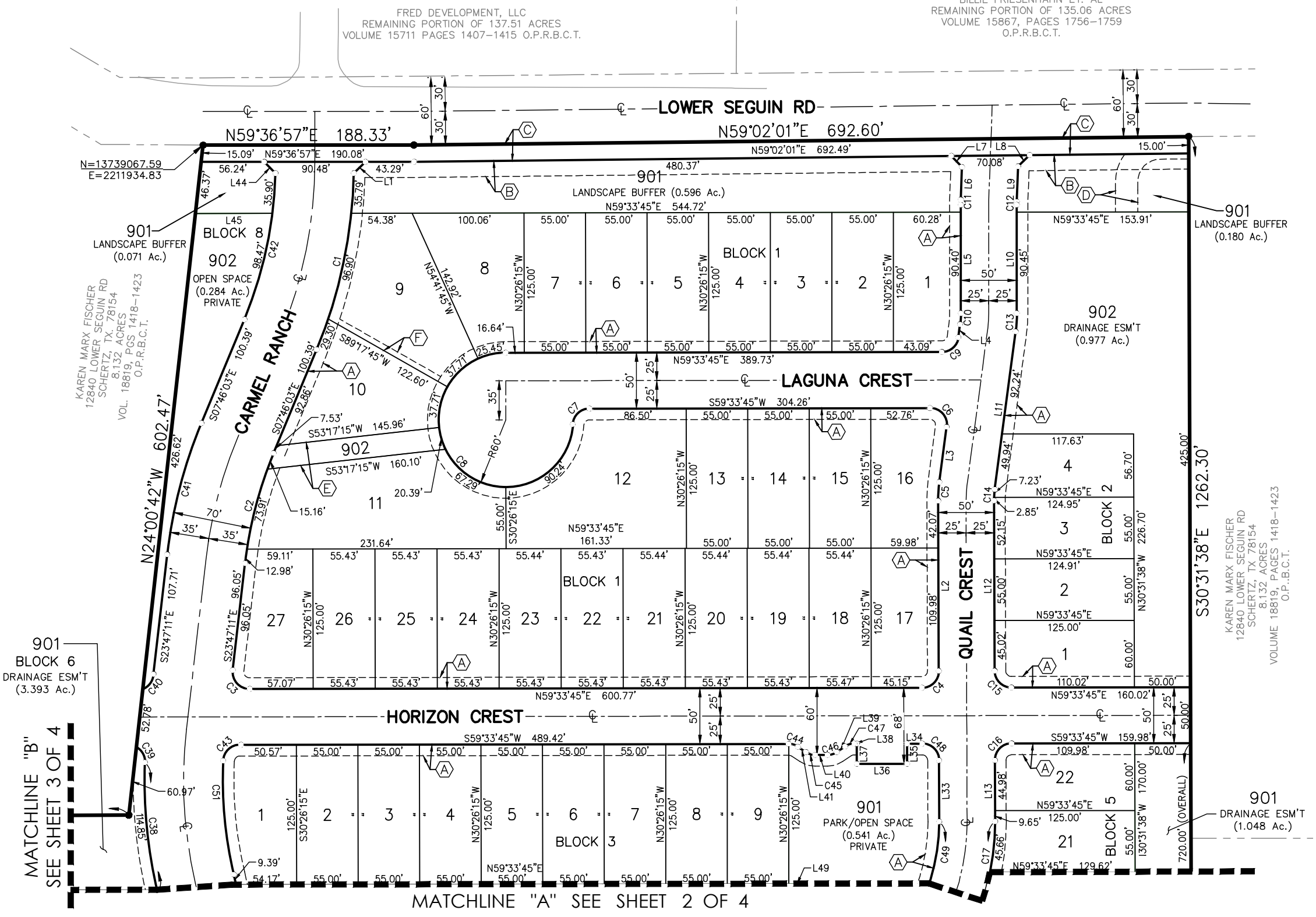
STATE OF TEXAS:
COUNTY OF BEXAR:

THIS PLAT OF CARMEL RANCH SUBDIVISION 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. _____

SECRETARY

CHAIRMAN



MATCHLINE "B" SEE SHEET 3 OF 4

MATCHLINE "A" SEE SHEET 2 OF 4

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

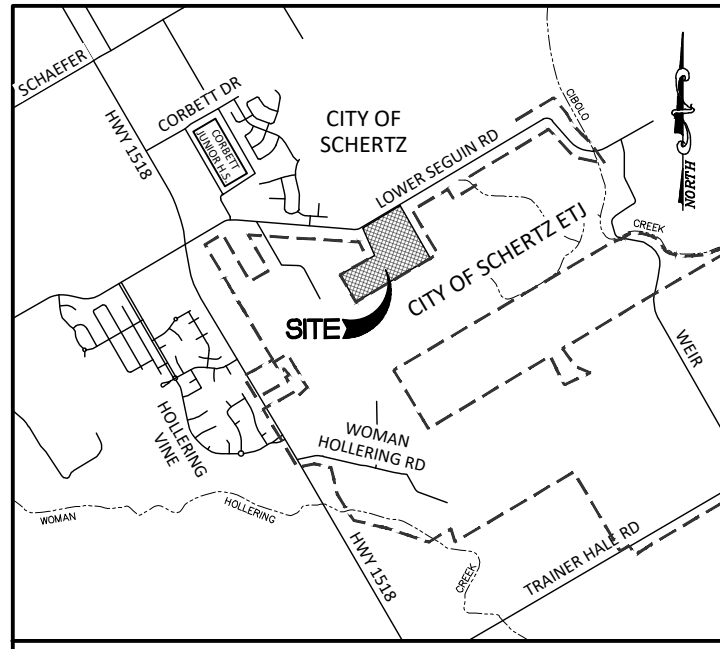
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

127 RESIDENTIAL LOTS

"FINAL"
SUBDIVISION PLAT ESTABLISHING
CARMEL RANCH SUBDIVISION

A 39.624 ACRE (1,726,013.68 SQUARE FEET) TRACT OF LAND SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, BEXAR COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, OUT OF A 20.003 ACRE TRACT AS CONVEYED TO ALFRED L. FLUITT BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN VOLUME 18215, PAGE 2089, AND A 21.58 ACRE TRACT AS CONVEYED TO SUE NELL FLUITT BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN VOLUME 8472, PAGE 1941, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DATE OF PREPARATION: MARCH 23, 2022



LOCATION MAP SCALE = 1:4000

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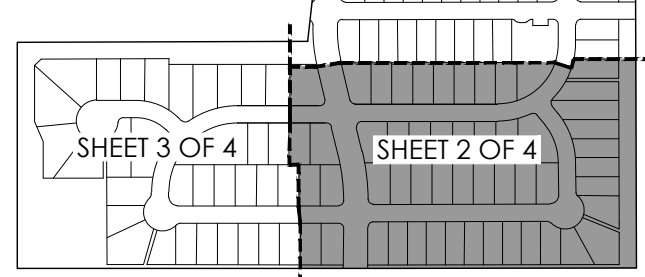
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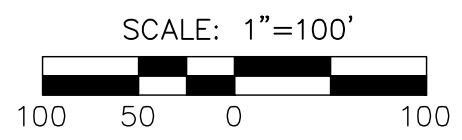
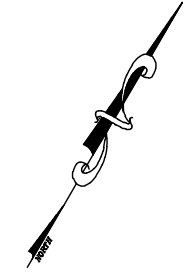
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INDEX MAP
NOT TO SCALE



MTR
Moy Tarin Ramirez Engineers, LLC
Engineers
Surveyors
Planners

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



STATE OF TEXAS
COUNTY OF BEXAR

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2722 W. BITTERS RD, SUITE 200
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STATE OF TEXAS
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
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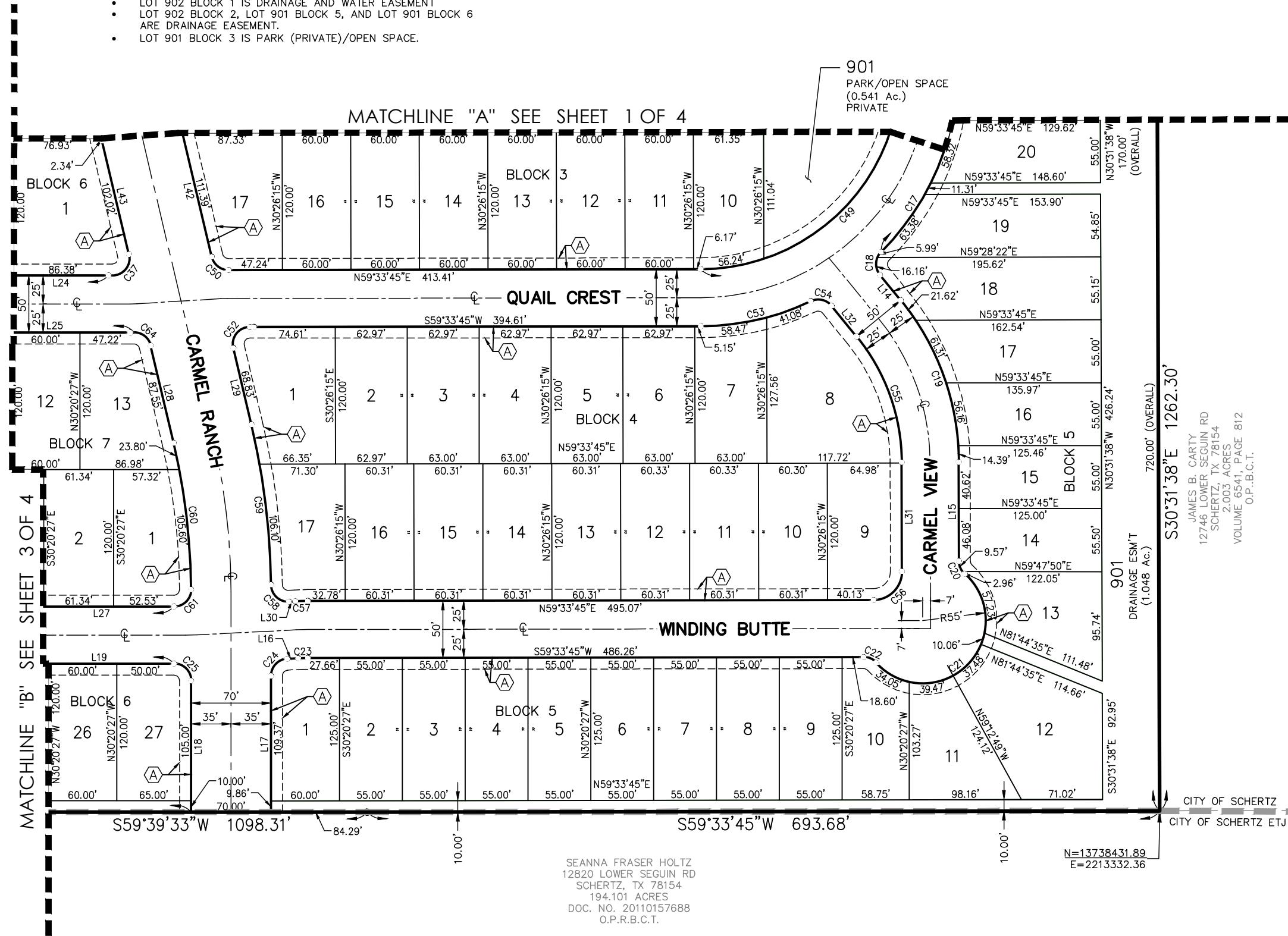
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SECRETARY

CHAIRMAN



SEANNA FRASER HOLTZ
12820 LOWER SEGUIN RD
SCHERTZ, TX 78154
194.101 ACRES
DOC. NO. 20110157688
O.P.R.B.C.T.

N=13738431.89
E=2213332.36

127 RESIDENTIAL LOTS

"FINAL"
SUBDIVISION PLAT ESTABLISHING

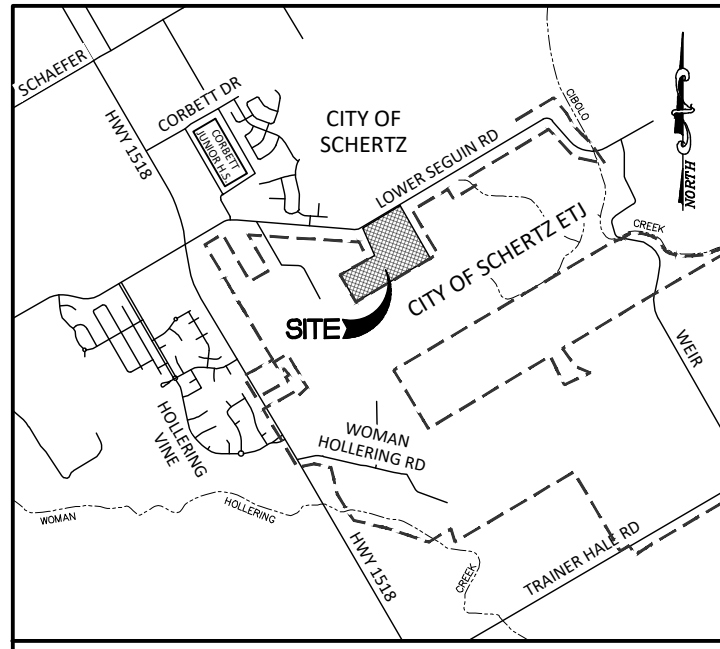
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NOTE:
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DATE OF PREPARATION: MARCH 23, 2022



LOCATION MAP SCALE = 1:4000

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- ALL THE LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREETS.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0455 G DATED 9-29-10, NO PORTION OF CARMEL RANCH SUBDIVISION IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE A (100-YEAR FLOODPLAIN).
- THE TOTAL NUMBER OF DETACHED SINGLE-FAMILY RESIDENTIAL LOTS PROPOSED BY THIS FINAL PLAT IS 127. REFER TO THE FOLLOWING TABLE FOR SUMMARY AND TOTAL OF EACH LOT TYPE SHOWN:

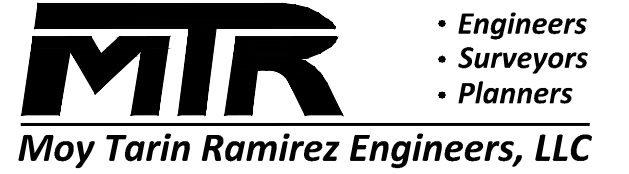
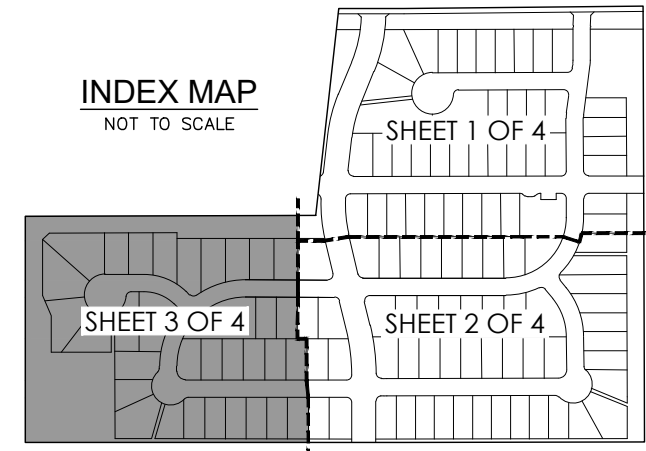
LOT DESIGNATION	LOT WIDTH (MIN.)	NUMBER OF LOTS
SF 55	55	60
SF 60	60	47
SF 70	70	20
TOTAL:		127

- ALL OPEN SPACE, COMMON AREAS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS, SUCCESSORS, AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY. REFER BELOW FOR A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN THIS DEVELOPMENT:
 - LOT 901 BLOCK 1 AND LOT 901 BLOCK 2 ARE LANDSCAPE BUFFER & PEDESTRIAN PATHWAY.
 - LOT 901 BLOCK 8 IS LANDSCAPE BUFFER, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
 - LOT 902 BLOCK 8 IS OPEN SPACE AND E.G.T.CATV. EASEMENT.
 - LOT 902 BLOCK 1 IS DRAINAGE AND WATER EASEMENT
 - LOT 902 BLOCK 2, LOT 901 BLOCK 5, AND LOT 901 BLOCK 6 ARE DRAINAGE EASEMENT.
 - LOT 901 BLOCK 3 IS PARK (PRIVATE)/OPEN SPACE.

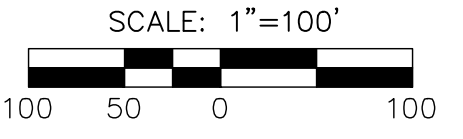
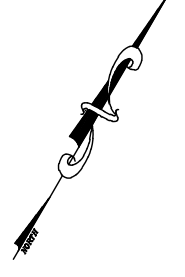
CPS ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

INDEX MAP
NOT TO SCALE



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



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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DEVELOPER/OWNER
MERITAGE HOMES OF TEXAS, L.L.C.
CONTACT: BRIAN OTTO, VP OF LAND ACQ. AND DEV.
2722 W. BITTERS RD, SUITE 200
SAN ANTONIO, TEXAS 78248
PHONE NO.: (210) 402-6045

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO 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 BEXAR

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. _____

CITY ENGINEER

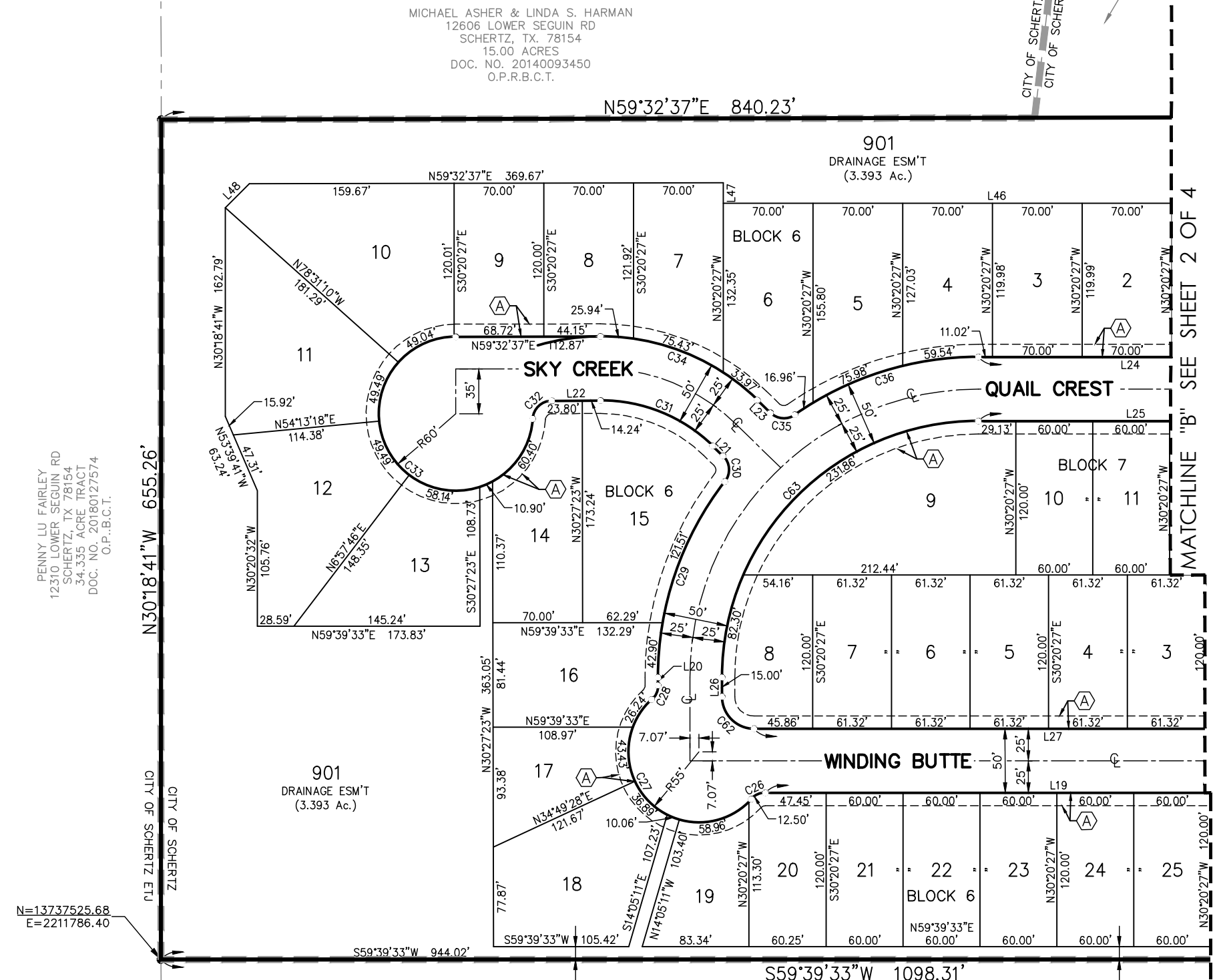
STATE OF TEXAS:
COUNTY OF BEXAR:

THIS PLAT OF CARMEL RANCH SUBDIVISION 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



N=13737525.68
E=2211786.40

MICHAEL ASHER & LINDA S. HARMAN
12606 LOWER SEGUIN RD
SCHERTZ, TX 78154
15.00 ACRES
DOC. NO. 20140093450
O.P.R.B.C.T.

KAREN MARX FISCHER
12840 LOWER SEGUIN RD
SCHERTZ, TX 78154
8.132 ACRES
VOL. 18819, PGS 1418-1423
O.P.R.B.C.T.

SEANNA FRASER HOLTZ
12820 LOWER SEGUIN RD
SCHERTZ, TX 78154
194.101 ACRES
DOC. NO. 20110157688
O.P.R.B.C.T.

127 RESIDENTIAL LOTS

"FINAL"
SUBDIVISION PLAT ESTABLISHING

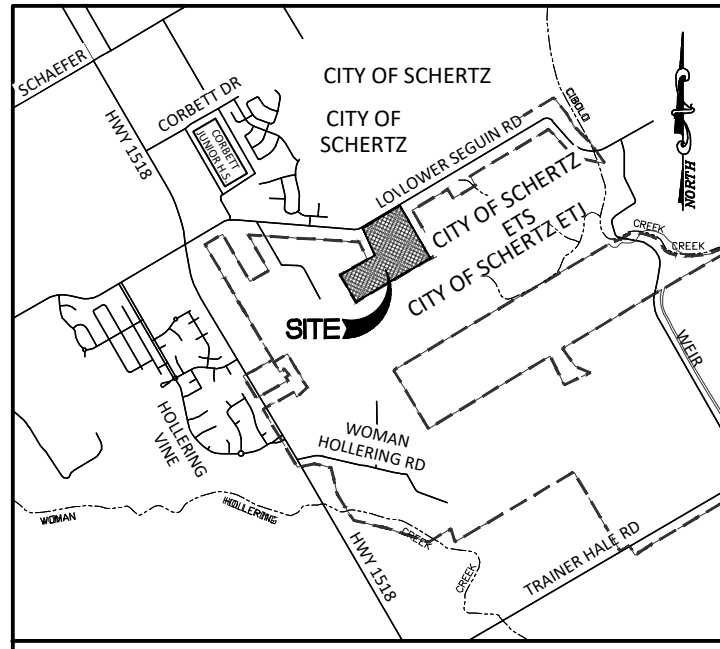
CARMEL RANCH SUBDIVISION

A 39.624 ACRE (1,726,013.68 SQUARE FEET) TRACT OF LAND SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, BEXAR COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, OUT OF A 20.003 ACRE TRACT AS CONVEYED TO ALFRED L. FLUITT BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN VOLUME 18218, PAGE 2089, AND A 21.58 ACRE TRACT AS CONVEYED TO SUE NELL FLUITT BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN VOLUME 8472, PAGE 1941, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

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

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

DATE OF PREPARATION: MARCH 23, 2022



LOCATION MAP

SCALE = 1:4000

LEGEND

- Ac. ACRES
- E.G.T.CATV. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- R.O.W. RIGHT OF WAY
- R RADIUS
- ☐ CENTERLINE
- ◌ EASEMENT
- IRON PIN SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG(S) PAGE(S)
- .. REPEATED BEARING AND/OR DISTANCE
- DOC DOCUMENT

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
- (B) 14' E.G.T.CATV. EASEMENT
- (C) 15' R.O.W. DEDICATION
- (D) VARIABLE WIDTH DRAINAGE EASEMENT (0.027 Ac.)
- (E) 20' DRAINAGE & WATER EASEMENT
- (F) 5' ELECTRICAL EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

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

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
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

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 AND ZONING COMMISSION.

PAUL LANDA, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 100182
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

GENERAL NOTES:

- 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
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- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LINE TABLE

LINE	LENGTH	BEARING
L1	14.56'	S14°55'10"W
L2	152.05'	N30°31'38"W
L3	49.63'	N22°49'44"W
L4	11.84'	S22°49'44"E
L5	97.00'	N30°22'39"W
L6	29.25'	N28°16'16"W
L7	13.82'	N74°37'08"W
L8	14.49'	S15°22'52"W
L9	31.60'	S28°16'16"E
L10	97.00'	S30°22'39"E
L11	142.18'	S22°49'44"E
L12	152.17'	S30°31'38"E
L13	54.62'	S30°31'38"E
L14	28.67'	S69°36'34"E
L15	86.70'	S30°31'38"E
L16	9.60'	S56°46'39"W
L17	119.23'	S30°20'27"E
L18	115.00'	N30°20'27"W
L19	457.45'	S59°39'33"W
L20	6.12'	S30°20'27"E
L21	11.25'	N76°08'52"W
L22	38.04'	S59°32'37"W
L23	14.29'	S76°08'52"E
L24	237.40'	N59°39'33"E
L25	256.35'	S59°39'33"W
L26	15.00'	S30°20'27"E
L27	466.32'	N59°39'33"E

LINE TABLE

LINE	LENGTH	BEARING
L28	87.55'	N43°39'50"W
L29	68.83'	S43°39'50"E
L30	5.57'	S56°46'39"W
L31	94.96'	N30°31'38"W
L32	34.54'	N69°36'34"W
L33	54.70'	N30°33'14"W
L34	13.34'	S59°39'33"W
L35	17.98'	S30°20'27"E
L36	45.00'	S59°39'33"W
L37	18.00'	N30°20'27"W
L38	2.27'	S59°39'33"W
L39	8.94'	S25°58'09"W
L40	10.92'	S59°39'33"W
L41	8.54'	N86°39'03"W
L42	120.77'	S43°39'50"E
L43	102.02'	N43°39'50"W
L44	14.39'	N75°01'20"W
L45	68.78'	S59°33'45"W
L46	70.00'	S59°39'02"W
L47	16.20'	N30°20'27"W
L48	26.53'	N14°36'58"E
L49	14.61'	S59°33'45"W

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C27	55.00'	185°29'26"	1147.03'	178.06'	109.87'	N75°20'27"W
C28	14.60'	49°07'48"	6.67'	12.52'	12.14'	N06°28'05"W
C29	250.00'	37°40'47"	85.30'	164.41'	161.46'	N11°30'03"W
C30	15.00'	83°29'12"	13.38'	21.86'	19.97'	N34°24'16"W
C31	125.00'	74°18'32"	50.90'	96.67'	84.28'	S81°41'52"W
C32	15.00'	86°10'39"	14.03'	22.56'	20.49'	S16°27'17"W
C33	60.00'	266°10'39"	64.14'	278.74'	87.64'	N73°32'43"W
C34	175.00'	44°18'32"	71.25'	135.33'	131.99'	N81°41'52"E
C35	15.00'	79°08'15"	12.40'	20.72'	19.11'	N64°17'01"E
C36	250.00'	34°56'40"	78.69'	152.47'	150.12'	N42°11'13"E
C37	15.00'	103°19'24"	18.97'	27.05'	23.53'	N07°59'51"E
C38	435.00'	15°26'10"	58.95'	117.19'	116.84'	N35°56'45"W
C39	15.00'	62°04'55"	9.03'	16.25'	15.47'	N59°16'07"W
C40	15.00'	61°42'45"	8.96'	16.16'	15.39'	N07°04'12"E
C41	435.00'	16°01'08"	61.21'	121.62'	121.22'	N15°46'37"W
C42	365.00'	21°05'29"	67.95'	134.36'	133.61'	N18°18'48"W
C43	15.00'	91°08'52"	15.30'	23.86'	21.42'	S17°50'52"W
C44	15.00'	33°47'12"	4.56'	8.85'	8.72'	S76°27'21"W
C45	15.00'	33°41'24"	4.54'	8.82'	8.69'	S76°30'15"W
C46	15.00'	33°41'24"	4.54'	8.82'	8.69'	S42°48'51"W
C47	15.00'	33°41'24"	4.54'	8.82'	8.69'	S42°48'51"W
C48	15.00'	90°00'13"	15.00'	23.56'	21.21'	N75°20'20"W
C49	175.00'	90°05'23"	175.27'	275.16'	247.68'	N14°31'03"E
C50	15.00'	76°46'24"	11.88'	20.10'	18.63'	S82°03'03"E
C51	365.00'	16°04'05"	51.52'	102.36'	102.03'	S35°37'48"E

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C52	15.00'	103°13'36"	18.93'	27.02'	23.52'	S07°56'57"W
C53	225.00'	25°21'08"	50.61'	99.56'	98.75'	S46°53'11"W
C54	15.00'	76°10'49"	11.76'	19.94'	18.51'	S72°18'02"W
C55	175.77'	39°04'55"	62.38'	119.89'	117.58'	N49°58'46"W
C56	25.00'	90°05'23"	25.04'	39.31'	35.38'	N14°31'03"E
C57	212.17'	2°57'11"	5.47'	10.94'	10.93'	N58°10'12"E
C58	14.93'	92°52'54"	15.70'	24.20'	21.64'	S77°03'28"E
C59	635.00'	12°46'16"	71.06'	141.54'	141.25'	S37°16'43"E
C60	565.00'	13°07'17"	64.98'	129.39'	129.11'	N37°06'12"W
C61	14.97'	90°13'00"	15.03'	23.57'	21.21'	N14°39'33"E
C62	25.00'	90°00'00"	25.00'	39.27'	35.36'	S75°20'27"E
C63	200.00'	90°00'11"	200.00'	314.16'	282.84'	S14°39'33"W
C64	15.00'	76°40'36"	11.86'	20.07'	18.61'	N82°00'09"W

127 RESIDENTIAL LOTS

"FINAL"
SUBDIVISION PLAT ESTABLISHING

CARMEL RANCH SUBDIVISION

A 39.624 ACRE (1,726,013.68 SQUARE FEET) TRACT OF LAND SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, BEXAR COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, OUT OF A 20.003 ACRE TRACT AS CONVEYED TO ALFRED L. FLUITT BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN VOLUME 18218, PAGE 2089, AND A 21.58 ACRE TRACT AS CONVEYED TO SUE NELL FLUITT BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN VOLUME 8472, PAGE 1941, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DATE OF PREPARATION: MARCH 23, 2022

CARMEL RANCH SUBDIVISION

K:\Full\Drawings\01124_Subdivision_Final\Plat.dwg 2022/03/24 12:55am dmcroskey