



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
March 22, 2023

HAL BALDWIN MUNICIPAL COMPLEX MUNICIPAL COURTROOM
1400 SCHERTZ PARKWAY BUILDING #1
SCHERTZ, TEXAS 78154

CITY OF SCHERTZ CORE VALUES

Do the right thing

Do the best you can

Treat others the way you want to be treated

Work cooperatively as a team

AGENDA
WEDNESDAY, MARCH 22, 2023 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, March 22, 2023, at the Municipal Courtroom. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

1. CALL TO ORDER

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, March 21, 2023, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.

This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

4. CONSENT AGENDA:

A. Minutes for the March 8th, Regular Meeting.

5. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLPP20230042 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 1A subdivision, approximately 0.47 acres of land generally located approximately 2,500 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.
- B. PLPP20230043 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 2 subdivision, approximately 25 acres of land generally located approximately 2,500 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.
- C. PLPP20230044 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 3 subdivision, approximately 25 acres of land generally located approximately 1,600 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.
- D. PLPP20230045 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 4 subdivision, approximately 19 acres of land generally located approximately 3,000 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.
6. **REQUESTS AND ANNOUNCEMENTS:**
- A. Requests by Commissioners to place items on a future Planning and Zoning Agenda
- B. Announcements by Commissioners
- City and community events attended and to be attended
 - Continuing education events attended and to be attended
- C. Announcements by City Staff.
- City and community events attended and to be attended.
7. **INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION PACKETS- NO DISCUSSION TO OCCUR**
- A. Current Projects and City Council Status Update
8. **ADJOURNMENT OF THE REGULAR MEETING**

CERTIFICATION

I, Samuel Haas, Senior Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 17th day of March 2023 at 2:00 p.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

Samuel Haas

Samuel Haas, Senior Planner

I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on _____ day of _____, 2023. _____ title: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services please call 619-1030 at least 24 hours in advance of meeting.

The Planning and Zoning Commission for the City of Schertz reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

PLANNING AND ZONING COMMISSION MEETING: 03/22/2023
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
SUBJECT: Minutes for the March 8th, Regular Meeting.

Attachments

Planning and Zoning Commission Draft Minutes for the March 8,2023 Regular Meeting

DRAFT

PLANNING AND ZONING MINUTES

March 8, 2023

The Schertz Planning and Zoning Commission convened on March 8, 2023 at 6:00 p.m. at the Municipal Complex, Municipal Court 1400 Schertz Parkway Building #1, Schertz, Texas.

Present: Glen Outlaw, Chairman; Ernie Evans, Vice Chairman; Richard Braud, Commissioner; Gordon Rae, Commissioner; Roderick Hector, Commissioner; Judy Goldick, Commissioner; Tamara Brown, Commissioner; Patrick McMaster, Commissioner

Absent: John Carbon, Commissioner

City: Lesa Wood, Director of Planning & Community Development; Emily Delgado, Planning Staff: Manager; Samuel Haas, Senior Planner; Ameriz Gamez, Planner; Tiffany Danhof, Administrative Assistant

1. CALL TO ORDER

Chairman Mr. Outlaw called the meeting to order at 6:00 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

No one was seated.

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, March 7th so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.

This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

No one spoke.

4. CONSENT AGENDA:

A. Minutes for the February 8, 2023, Regular Meeting.

Motioned by Commissioner Tamara Brown to approve the Consent Agenda,
seconded by Commissioner Gordon Rae

Vote: 7 - 0 Passed

5. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A.** PLPP20230030 - Consider and act upon a request for approval of a preliminary plat of the Ackermann Unit 1 subdivision, approximately 45 acres of land generally located approximately 1,000 feet to the northwest of the Eckhardt Road and Green Valley Road intersection, Parcel ID 63998, City of Schertz, Guadalupe County, Texas.

Mr. Haas provided a presentation.

Motioned by Commissioner Judy Goldick to approve , seconded by Commissioner Gordon Rae

Vote: 7 - 0 Passed

- B.** PLFP20230036 - Consider an act upon a request for approval of a replat of the Verde Enterprise Business Park Unit 10B subdivision, an approximately 6 acre tract of land approximately 650 feet east of the Schertz Parkway & Verde Parkway intersection, Parcel ID:171707, City of Schertz, Guadalupe County, Texas

Mr. Haas provided a presentation.

Motioned by Commissioner Gordon Rae to approve, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

6. REQUESTS AND ANNOUNCEMENTS:

- A.** Requests by Commissioners to place items on a future Planning and Zoning Agenda

There were no requests by Commissioners.

- B.** Announcements by Commissioners

- City and community events attended and to be attended
- Continuing education events attended and to be attended

There were announcements by Commissioners Mr. Braud and Mrs. Goldick.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

There were announcements by City staff.

7. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION PACKETS- NO DISCUSSION TO OCCUR

- A.** Current Projects and City Council Status Update

8. ADJOURNMENT OF THE REGULAR MEETING

Chairman Mr. Outlaw adjourned the regular meeting at 6:16 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 03/22/2023
Agenda Item 5 A

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLPP20230042
SUBJECT: PLPP20230042 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 1A subdivision, approximately 0.47 acres of land generally located approximately 2,500 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Ashton San Antonio Residential, LLC
Applicant: Todd Mills/Moy Tarin Ramirez Engineers, LLC

APPLICATION SUBMITTAL DATE:

Date:	Application Submittal Type:
03/07/23	Preliminary Plat

ITEM SUMMARY:

The applicant is proposing to preliminary plat approximately 0.47 acres of land establishing 1 buildable lot. Lot 1 Block 15. The site is currently zoned Planned Development District (PDD). The proposed development will be a waste water lift station and will adhere to the requirements as dictated by the Unified Development Code and Public Works Design Guide.

GENERAL LOCATION AND SITE DESCRIPTION:

The property is currently undeveloped and is generally located approximately 2,500 feet to the west of the Cibolo Creek along Lower Seguin Road.

ACCESS AND CIRCULATION:

The proposed Saddlebrook Ranch Unit 1A will have access to Lower Seguin Road.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation.

PUBLIC SERVICES:

The proposed Saddlebrook Ranch Unit 1A subdivision will be serviced by City of Schertz for water and sewer, Cibolo Creek Municipal Authority (CCMA) for sewer, CPS, Spectrum, and AT&T.

PUBLIC IMPROVEMENTS:

All public improvements required for this subdivision are required to be installed prior to recording of the final plat per UDC, Section 21.4.15., unless otherwise specified in an approved improvement agreement.

Water: This unit will be serviced by the City of Schertz through a 12inch forcemain.

Sewer: The unit will be provided sewer service by City of Schertz through a 15inch line. It will be treated by CCMA.

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance

with Stormwater regulations. A Stormwater Management Plan has been reviewed and approved by the City Engineer.

Sidewalks: Sidewalks will be constructed along the portions of the subdivision abutting Lower Seguin Road. All sidewalks will be designed to meet the City of Schertz specifications.

Road Improvements: All streets will be developed to City of Schertz specifications. Construction plans for all public improvements will be submitted for review and approval by the Public Works and Engineering Departments prior to the approval of the final plat.

STAFF ANALYSIS AND RECOMMENDATION:

The preliminary plat is consistent with the applicable requirements, ordinances, and regulations for this property. It has been reviewed with no objections by the Engineering, Public Works, Fire, and Planning Departments. Therefore, staff recommends approval of the preliminary plat as proposed.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

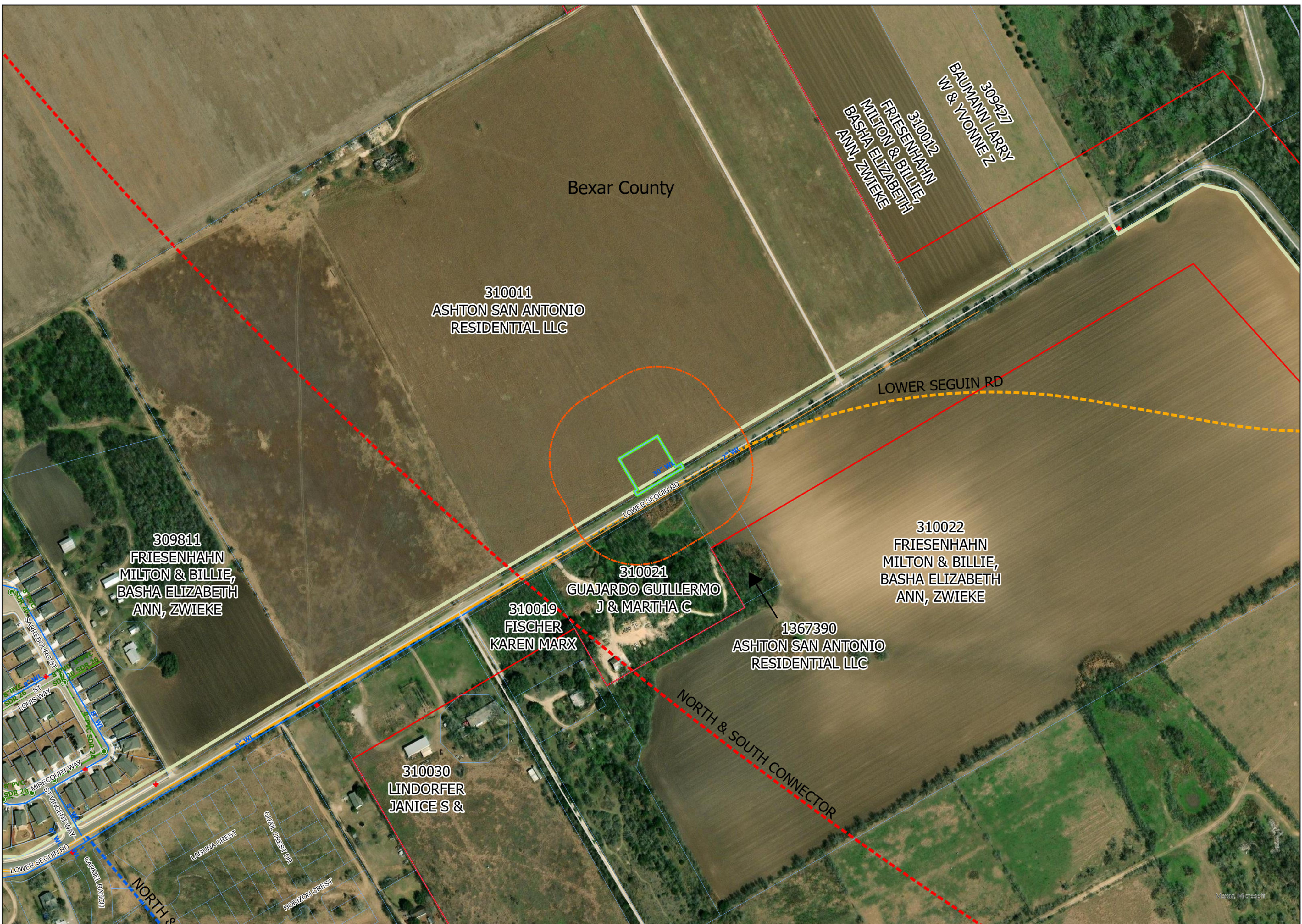
* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

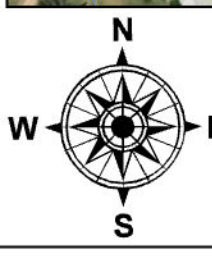
COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is the final approval authority of the proposed preliminary plat. In considering final action on a preliminary plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

Attachments

Aerial Exhibit
Plat Exhibit








SCHUERTZ


COMMUNITY • SERVICE • OPPORTUNITY


Saddlebrook Ranch U1A
(PLPP20230042)


 Highways


 Major Roads


 Minor Roads


 Freeway


 Principal Arterial


 Planned Principal Arterial


 Secondary Arterial


 Planned Secondary Arterial


 Secondary Rural Arterial


 Planned Secondary Rural Arterial


 Residential Collector


 Planned Residential Collector


 Planned Commercial Collector B


 Commercial Collector A


 Planned Commercial Collector A


 1"


 2"


 3"


 4"


 6"


 8"


 10"


 12"


 16"


 18"


 20"


 24"


 30"


 36"


 Unknown


 Schertz Gravity


 Schertz Pressure


 Neighboring Gravity


 Private Pressure


 Hydrant


 Manholes


 CCMA Lift Station


 Private Lift Station


 Schertz Lift Station


 CCMA Treatment Plant

 200' Buffer

 Project Boundary

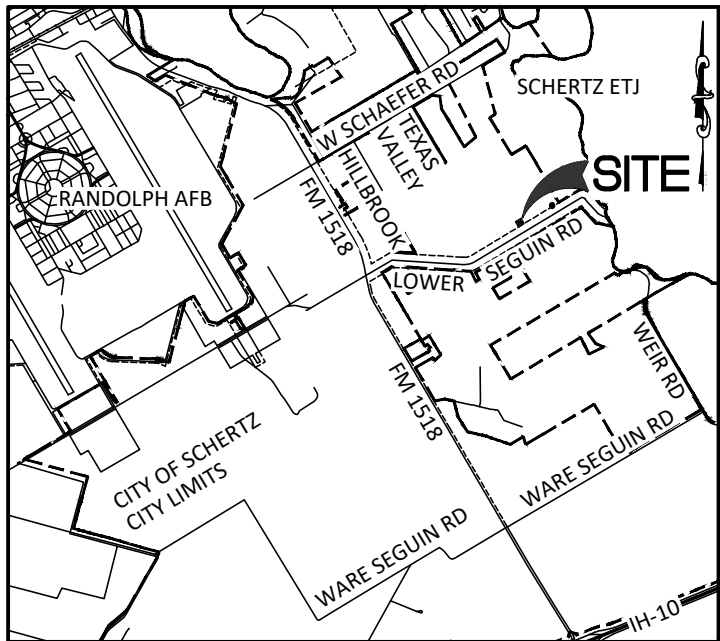
 County Boundaries

 Schertz Municipal Boundary

 ETD

1 inch equals 200 feet

0 75 150 300 450 Feet



LOCATION MAP

NOT TO SCALE

LEGEND

---	609---	EXISTING CONTOUR
---	608---	PROPOSED CONTOUR
Ac.	ACRES	
ESM.T.	EASEMENT	
●	IRON PIN SET	
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS	
VOL.	BEXAR COUNTY TEXAS	
PG(S)	PG(S)	
I.P. FOUND	IRON PIN FOUND	
DOC	DOCUMENT	
---	8"SS---	PROPOSED SEWER LINE
---	12"FM---	PROPOSED FORCEMAIN
---	E2"W---	EXISTING WATER LINE

KEYNOTES

- (A) 20' SANITARY SEWER EASEMENT
- (B) VARIABLE WIDTH DRAINAGE & SANITARY SEWER EASEMENT
- (C) 15' STREET DEDICATION (0.061 Ac.)
- (D) 6' SANITARY SEWER EASEMENT
- 1 BEXAR COUNTY FLOOD CONTROL DIVISION
2.321 ACRE TRACT CB 5054 P-38K(1.0328),
P-58A(1.27) & P-85A(0.182) ABS 464
- 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.

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: 1
- 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.

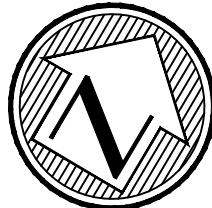
CPS ENERGY NOTE:

- 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:

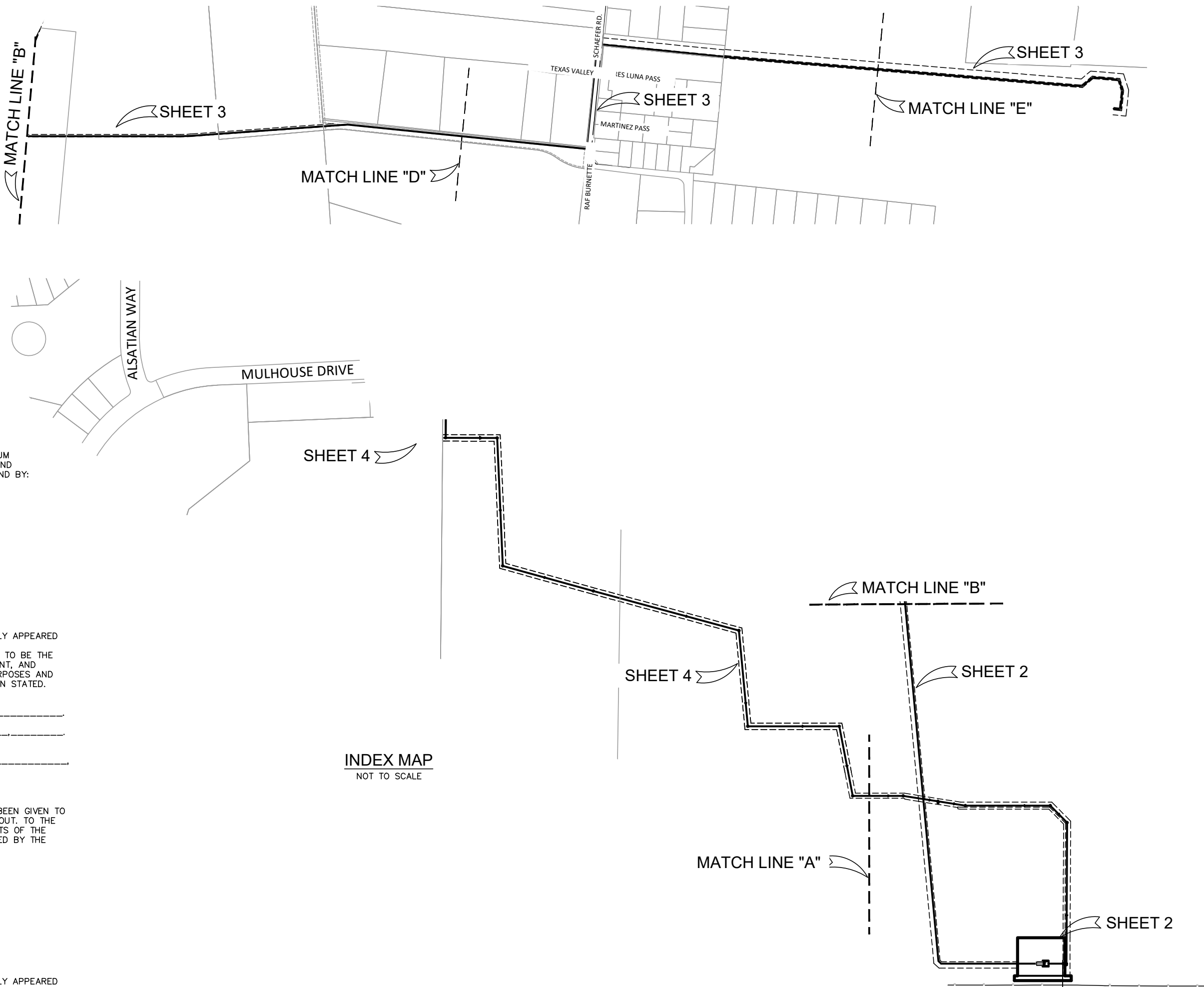
THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

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 1 BLOCK 15 IS THE PROPOSED LIFT STATION.



• 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

1 COMMERCIAL LOT

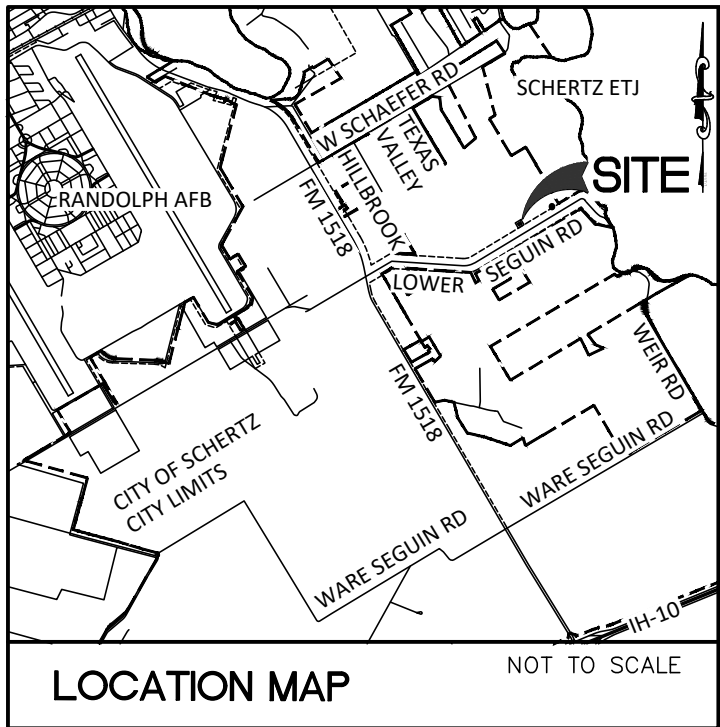
"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

SADDLEBROOK RANCH UNIT 1A

BEING A 0.466 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.

DATE OF PREPARATION: March 15, 2023

SHEET 1 OF 4



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

STEPHANIE L. JAMES

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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.

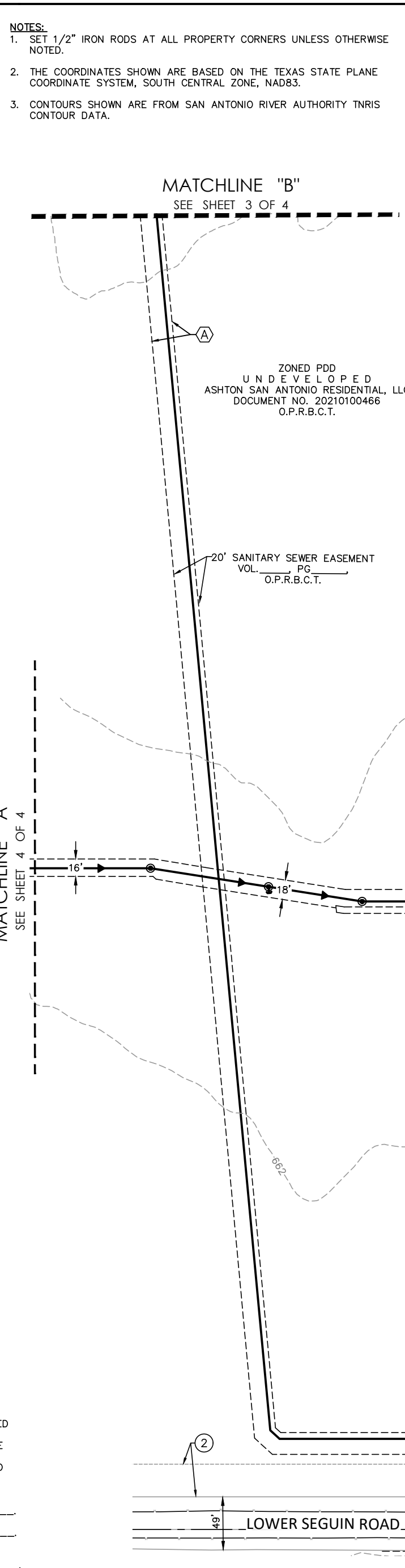
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____

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
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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

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 1 BLOCK 15 IS THE PROPOSED LIFT STATION.

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N30°38'51"W
L2	10.00'	N59°21'09"E
L3	20.00'	N59°21'09"E
L4	15.00'	S30°38'51"E

OWNER/ DEVELOPER:
BLAKE HARRINGTON
ASHTON WOODS - SAN ANTONIO DIVISION
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 1A _____ 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, _____ COUNTY CLERK OF GUADALUPE, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF ____ A.D. 20 ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF ____ A.D. 20 ____ AT ____ M. IN THE RECORDS OF ____ OF SAID COUNTY, IN BOOK VOL. ON PG. ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ____ A.D. 20 ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



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

1 COMMERCIAL LOT

"PRELIMINARY"

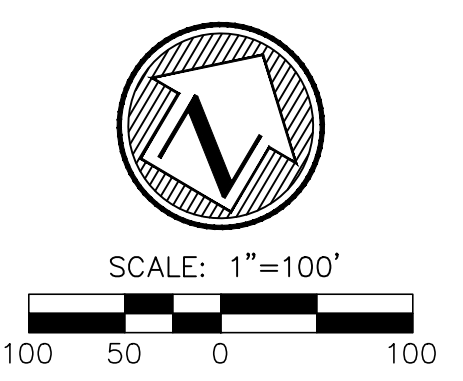
SUBDIVISION PLAT ESTABLISHING

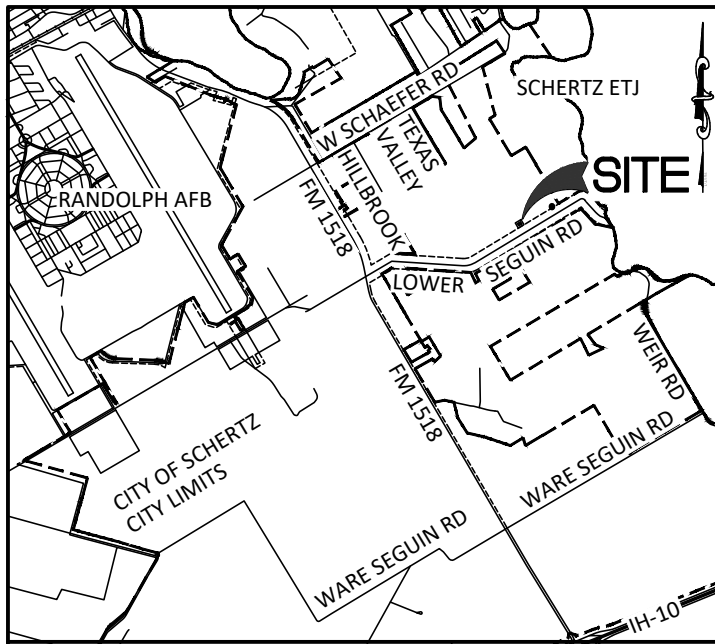
SADDLEBROOK RANCH
UNIT 1A

BEING A 0.466 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 8, 2023

SHEET 2 OF 4





LOCATION MAP

NOT TO SCALE

LEGEND

---	609	EXISTING CONTOUR
---	608	PROPOSED CONTOUR
Ac.		ACRES
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
DOC		DOCUMENT
8"SS		PROPOSED SEWER LINE
12"FM		PROPOSED FORCEMAIN
E2"W		EXISTING WATER LINE

KEYNOTES

- 20' SANITARY SEWER EASEMENT
 - VARIABLE WIDTH DRAINAGE & SANITARY SEWER EASEMENT
 - 15' STREET DEDICATION (0.061 Ac.)
 - 6' SANITARY SEWER EASEMENT
- BEXAR COUNTY FLOOD CONTROL DIVISION
2.321 ACRE TRACT CB 5054 P-38K(1.0328),
P-58A(1.27) & P-83A(0.182) ABS 464
 - 30' WIDE PERMANENT WATER TRANSMISSION
LINE EASEMENT VOL. 9899, PG. 482, O.P.R.B.C.T.
 - ADCOCK ERVIN D JR 0.370 ACRE TRACT
WARRANTY DEED VOL. 14989, PG. 1103
20110095929 O.P.R.B.C.T.
 - 20' SANITARY SEWER EASEMENT
VOL. 13733, PG. 223 & VOL. 13756, PG. 1238
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
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

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: 1
- 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.

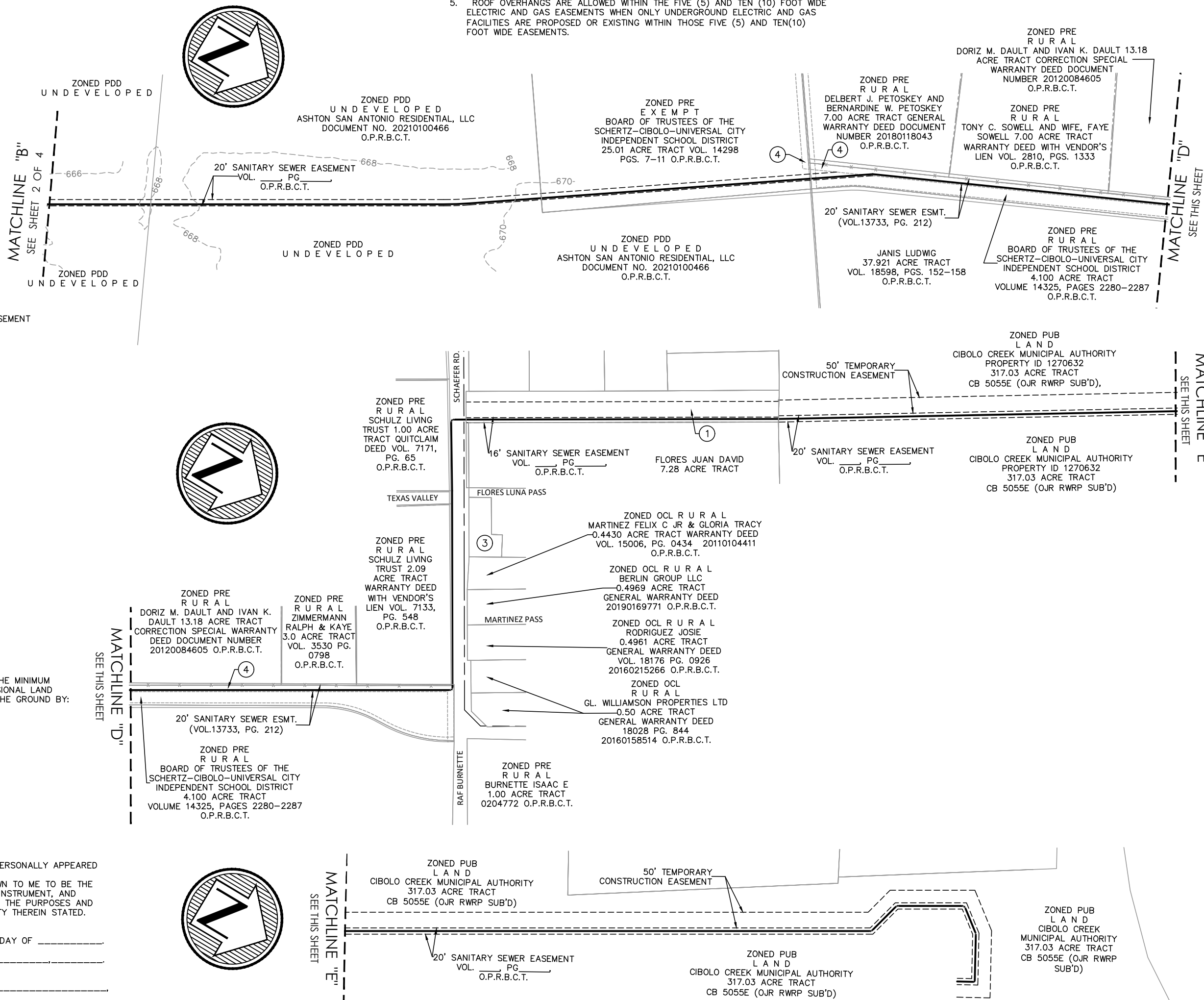
CCMA NOTE:

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 1 BLOCK 15 IS THE PROPOSED LIFT STATION.



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

OWNER/ DEVELOPER:
BLAKE HARRINGTON
ASHTON WOODS - SAN ANTONIO DIVISION
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 UTILITY 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 1A
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, _____, COUNTY CLERK OF GUADALUPE, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
DAY OF ____ A.D. 20 ____ AT ____ M. AND DULY RECORDED
THE ____ DAY OF ____ A.D. 20 ____ AT ____ M. IN
THE RECORDS OF ____ AND ____ OF SAID COUNTY, IN BOOK VOL.
ON PG. ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL
OF OFFICE, THIS ____ DAY OF ____ A.D. 20 ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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

1 COMMERCIAL LOT

"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

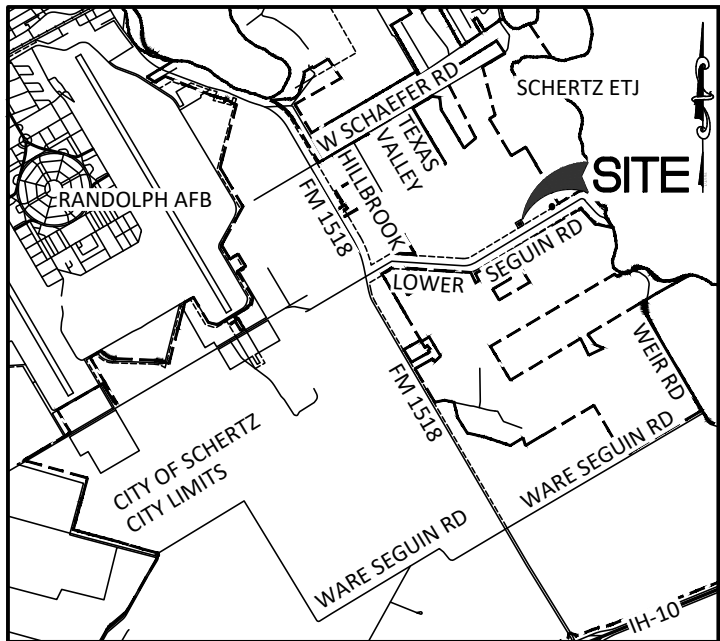
**SADDLEBROOK RANCH
UNIT 1A**

BEING A 0.466 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 8, 2023

SHEET 3 OF 4

SCALE: 1"=300'
300 150 0 300



LOCATION MAP

NOT TO SCALE

LEGEND

---	609---	EXISTING CONTOUR
---	608---	PROPOSED CONTOUR
---	Ac.	ACRES
---	EASMT.	EASEMENT
---	●	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS	
VOL	BEXAR COUNTY TEXAS	
PG(S)	VOL.	
PG(S)	PG(S)	
I.P. FOUND	IRON PIN FOUND	
DOC	DOCUMENT	
6"SS	PROPOSED SEWER LINE	
12"FM	PROPOSED FORCEMAIN	
E2"W	EXISTING WATER LINE	

KEYNOTES

- (A) 20' SANITARY SEWER EASEMENT
- (B) VARIABLE WIDTH DRAINAGE & SANITARY SEWER EASEMENT
- (C) 15' STREET DEDICATION (0.061 Ac.)
- (D) 6' SANITARY SEWER EASEMENT
- 1 BEXAR COUNTY FLOOD CONTROL DIVISION
2.321 ACRE TRACT CB 5054 P-38K(1.0328),
P-58A(1.27) & P-83A(0.182) ABS 464
- 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.

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

STEPHANIE L. JAMES

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

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

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
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OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH
SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- TOTAL NUMBER OF BUILDABLE LOTS: 1
- 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:

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COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNRS
CONTOUR DATA.

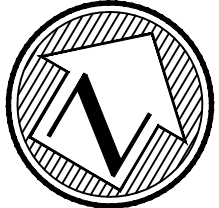
CPS ENERGY NOTE:

- 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,
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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
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STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT
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EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS
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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.

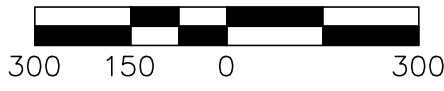
CCMA NOTE:

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

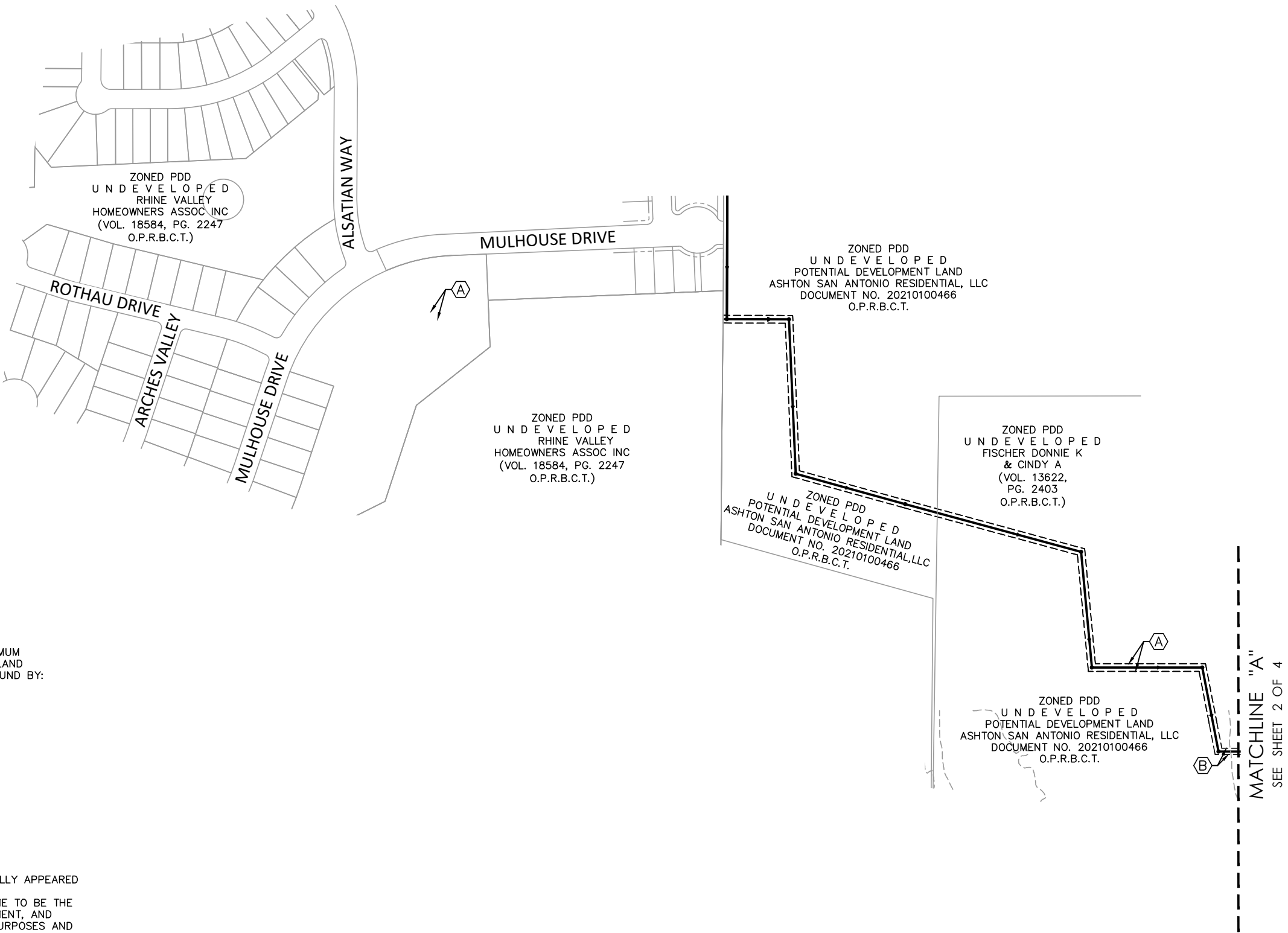


SCALE: 1"=300'



ALL OPEN SPACE, COMMON AREAS, DRAINAGE EASEMENTS OR OTHER
AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF
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SUCCESSOR OR ASSIGN APPROVED BY THE CITY. REFER BELOW FOR
A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN
THIS DEVELOPMENT:

- LOT 1 BLOCK 15 IS THE PROPOSED LIFT STATION.



OWNER/ DEVELOPER:

BLAKE HARRINGTON
ASHTON WOODS -- SAN ANTONIO DIVISION
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 1A
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, _____, COUNTY CLERK OF GUADALUPE, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
DAY OF ____ A.D. 20 ____ AT ____ M. AND DULY RECORDED
THE ____ DAY OF ____ A.D. 20 ____ AT ____ M. IN
THE RECORDS OF ____ AND ____ OF SAID COUNTY, IN BOOK VOL.
ON PG. ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL
OF OFFICE, THIS ____ DAY OF ____ A.D. 20 ____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



- 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

1 COMMERCIAL LOT

"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

SADDLEBROOK RANCH UNIT 1A

BEING A 0.466 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 8, 2023

SHEET 4 OF 4

PLANNING AND ZONING COMMISSION MEETING: 03/22/2023
Agenda Item 5 B

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLPP20230043
SUBJECT: PLPP20230043 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 2 subdivision, approximately 25 acres of land generally located approximately 2,500 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Ashton San Antonio Residential, LLC
 Applicant: Todd Mills/Moy Tarin Ramirez Engineers, LLC

APPLICATION SUBMITTAL DATE:

Date: 03/07/2023 Application Submittal Type: Preliminary Plat

ITEM SUMMARY:

The applicant is proposing to preliminary plat approximately 25 acres of land establishing 68 buildable lots. The site is currently zoned Planned Development District (PDD). The proposed development will adhere to the design requirements as dictated by the Unified Development Code and the Saddlebrook Ranch PDD.

Saddlebrook Ranch Single-Family Residential Design Standards							
Code	Area (sf)	Width	Depth	Front Setback	Side Setback	Rear Setback	Imp. Coverage
SF 55	6,875	55	125	30	10	15	65% (1 st.) 50% (2 st.)
SF 60	7,080	60	118	25	10	15	65% (1 st.) 50% (2 st.)
SF 70	8,260	70	118	25	10	15	65% (1 st.) 50% (2 st.)

GENERAL LOCATION AND SITE DESCRIPTION:

The property is currently undeveloped and is generally located approximately 2,500 feet to the west of the Cibolo Creek along Lower Seguin Road.

ACCESS AND CIRCULATION:

The proposed Saddlebrook Ranch Unit 2 will have two points of access. The first will be from the proposed Spur Hollow which will enter the Unit from the proposed Redbud Canyon. The second will be from the proposed Mulhouse Drive.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation.

PUBLIC SERVICES:

The proposed Saddlebrook Ranch Unit 2 subdivision will be serviced by City of Schertz for water and sewer, Cibolo Creek Municipal Authority (CCMA) for sewer, CPS, Spectrum, and AT&T.

PUBLIC IMPROVEMENTS:

All public improvements required for this subdivision are required to be installed prior to recording of the final plat per UDC, Section 21.4.15., unless otherwise specified in an approved improvement agreement.

Water: This unit will be serviced by the City of Schertz through an 8inch water line that will stub for future development.

Sewer: The unit will be provided sewer service by City of Schertz through a 15inch and an 8inch line. It will be treated by CCMA.

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with Stormwater regulations. A Stormwater Management Plan has been reviewed and approved by the City Engineer.

Sidewalks: Sidewalks will be constructed along both sides of the street throughout the subdivision. All sidewalks will be designed to meet the City of Schertz specifications.

Road Improvements: All streets will be developed to City of Schertz specifications. Construction plans for all public improvements will be submitted for review and approval by the Public Works and Engineering Departments prior to the approval of the final plat.

STAFF ANALYSIS AND RECOMMENDATION:

The preliminary plat is consistent with the applicable requirements, ordinances, and regulations for this property. It has been reviewed with no objections by the Engineering, Public Works, Fire, and Planning Departments. Therefore, staff recommends approval of the preliminary plat as proposed.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

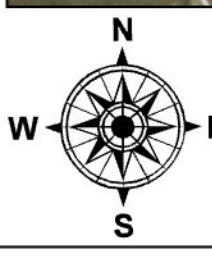
COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is the final approval authority of the proposed preliminary plat. In considering final action on a preliminary plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

Attachments

Aerial Exhibit
Plat Exhibit





W E
S

SCHERTZ

COMMUNITY • SERVICE • OPPORTUNITY

Saddlebrook Ranch U2
(PLPP20230043)

Highways
Major Roads
Minor Roads

Freeway
Principal Arterial
Planned Principal Arterial
Secondary Arterial

Planned Secondary Arterial
Secondary Rural Arterial
Planned Secondary Rural Arterial
Residential Collector

Planned Residential Collector
Planned Commercial Collector B
Commercial Collector A
Planned Commercial Collector A

1"
2"
3"
4"
6"

8"
10"
12"
16"
18"

20"
24"
30"
36"
Unknown

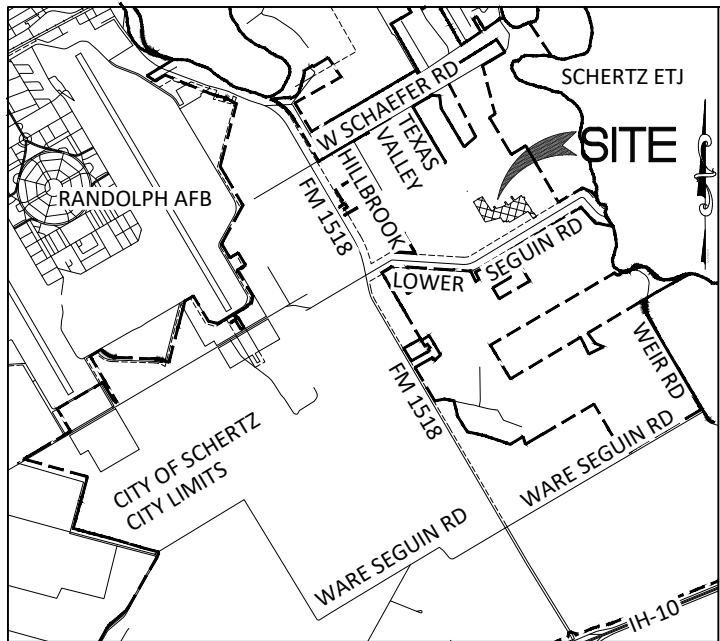
Schertz Gravity
Schertz Pressure
Neighboring Gravity
Private Pressure

Hydrant
Manholes
CCMA Lift Station
Private Lift Station
Schertz Lift Station
CCMA Treatment Plant

Project Boundary
County Boundaries
Schertz Municipal Boundary
ETD

1 inch equals 305 feet

0 112.5 225 450 675 Feet



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
C 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"SS --- PROPOSED SEWER LINE
--- 8"W --- PROPOSED WATER LINE

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
(B) VARIABLE WIDTH E.G.T.V., WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT (BEING RECORDED CONCURRENTLY BY SEPARATE INSTRUMENT, O.P.R.B.C.T.)
(C) 16' DRAINAGE & SANITARY SEWER EASEMENT
(D) 1.0' VEHICULAR NON-ACCESS EASEMENT
(1) 20' SANITARY SEWER EASEMENT VOL. PG. O.P.R.B.C.T.
(2) 16' DRAINAGE & SANITARY SEWER EASEMENT VOL. PG. 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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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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.

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.
4. 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.
5. TOTAL NUMBER OF BUILDABLE LOTS: 68
6. PROPERTY IS ZONED PDD.
7. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBITS ARE FOR ILLUSTRATION PURPOSED 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 TNRIS CONTOUR DATA.

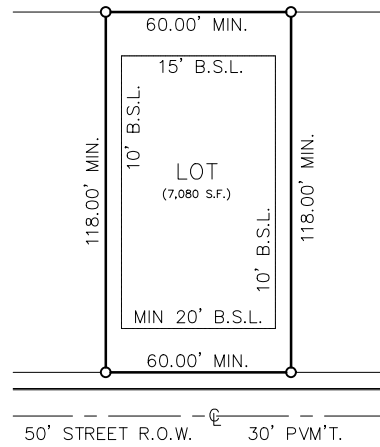
ALL OPEN SPACE, COMMON AREAS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS, SUCCESSORS, AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN APPROVED BY THE CITY. REFER BELOW FOR A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN THIS DEVELOPMENT:

- LOT 901 BLOCK 6 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
- LOT 902 BLOCK 6 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 6 IS UTILITY EASEMENT
- LOT 904 BLOCK 6 IS DRAINAGE AND SANITARY SEWER EASEMENT.
- LOT 905 BLOCK 6 IS SANITARY SEWER EASEMENT AND OPEN SPACE.
- LOT 901 BLOCK 8 IS UTILITY EASEMENT.
- LOT 902 BLOCK 8 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 8 IS UTILITY EASEMENT.
- LOT 901 BLOCK 11 IS OPEN SPACE.
- LOT 903 BLOCK 24 IS DRAINAGE AND E.G.T.CATV EASEMENT

CCMA NOTE:

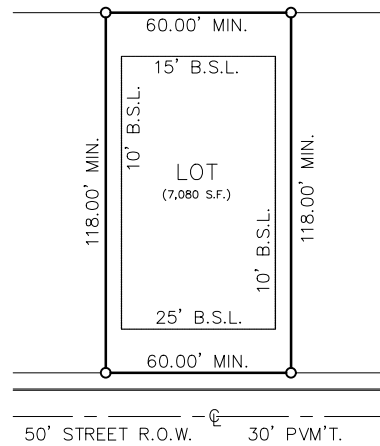
THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



60' X 118'
*IRREGULAR LOT LAYOUT
NOT TO SCALE

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



60' X 118'
TYPICAL LOT LAYOUT
NOT TO SCALE

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, 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

SADDLEBROOK RANCH UNIT 2
THIS PLAT OF _____ 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

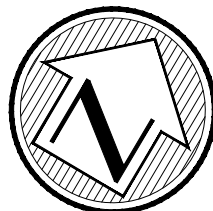
MTR
Moy Tarin Ramirez Engineers, LLC
• Engineers
• Surveyors
• Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
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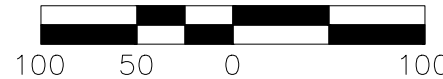
68 RESIDENTIAL LOTS

"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING
SADDLEBROOK RANCH
UNIT 2

BEING A 24.533 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.

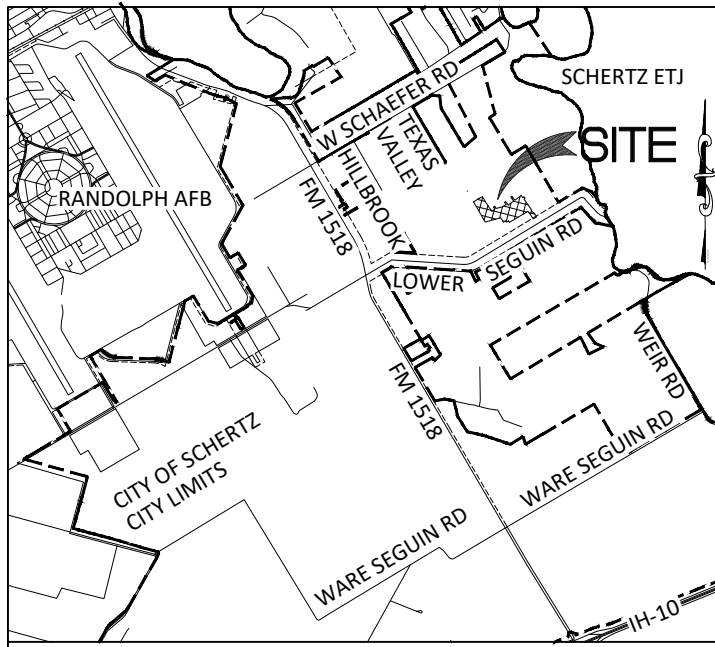


SCALE: 1"=100'



DATE OF PREPARATION: AUGUST 2, 2022

SHEET 1 OF 4



LOCATION MAP

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
CL		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"SS		PROPOSED SEWER LINE
8"W		PROPOSED WATER LINE

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
- (B) VARIABLE WIDTH E.G.T.V., WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT (BEING RECORDED CONCURRENTLY BY SEPARATE INSTRUMENT, O.P.R.B.C.T.)
- (C) 16" DRAINAGE & SANITARY SEWER EASEMENT
- (D) 1.0' VEHICULAR NON-ACCESS EASEMENT
- (1) 20' SANITARY SEWER EASEMENT VOL. PG O.P.R.B.C.T.
- (2) 16" DRAINAGE & SANITARY SEWER EASEMENT VOL. PG O.P.R.B.C.T.

STATE OF TEXAS
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STEPHANIE L. JAMES
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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

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

STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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.

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: 68
- PROPERTY IS ZONED PDD.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBITS 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 TNRIS CONTOUR DATA.

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 6 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV EASEMENT.
- LOT 902 BLOCK 6 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 6 IS UTILITY EASEMENT
- LOT 904 BLOCK 6 IS DRAINAGE AND SANITARY SEWER EASEMENT.
- LOT 905 BLOCK 6 IS SANITARY SEWER EASEMENT AND OPEN SPACE.
- LOT 901 BLOCK 8 IS UTILITY EASEMENT.
- LOT 902 BLOCK 8 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 8 IS UTILITY EASEMENT.
- LOT 901 BLOCK 11 IS OPEN SPACE.
- LOT 903 BLOCK 24 IS DRAINAGE AND E.G.T.CATV EASEMENT

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, 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

SADDLEBROOK RANCH UNIT 2
THIS PLAT OF _____ 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



• 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

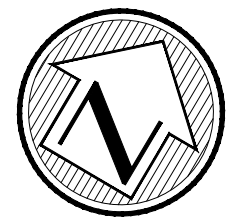
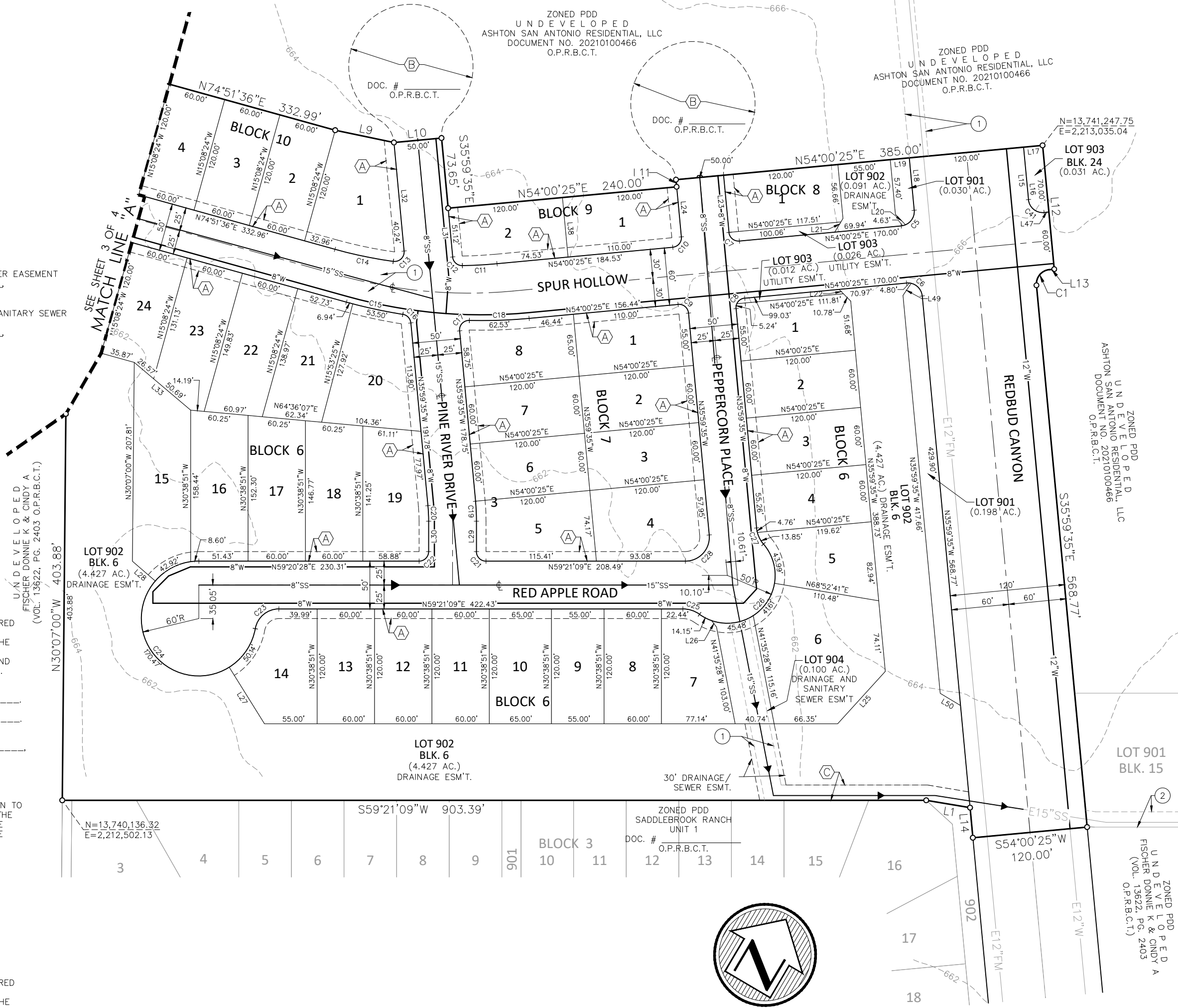
68 RESIDENTIAL LOTS

"PRELIMINARY" SUBDIVISION PLAT ESTABLISHING SADDLEBROOK RANCH UNIT 2

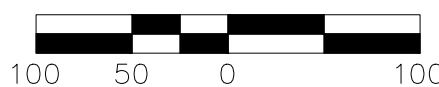
BEING A 24.533 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, C.B. 5059 AND THE WILLIAM BRACKEN SURVEY NO. 74 ABSTRACT NO. 43, C.B. 5056 BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, AND OUT OF A 96.778 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100459 OF THE OFFICAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: AUGUST 2, 2022

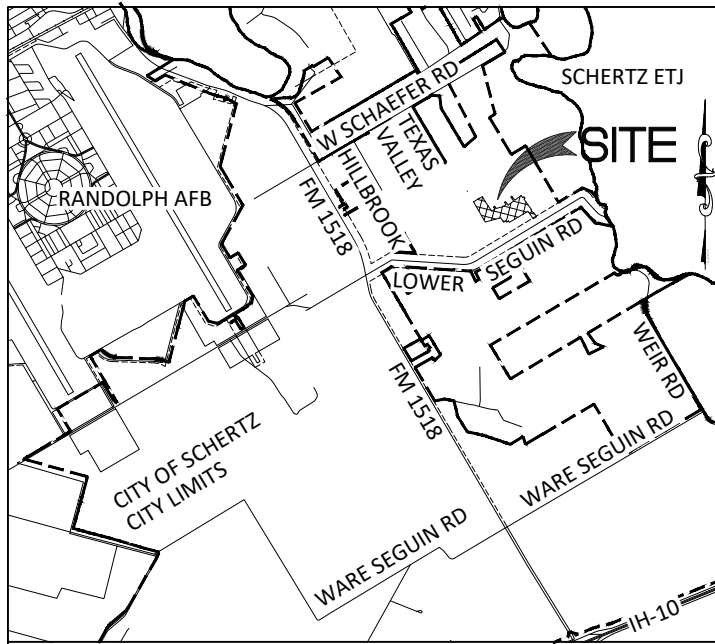
SHEET 2 OF 4



SCALE: 1"=100'



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



LOCATION MAP

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
CL			CENTERLINE
ESM.T.			EASEMENT
●			IRON PIN SET
O.P.R.B.C.T.			OFFICIAL PUBLIC RECORDS BEAR COUNTY TEXAS
VOL			VOLUME
NO.			NUMBER
PG(S)			PAGE(S)
I.P. FOUND			IRON PIN FOUND
"			REPETITIVE BEARING AND/OR DISTANCE
DOC			DOCUMENT
---SS			PROPOSED SEWER LINE
---W			PROPOSED WATER LINE

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
- (B) VARIABLE WIDTH E.G.T.T.V., WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT (BEING RECORDED CONCURRENTLY BY SEPARATE INSTRUMENT, O.P.R.B.C.T.)
- (C) 16' DRAINAGE & SANITARY SEWER EASEMENT
- (D) 1.0' VEHICULAR NON-ACCESS EASEMENT
- ① 20' SANITARY SEWER EASEMENT VOL. PG. O.P.R.B.C.T.
- ② 16' DRAINAGE & SANITARY SEWER EASEMENT VOL. PG. O.P.R.B.C.T.

STATE OF TEXAS
COUNTY OF BEAR

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 BEAR

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,
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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 BEAR

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,
BEAR COUNTY, TEXAS

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.
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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.

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- PROPERTY IS ZONED PDD.
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NOTES:

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- CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNRIS CONTOUR DATA.

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

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- LOT 901 BLOCK 6 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
- LOT 902 BLOCK 6 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 6 IS UTILITY EASEMENT
- LOT 904 BLOCK 6 IS DRAINAGE AND SANITARY SEWER EASEMENT.
- LOT 905 BLOCK 6 IS SANITARY SEWER EASEMENT AND OPEN SPACE.
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- LOT 902 BLOCK 8 IS DRAINAGE EASEMENT.
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- LOT 901 BLOCK 11 IS OPEN SPACE.
- LOT 903 BLOCK 24 IS DRAINAGE AND E.G.T.CATV EASEMENT

STATE OF TEXAS
COUNTY OF BEAR

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 BEAR

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 BEAR 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

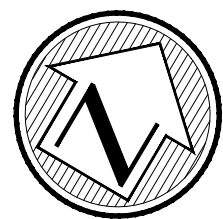
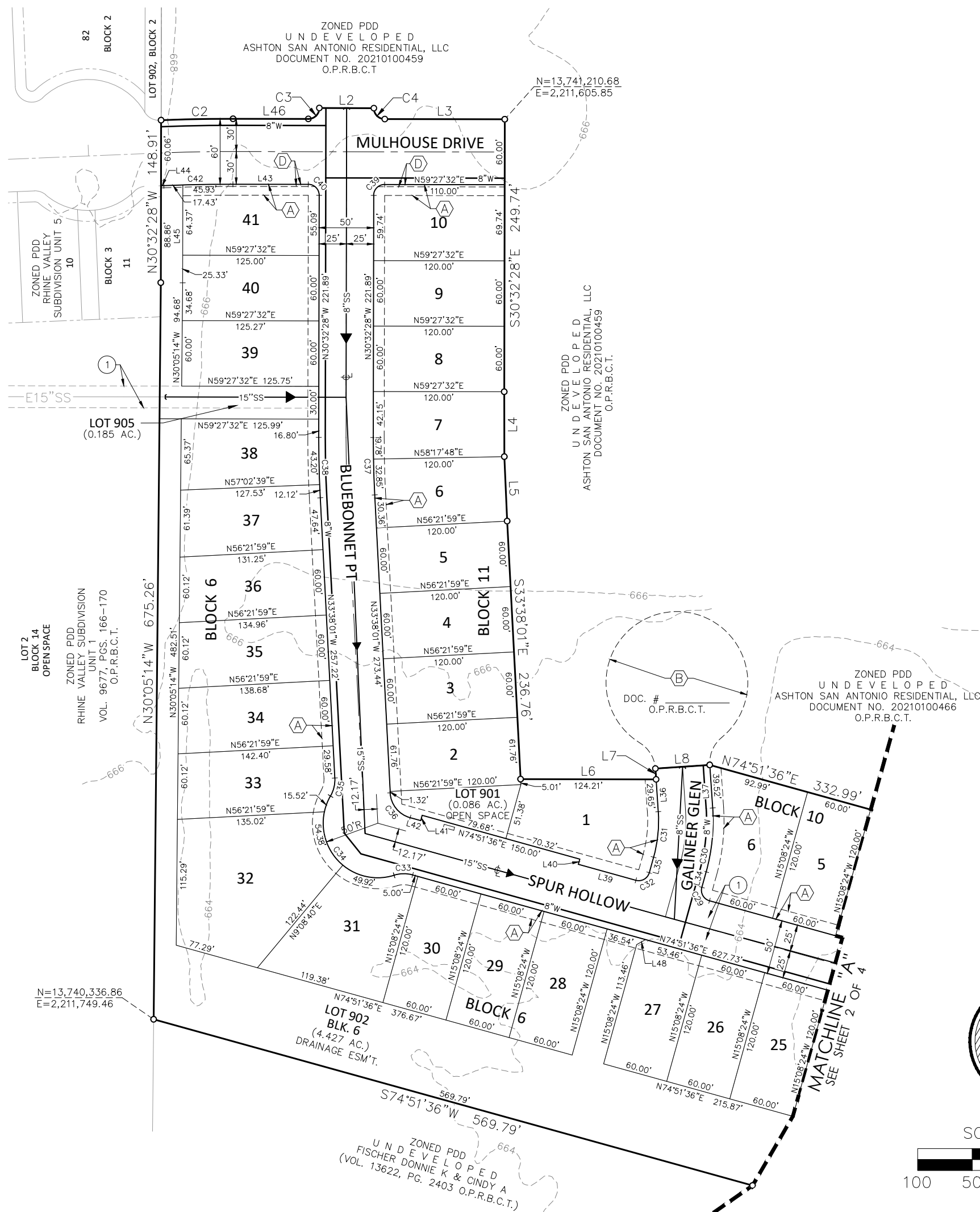
STATE OF TEXAS
COUNTY OF GUADALUPE

SADDLEBROOK RANCH UNIT 2
THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

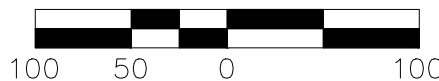
DATED THIS ____ DAY OF _____ A.D., _____

BY _____
CHAIRMAN

BY _____
SECRETARY



SCALE: 1"=100'



NOTE:
SEE SHEET 4 OF 4 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

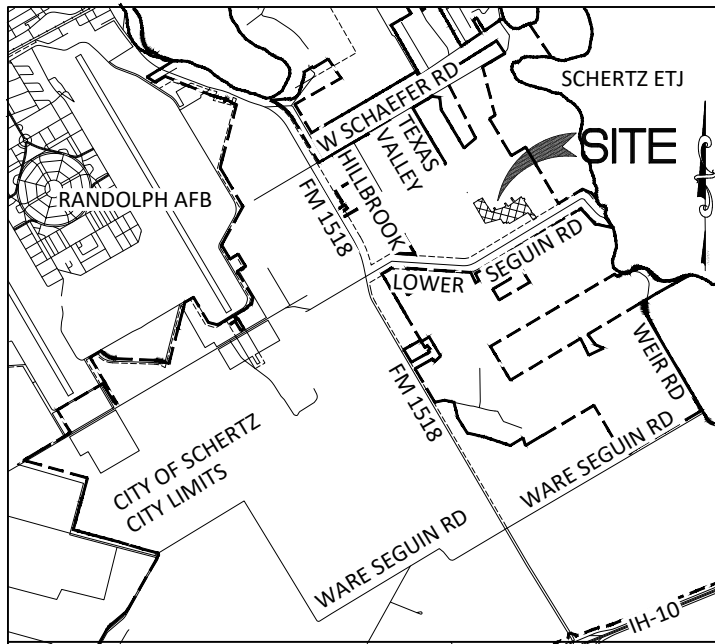
68 RESIDENTIAL LOTS

"PRELIMINARY" SUBDIVISION PLAT ESTABLISHING SADDLEBROOK RANCH UNIT 2

BEING A 24.533 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEAR 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 BEAR COUNTY, TEXAS.

DATE OF PREPARATION: AUGUST 2, 2022

SHEET 3 OF 4



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
—s's—			PROPOSED SEWER LINE
—s'w—			PROPOSED WATER LINE

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
- (B) VARIABLE WIDTH E.G.T.T.V., WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT (BEING RECORDED CONCURRENTLY BY SEPARATE INSTRUMENT, O.P.R.B.C.T.)
- (C) 16' DRAINAGE & SANITARY SEWER EASEMENT
- (D) 1.0' VEHICULAR NON-ACCESS EASEMENT
- ① EXISTING 14' E.G.T.CATV EASEMENT
- ② EXISTING 10' E.G.T.CATV 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
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

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.

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: 68
- PROPERTY IS ZONED PDD.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBITS ARE FOR ILLUSTRATION PURPOSED 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 TNIRIS CONTOUR DATA.

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 6 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV EASEMENT.
- LOT 902 BLOCK 6 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 6 IS UTILITY EASEMENT.
- LOT 904 BLOCK 6 IS DRAINAGE AND SANITARY SEWER EASEMENT.
- LOT 905 BLOCK 6 IS SANITARY SEWER EASEMENT AND OPEN SPACE.
- LOT 901 BLOCK 8 IS UTILITY EASEMENT.
- LOT 902 BLOCK 8 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 8 IS UTILITY EASEMENT.
- LOT 901 BLOCK 11 IS OPEN SPACE.
- LOT 903 BLOCK 24 IS DRAINAGE AND E.G.T.CATV EASEMENT

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, 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

SADDLEBROOK RANCH UNIT 2
THIS PLAT OF _____ 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

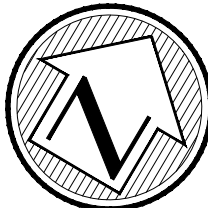
BY _____
SECRETARY

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	15.00'	90°00'00"	15.00'	23.56'	21.21'	S09°00'25"W
C2	1530.00'	2°28'10"	32.98'	65.95'	65.94'	N58°13'27"E
C3	10.00'	90°00'00"	10.00'	15.71'	14.14'	N14°27'32"E
C4	10.00'	90°00'00"	10.00'	15.71'	14.14'	S75°32'28"E
C5	15.00'	90°00'00"	15.00'	23.56'	21.21'	N09°00'25"E
C6	15.00'	90°00'00"	15.00'	23.56'	21.21'	N80°59'35"W
C7	10.00'	90°00'00"	10.00'	15.71'	14.14'	S80°59'35"E
C8	10.00'	90°00'00"	10.00'	15.71'	14.14'	S09°00'25"W
C9	10.00'	90°00'00"	10.00'	15.71'	14.14'	N80°59'35"W
C10	10.00'	90°00'00"	10.00'	15.71'	14.14'	N09°00'25"E
C11	470.00'	4°25'18"	18.15'	36.27'	36.26'	N56°13'04"E
C12	10.00'	85°34'42"	9.26'	14.94'	13.59'	S78°46'56"E
C13	10.00'	103°15'15"	12.63'	18.02'	15.68'	N15°38'02"E
C14	470.00'	7°35'56"	31.21'	62.33'	62.29'	N71°03'38"E
C15	530.00'	6°32'01"	30.25'	60.44'	60.40'	N71°35'35"E
C16	10.00'	75°40'50"	7.77'	13.21'	12.27'	N73°50'00"W
C17	10.00'	96°45'33"	11.26'	16.89'	14.95'	S12°23'11"W
C18	530.00'	6°45'33"	31.30'	62.53'	62.49'	N57°23'11"E
C19	225.00'	5°20'44"	10.50'	20.99'	20.98'	N33°19'13"W
C20	175.00'	5°20'44"	8.17'	16.33'	16.32'	N33°19'13"W
C21	10.00'	90°00'00"	10.00'	15.71'	14.14'	S75°38'51"E

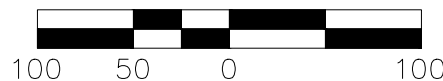
CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C22	10.00'	89°59'19"	10.00'	15.71'	14.14'	N14°20'48"E
C23	25.00'	79°52'03"	20.93'	34.85'	32.10'	S19°25'07"W
C24	60.00'	259°52'03"	71.67'	272.13'	92.01'	S70°34'53"E
C25	30.00'	35°32'08"	9.61'	18.61'	18.31'	S77°07'13"W
C26	50.00'	166°25'00"	419.83'	145.23'	99.30'	N11°40'47"E
C27	30.00'	35°32'08"	9.61'	18.61'	18.31'	S53°45'39"E
C28	25.00'	95°20'44"	27.45'	41.60'	36.97'	N11°40'47"E
C29	10.00'	90°00'00"	10.00'	15.71'	14.14'	S60°08'24"E
C30	175.00'	19°21'20"	29.84'	59.12'	58.84'	N24°49'04"W
C31	125.00'	19°21'20"	21.32'	42.23'	42.03'	N24°49'04"W
C32	10.00'	90°00'00"	10.00'	15.71'	14.14'	N29°51'36"E
C33	30.00'	32°53'43"	8.86'	17.22'	16.99'	S58°24'44"W
C34	50.00'	137°17'50"	127.90'	119.81'	93.14'	S69°23'13"E
C35	30.00'	32°53'43"	8.86'	17.22'	16.99'	N17°11'09"W
C36	25.00'	71°30'23"	18.00'	31.20'	29.21'	S69°23'13"E
C37	975.00'	3°05'33"	26.32'	52.63'	52.62'	S32°05'14"E
C38	1025.00'	3°05'33"	27.67'	55.32'	55.32'	S32°05'14"E
C39	10.00'	90°00'00"	10.00'	15.71'	14.14'	S14°27'32"W
C40	10.00'	90°00'00"	10.00'	15.71'	14.14'	N75°32'28"W
C41	15.00'	90°00'00"	15.00'	23.56'	21.21'	S80°59'35"E
C42	1470.00'	2°28'10"	31.68'	63.36'	63.35'	N58°13'27"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.43'	S68°48'07"W
L2	50.00'	N59°27'32"E
L3	110.00'	N59°27'32"E
L4	59.49'	S30°42'38"E
L5	59.16'	S33°09'49"E
L6	124.21'	N59°27'32"E
L7	9.87'	N34°29'44"W
L8	50.00'	N55°30'16"E
L9	62.72'	N71°10'44"E
L10	50.00'	N54°00'25"E
L11	7.51'	N35°59'35"W
L12	130.00'	S35°59'35"E
L13	5.00'	S54°00'25"W
L14	31.69'	N35°59'35"W
L15	55.00'	S35°59'35"E
L16	55.00'	S35°59'35"E
L17	20.00'	N54°00'25"E
L18	55.00'	S35°59'35"E
L19	20.00'	N54°00'25"E
L20	15.25'	N74°47'35"W
L21	12.47'	S00°41'35"W
L22	6.48'	S75°28'52"E
L23	60.00'	S35°59'35"E
L24	60.00'	S35°59'35"E
L25	74.07'	S11°40'47"W

LINE TABLE		
LINE	LENGTH	BEARING
L26	8.55'	N68°03'35"W
L27	69.63'	N62°37'57"W
L28	31.74'	S79°50'44"E
L29	31.71'	N30°38'51"W
L30	31.71'	N30°38'51"W
L31	124.77'	N35°59'35"W
L32	113.89'	S35°59'35"E
L33	77.26'	N80°23'02"W
L34	14.71'	N15°08'24"W
L35	14.71'	N15°08'24"W
L36	39.52'	S34°29'44"E
L37	39.52'	N34°29'44"W
L38	62.49'	S35°59'35"E
L39	54.73'	S74°51'36"W
L40	5.00'	S15°08'24"E
L41	5.00'	N15°08'24"W
L42	10.00'	S74°51'36"W
L43	69.08'	N59°27'32"E
L44	2.59'	N56°59'22"E
L45	85.67'	N30°32'28"W
L46	69.08'	N59°27'32"E
L47	5.00'	S54°00'25"W
L48	9.24'	N29°51'36"E
L49	15.27'	S03°31'46"W
L50	24.82'	S89°40'35"E



SCALE: 1"=100'



68 RESIDENTIAL LOTS

"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

SADDLEBROOK RANCH UNIT 2

BEING A 24.533 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: AUGUST 2, 2022

SHEET 4 OF 4

PLANNING AND ZONING COMMISSION MEETING: 03/22/2023
Agenda Item 5 C

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLPP20230044
SUBJECT: PLPP20230044 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 3 subdivision, approximately 25 acres of land generally located approximately 1,600 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Ashton San Antonio Residential, LLC
Applicant: Todd Mills/Moy Tarin Ramirez Engineers, LLC

APPLICATION SUBMITTAL DATE:

Date: 03/07/2023 **Application Submittal Type:** Preliminary Plat

ITEM SUMMARY:

The applicant is proposing to preliminary plat approximately 25 acres of land establishing 52 buildable lots. The site is currently zoned Planned Development District (PDD). The proposed development will adhere to the design requirements as dictated by the Unified Development Code and the Saddlebrook Ranch PDD.

Saddlebrook Ranch Single-Family Residential Design Standards							
Code	Area (sf)	Width	Depth	Front Setback	Side Setback	Rear Setback	Imp. Coverage
SF 55	6,875	55	125	30	10	15	65% (1 st.) 50% (2 st.)
SF 60	7,080	60	118	25	10	15	65% (1 st.) 50% (2 st.)
SF 70	8,260	70	118	25	10	15	65% (1 st.) 50% (2 st.)

GENERAL LOCATION AND SITE DESCRIPTION:

The property is currently undeveloped and is generally located approximately 1,800 feet to the west of the Cibolo Creek along Lower Seguin Road.

ACCESS AND CIRCULATION:

The proposed Saddlebrook Ranch Unit 3 will have two points of access. The first will be from the proposed Spur Hollow which will enter the Unit from the proposed Redbud Canyon. There will be a stub at Bulldogger Way for Unit 5 at the proposed Leather Boot Lane. The second point of access will be from the proposed Mulhouse Drive which will also stub to the adjacent eastern property for any future development.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation.

PUBLIC SERVICES:

The proposed Saddlebrook Ranch Unit 3 subdivision will be serviced by City of Schertz for water and sewer, Cibolo Creek Municipal Authority (CCMA) for sewer, CPS, Spectrum, and AT&T.

PUBLIC IMPROVEMENTS:

All public improvements required for this subdivision are required to be installed prior to recording of the final plat per UDC, Section 21.4.15., unless otherwise specified in an approved improvement agreement.

Water: This unit will be serviced by the City of Schertz through an 8inch water line that will stub for future development.

Sewer: The unit will be provided sewer service by City of Schertz through an 8inch line. It will be treated by CCMA.

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with Stormwater regulations. A Stormwater Management Plan has been reviewed and approved by the City Engineer.

Sidewalks: Sidewalks will be constructed along both sides of the street throughout the subdivision. All sidewalks will be designed to meet the City of Schertz specifications.

Road Improvements: All streets will be developed to City of Schertz specifications. Construction plans for all public improvements will be submitted for review and approval by the Public Works and Engineering Departments prior to the approval of the final plat.

STAFF ANALYSIS AND RECOMMENDATION:

The preliminary plat is consistent with the applicable requirements, ordinances, and regulations for this property. It has been reviewed with no objections by the Engineering, Public Works, Fire, and Planning Departments. Therefore, staff recommends approval of the preliminary plat as proposed.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.


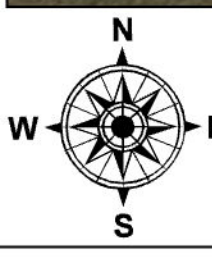
COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is the final approval authority of the proposed preliminary plat. In considering final action on a preliminary plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

Attachments

Aerial Exhibit
Plat Exhibit





Saddlebrook Ranch U3
(PLPP20230044)

Highways
Major Roads
Minor Roads

Freeway
Principal Arterial
Planned Principal Arterial
Secondary Arterial

Planned Secondary Arterial
Secondary Rural Arterial
Planned Secondary Rural Arterial
Residential Collector

Planned Residential Collector
Planned Commercial Collector B
Commercial Collector A
Planned Commercial Collector A

1"
2"
3"
4"
6"

8"
10"
12"
16"
18"

20"
24"
30"
36"
Unknown

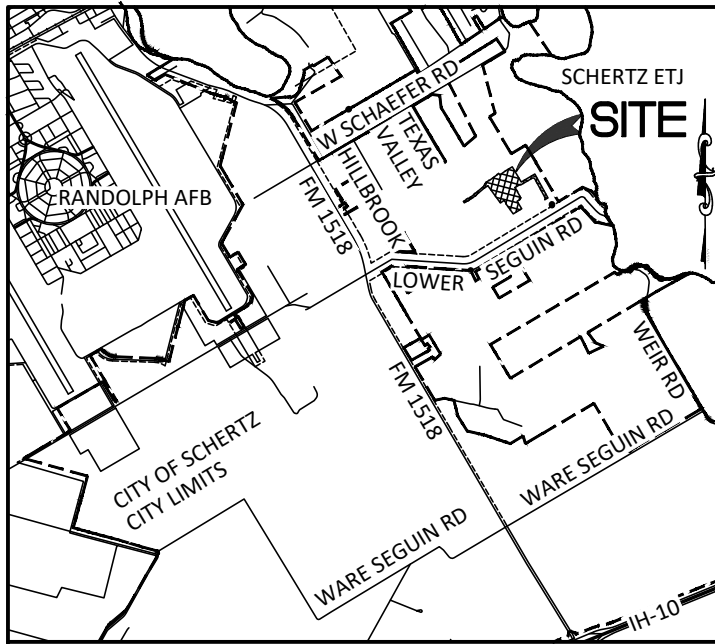
Schertz Gravity
Schertz Pressure
Neighboring Gravity
Private Pressure

Hydrant
Manholes
CCMA Lift Station
Private Lift Station
Schertz Lift Station
CCMA Treatment Plant

Project Boundary
County Boundaries
Schertz Municipal Boundary
ETD

1 inch equals 300 feet

0 112.5 225 450 675 Feet



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
CL		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

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 TNRIS 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.
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- 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.
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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.

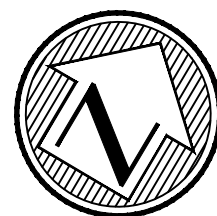
DATED THIS ____ DAY OF _____, A.D.

BY _____

SECRETARY

BY _____

CHAIRMAN



SCALE: 1"=100'
100 50 0 100

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

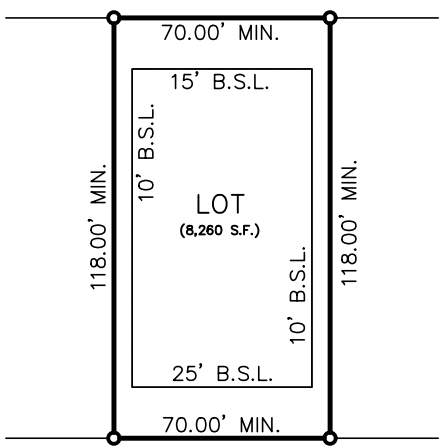
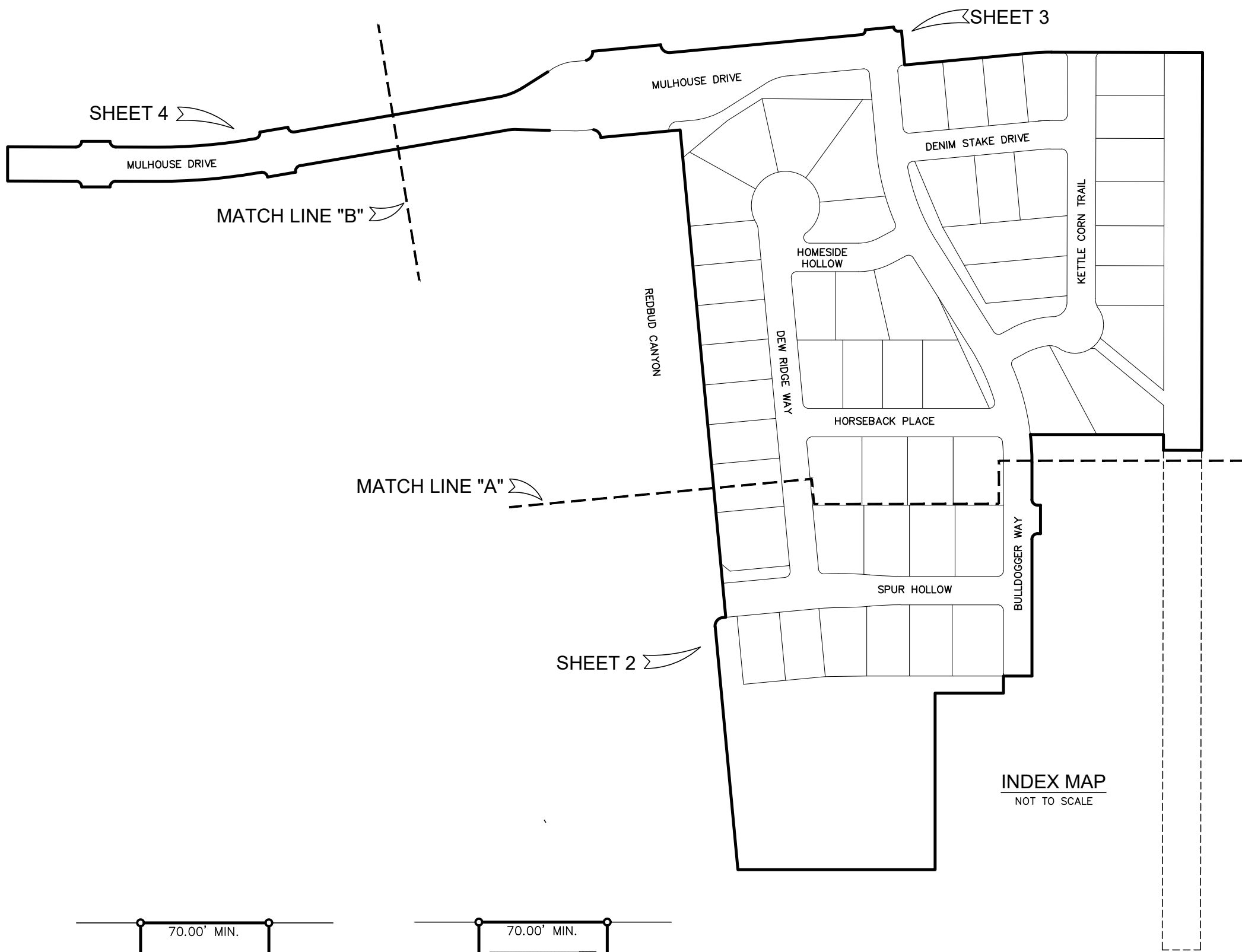
52 RESIDENTIAL LOTS

"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 1 OF 5

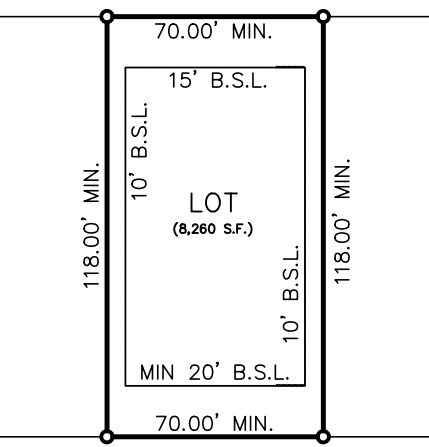


50' STREET R.O.W. 30' P.V.M.T.

70' X 118'

TYPICAL LOT LAYOUT

NOT TO SCALE



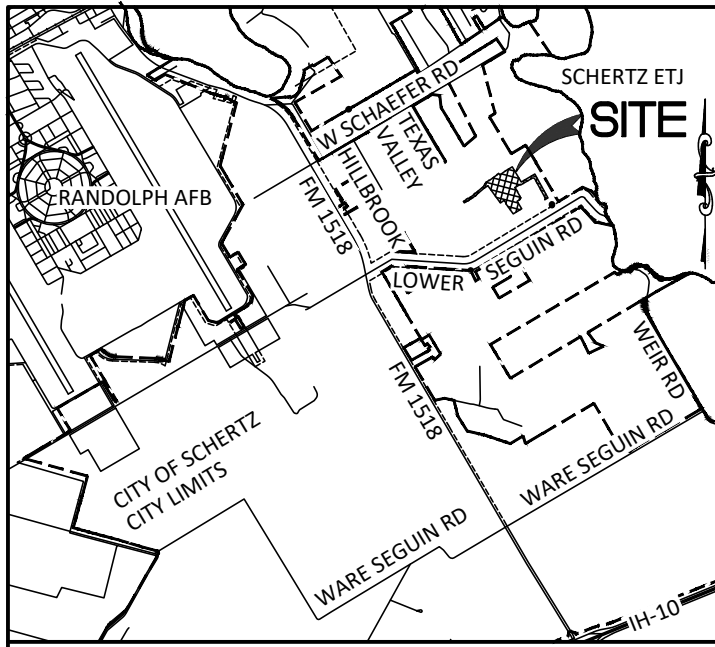
50' STREET R.O.W. 30' P.V.M.T.

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

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.
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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

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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 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 REQUESTED.

DATED THIS ____ DAY OF ____, A.D.

BY ____
CITY ENGINEER

STATE OF TEXAS:
COUNTY OF GUADALUPE:

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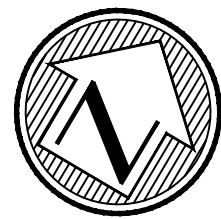
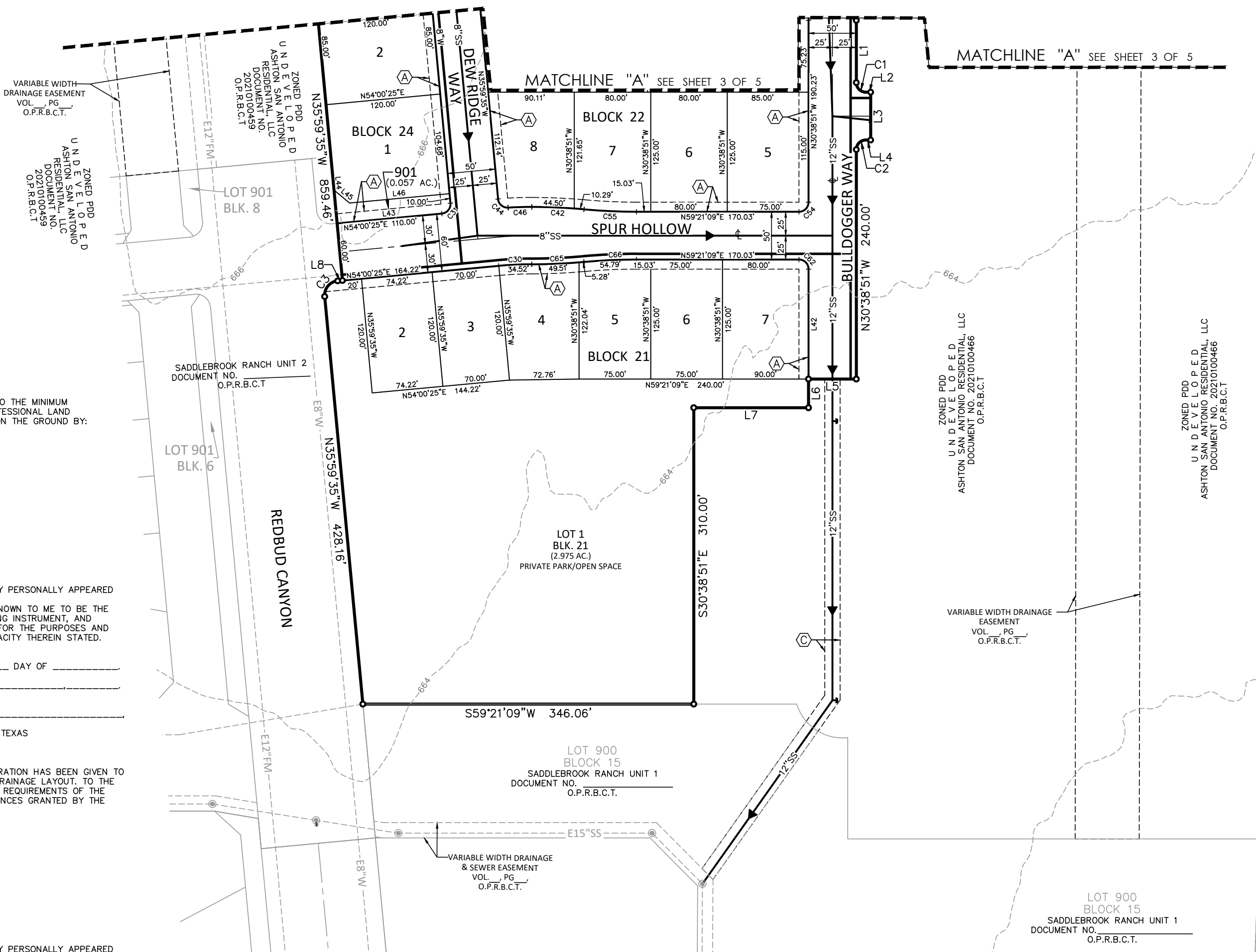
DATED THIS ____ DAY OF ____, A.D.

BY ____

SECRETARY

BY ____

CHAIRMAN



MTR

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

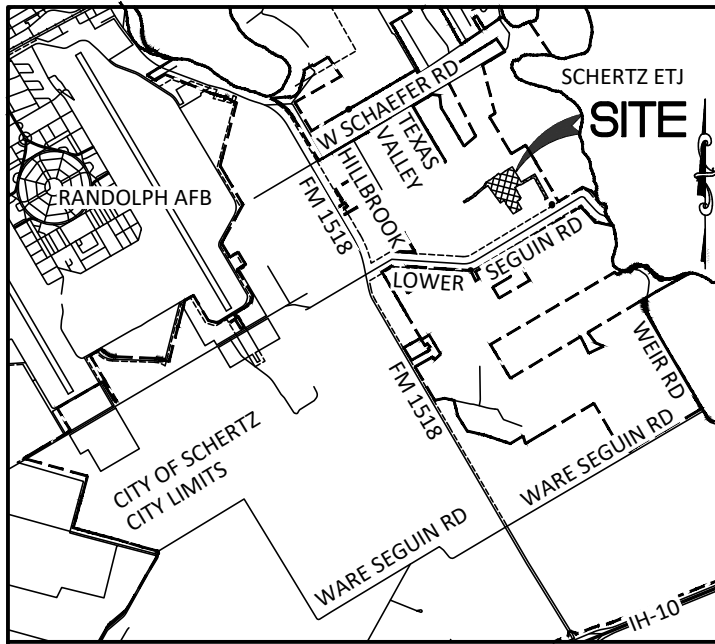
SADDLEBROOK RANCH UNIT 3

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DATE OF PREPARATION: January 23, 2023

SHEET 2 OF 5

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



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.)

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AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

LEGEND

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- 608 --- PROPOSED CONTOUR
- Ac. ACRES
- E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- R.O.W. RIGHT OF WAY
- R RADIUS
- CL CENTERLINE
- 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)
- 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 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

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

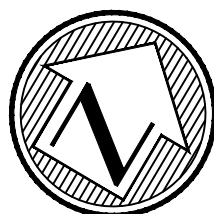
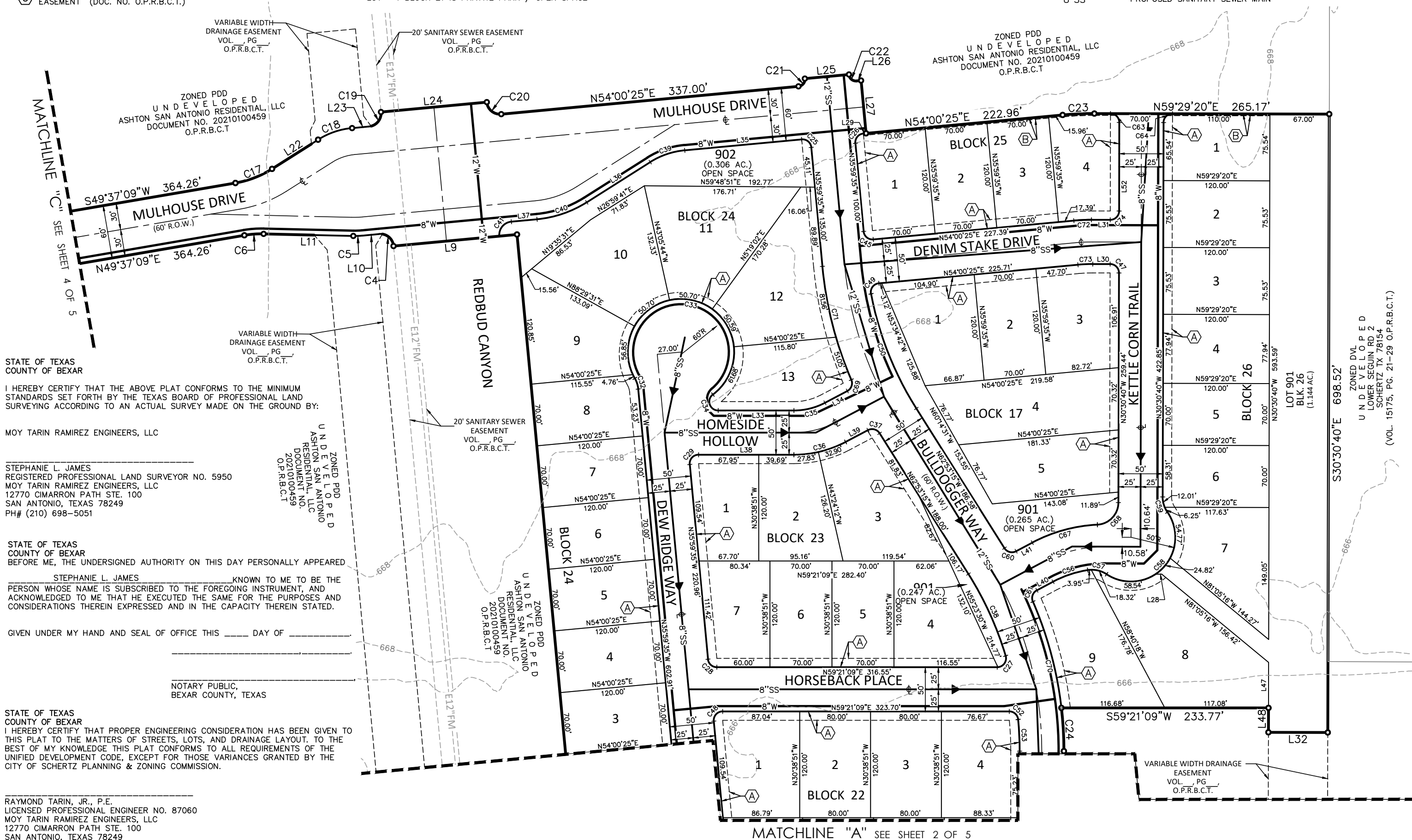
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAYMOND TARIN, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

NOTE:

SEE SHEET 5 OF 5 FOR
CURVE AND LINE TABLES



SCALE: 1"=100'
100 50 0 100



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

52 RESIDENTIAL LOTS

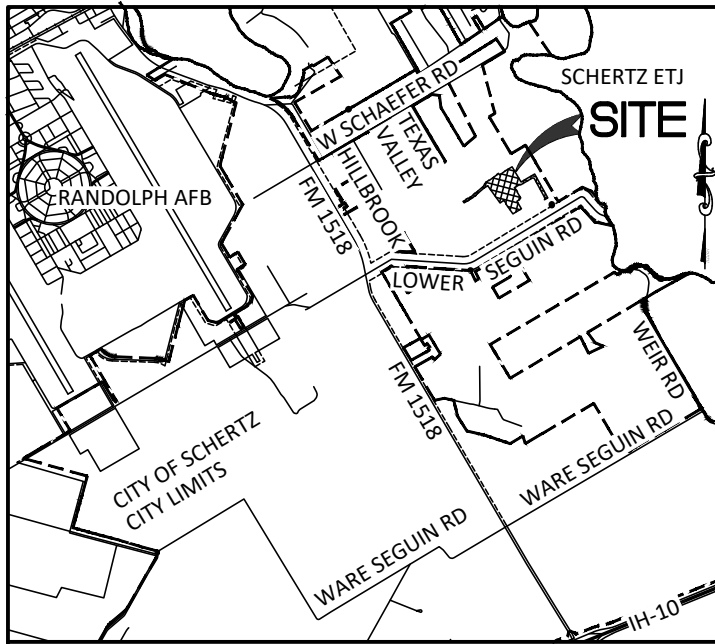
"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

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
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 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:

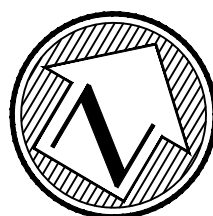
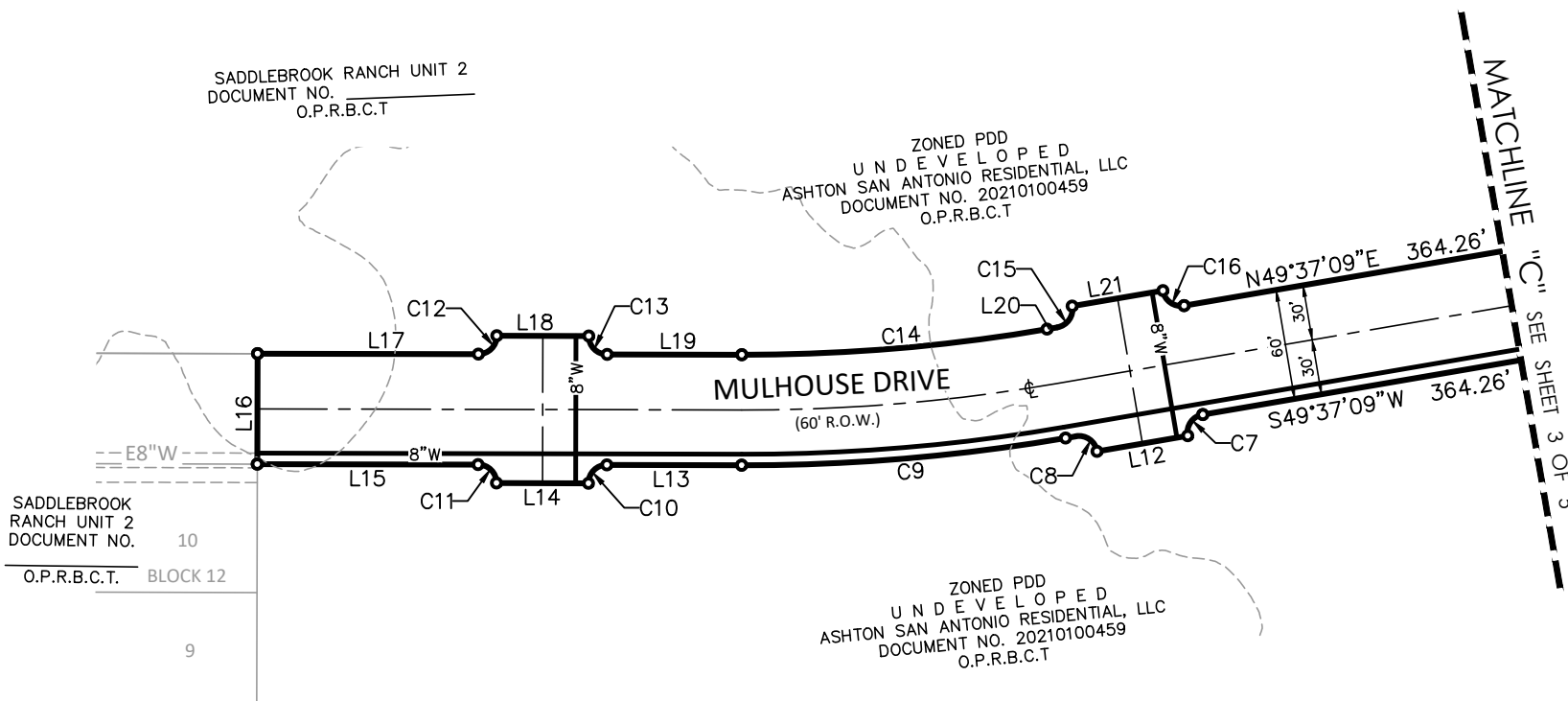
THIS PLAT OF SADDLEBROOK RANCH UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, A.D.

BY _____

SECRETARY

BY _____
CHAIRMAN



SCALE: 1"=100'
100 50 0 100

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

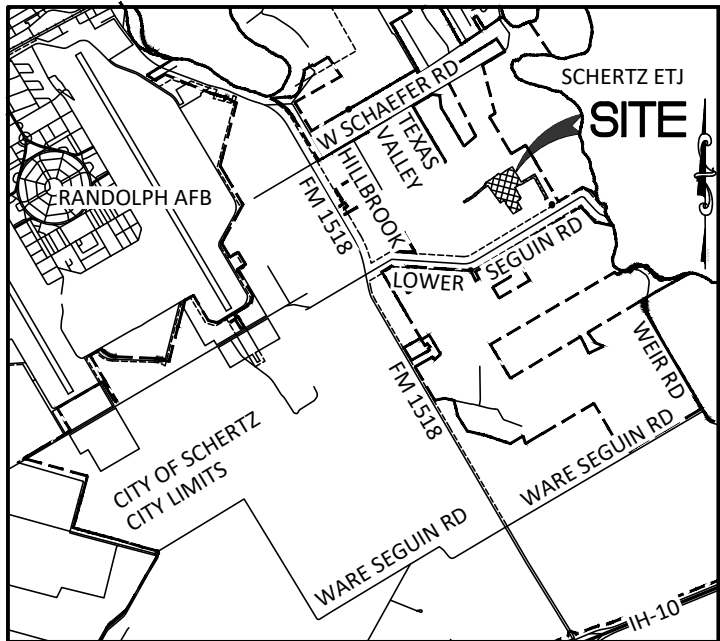
"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

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

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
CL 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

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:

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- PROPERTY IS ZONED PDD.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOTE SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

NOTES:

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- 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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LINE TABLE		
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 TABLE		
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 TABLE		
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 TABLE						
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'	26°25'116"	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 TABLE						
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'	21°23'31"	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'	16°49'10"	62.83'	124.76'	124.31'	N45°38'49"W
C71	425.00'	17°52'37"	66.85'	132.60'	132.07'	S44°55'54"E
C72	225.00'	5°04'48"	9.98'	19.95'	19.94'	S56°32'48"W
C73	175.00'	5°28'56"	8.38'	16.74'	16.74'	S56°44'52"W
C74	10.00'	90°00'00"	10.00'	15.71'	14.14'	N14°29'20"E

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

PLANNING AND ZONING COMMISSION MEETING: 03/22/2023
Agenda Item 5 D

TO: Planning and Zoning Commission
 PREPARED BY: Samuel Haas, Senior Planner
 CASE: PLPP20230045
 SUBJECT: PLPP20230045 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 4 subdivision, approximately 19 acres of land generally located approximately 3,000 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Ashton San Antonio Residential, LLC
 Applicant: Todd Mills/Moy Tarin Ramirez Engineers, LLC

APPLICATION SUBMITTAL DATE:

Date: 03/07/2023 Application Submittal Type: Preliminary Plat

ITEM SUMMARY:

The applicant is proposing to preliminary plat approximately 19 acres of land establishing 61 buildable lots. The site is currently zoned Planned Development District (PDD). The proposed development will adhere to the design requirements as dictated by the Unified Development Code and the Saddlebrook Ranch PDD.

Saddlebrook Ranch Single-Family Residential Design Standards							
Code	Area (sf)	Width	Depth	Front Setback	Side Setback	Rear Setback	Imp. Coverage
SF 55	6,875	55	125	30	10	15	65% (1 st.) 50% (2 st.)
SF 60	7,080	60	118	25	10	15	65% (1 st.) 50% (2 st.)
SF 70	8,260	70	118	25	10	15	65% (1 st.) 50% (2 st.)

GENERAL LOCATION AND SITE DESCRIPTION:

The property is currently undeveloped and is generally located approximately 3,000 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

ACCESS AND CIRCULATION:

The proposed Saddlebrook Ranch Unit 4 will have two points of access. The first will be from the proposed Spur Hollow to be constructed with Unit 2 which will connect to three streets in Unit 4: Galineer Glen, Pine River Drive, and Peppercorn Place. The second point of access will be from the proposed Mulhouse Drive to be constructed in Unit 3, which will enter Unit 4 from Galineer Glen, and Pine River Drive.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation.

PUBLIC SERVICES:

The proposed Saddlebrook Ranch Unit 4 subdivision will be serviced by City of Schertz for water and sewer, Cibolo Creek Municipal Authority (CCMA) for sewer, CPS, Spectrum, and AT&T.

PUBLIC IMPROVEMENTS:

All public improvements required for this subdivision are required to be installed prior to recording of the final plat per UDC, Section 21.4.15., unless otherwise specified in an approved improvement agreement.

Water: This unit will be serviced by the City of Schertz through an 8inch water line that will stub for future development.

Sewer: The unit will be provided sewer service by City of Schertz through an 8inch line. It will be treated by CCMA.

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with Stormwater regulations. A Stormwater Management Plan has been reviewed and approved by the City Engineer.

Sidewalks: Sidewalks will be constructed along both sides of the street throughout the subdivision. All sidewalks will be designed to meet the City of Schertz specifications.

Road Improvements: All streets will be developed to City of Schertz specifications. Construction plans for all public improvements will be submitted for review and approval by the Public Works and Engineering Departments prior to the approval of the final plat.

STAFF ANALYSIS AND RECOMMENDATION:

The preliminary plat is consistent with the applicable requirements, ordinances, and regulations for this property. It has been reviewed with no objections by the Engineering, Public Works, Fire, and Planning Departments. Therefore, staff recommends approval of the preliminary plat as proposed.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.


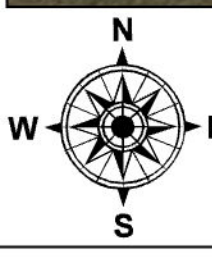
COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is the final approval authority of the proposed preliminary plat. In considering final action on a preliminary plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.















































Attachments

Aerial Exhibit
Plat Exhibit



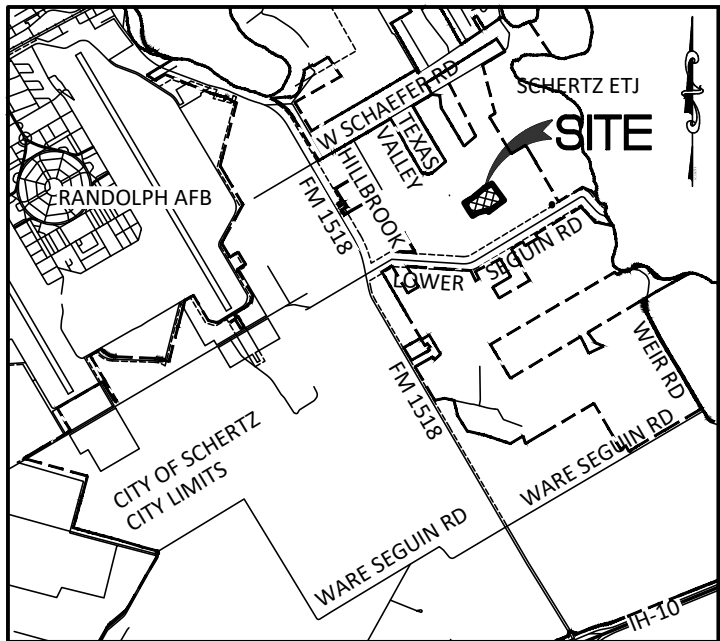


Saddlebrook Ranch U4
(PLPP20230045)

 Highways	 Freeway	 Planned Secondary Arterial	 Planned Residential Collector	 1"	 8"	 20"	 Schertz Gravity	 Hydrant	 Project Boundary
 Major Roads	 Principal Arterial	 Secondary Rural Arterial	 Planned Commercial Collector B	 2"	 10"	 24"	 Schertz Pressure	 Manholes	 County Boundaries
 Minor Roads	 Planned Principal Arterial	 Planned Secondary Rural Arterial	 Commercial Collector A	 3"	 12"	 30"	 Neighboring Gravity	 CCMA Lift Station	 Schertz Municipal Boundary
 Secondary Arterial	 Residential Collector	 Residential Collector	 Planned Commercial Collector A	 4"	 16"	 36"	 Private Pressure	 Private Lift Station	 ETD
				 6"	 18"	 Unknown	 Private Pressure	 Schertz Lift Station	 CMA Treatment Plant

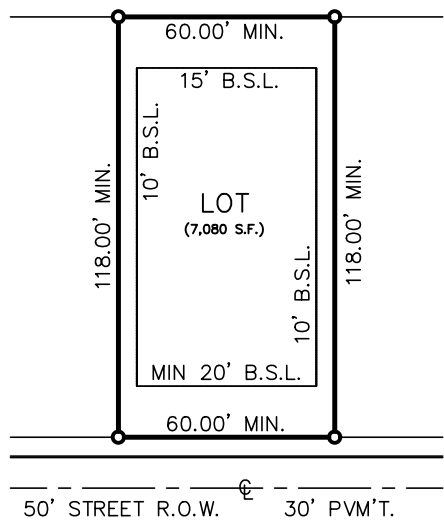
1 inch equals 300 feet

0 112.5 225 450 675 Feet



LOCATION MAP

NOT TO SCALE



60' X 118'

*IRREGULAR LOT LAYOUT

NOT TO SCALE

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

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:

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. ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
4. 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.
5. TOTAL NUMBER OF BUILDABLE LOTS: 61
6. PROPERTY IS ZONED PDD
7. 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

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 TNRIS CONTOUR DATA.

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
- 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
- " AND/OR DISTANCE
- DOC DOCUMENT

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, 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.

OPEN SPACE LOTS:

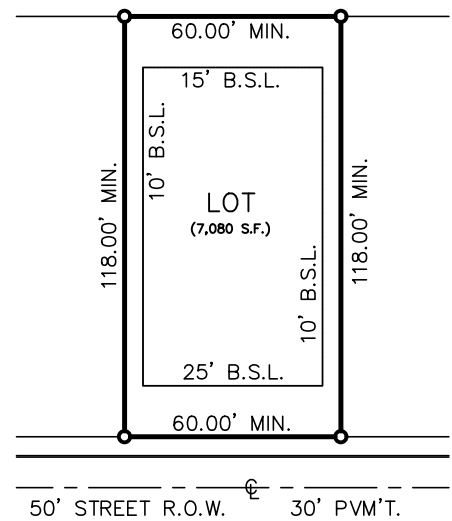
ALL OPEN SPACE, COMMON AREAS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS, SUCCESSORS, AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN APPROVED BY THE CITY. REFER BELOW FOR A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN THIS DEVELOPMENT:

- LOT 901 BLOCK 8 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY AND E.G.T.CATV. EASEMENT
- LOT 902 BLOCK 8 IS DRAINAGE EASEMENT.
- LOT 904 BLOCK 8 IS DRAINAGE EASEMENT.
- LOT 905 BLOCK 8 IS DRAINAGE EASEMENT.
- LOT 906 BLOCK 8 IS UTILITY EASEMENT.
- LOT 901 BLOCK 9 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 24 IS LANDSCAPE LOT PEDESTRIAN PATHWAY AND E.G.T.CATV. EASEMENT.

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

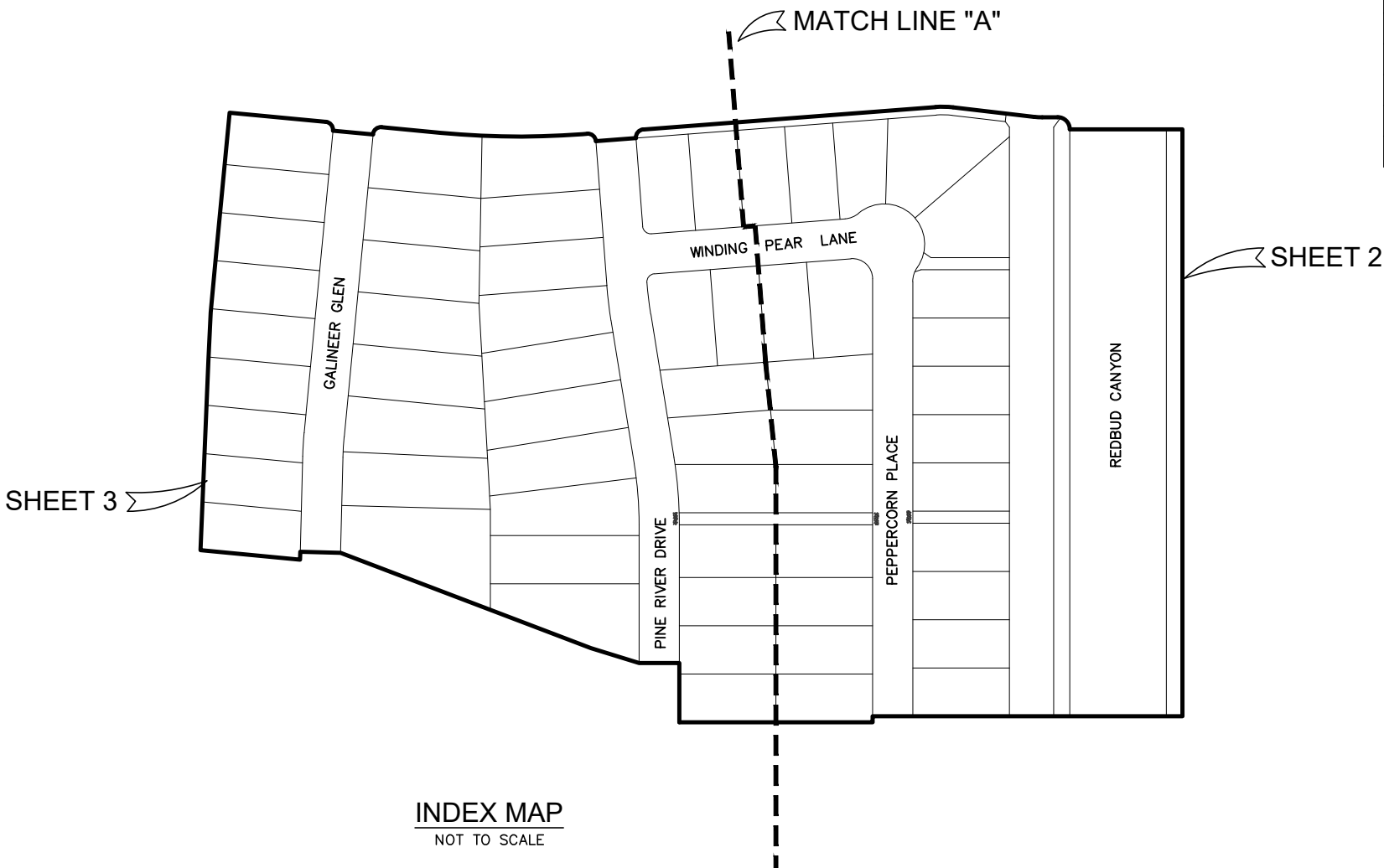


60' X 118'
TYPICAL LOT LAYOUT
NOT TO SCALE

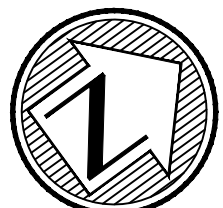
CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	10.00'	90°00'00"	10.00'	15.71'	14.14'	N75°32'28"W
C2	10.00'	90°00'00"	10.00'	15.71'	14.14'	S14°27'32"W
C3	1030.00'	9°50'23"	88.66'	176.89'	176.67'	N54°32'21"E
C4	10.00'	90°00'00"	10.00'	15.71'	14.14'	N85°22'51"W
C5	10.00'	90°00'00"	10.00'	15.71'	14.14'	S04°37'09"W
C6	113.00'	11°02'28"	10.92'	21.78'	21.74'	S55°08'23"W
C7	87.00'	6°39'13"	5.06'	10.10'	10.10'	N57°20'01"E
C8	15.00'	90°00'00"	15.00'	23.56'	21.21'	N80°59'35"W
C9	30.00'	35°25'17"	9.58'	18.55'	18.25'	S18°16'57"E
C10	50.00'	165°13'50"	385.79'	144.19'	99.17'	N83°11'13"W
C11	30.00'	35°25'17"	9.58'	18.55'	18.25'	N31°54'31"E
C12	25.00'	94°23'15"	26.99'	41.18'	36.68'	N83°11'13"W

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C13	10.00'	90°00'00"	10.00'	15.71'	14.14'	S85°22'51"E
C14	10.00'	90°00'00"	10.00'	15.71'	14.14'	S04°37'09"W
C15	425.00'	3°57'17"	14.67'	29.33'	29.33'	S32°31'06"E
C16	375.00'	3°57'17"	12.95'	25.88'	25.88'	S32°31'06"E
C17	525.00'	4°47'21"	21.95'	43.88'	43.87'	S42°46'31"E
C18	475.00'	9°10'36"	38.12'	76.08'	76.00'	N40°34'53"W
C19	525.00'	9°10'36"	42.13'	84.09'	84.00'	N40°34'53"W
C20	103.00'	11°02'28"	9.96'	19.85'	19.82'	S55°08'23"W
C21	475.00'	4°47'21"	19.86'	39.70'	39.69'	S42°46'31"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.51'	N35°59'35"W
L2	73.65'	S35°59'35"E
L3	50.00'	S54°00'25"W
L4	62.72'	S71°10'44"W
L5	50.00'	S55°30'16"W
L6	9.87'	S34°29'44"E
L7	124.21'	N59°27'32"E
L8	59.16'	S33°09'49"E
L9	59.49'	S30°42'38"E
L10	120.00'	N59°27'32"E
L11	50.00'	N59°27'32"E
L12	73.21'	N59°27'32"E
L13	5.63'	N49°37'09"E
L14	50.00'	S49°37'09"W
L15	101.27'	S60°39'37"W
L16	19.13'	S54°00'25"W
L17	140.00'	N54°00'25"E
L18	15.00'	S35°59'35"E
L19	10.76'	N89°01'16"E
L20	8.21'	N35°17'48"E
L21	120.21'	S54°00'25"W
L22	120.00'	S54°00'25"W



INDEX MAP
NOT TO SCALE



SCALE: 1"=100'



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 4 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



• 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

61 RESIDENTIAL LOTS

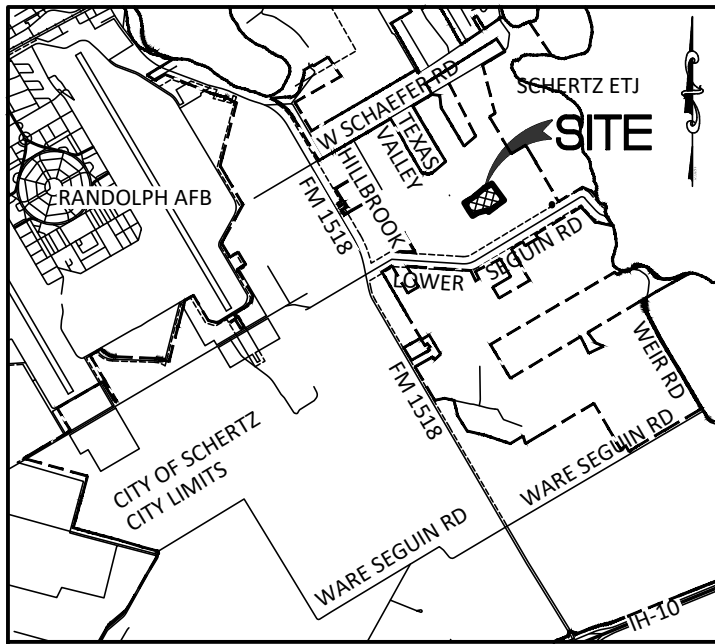
"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

SADDLEBROOK RANCH
UNIT 4

BEING A 18.478 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, C.B. 5059 AND THE WILLIAM BRACKEN SURVEY NO. 74 ABSTRACT NO. 43, C.B. 5056, BEING A PORTION OF THE 82.492 ACRE TRACT AS CONVEYED TO ASHTON SAN ANTONIO RESIDENTIAL, L.L.C., BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 20210100466, AND 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, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: MARCH 17, 2023

SHEET 1 OF 3



LOCATION MAP

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.
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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.

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: 61
- 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

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 TNRIS CONTOUR DATA.

LEGEND

---	609	EXISTING CONTOUR
---	608	PROPOSED CONTOUR
Ac.	E.G.T.CATV	ACRES
R.O.W.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT	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	
PG(S)	PAGE(S)	
I.P. FOUND	IRON PIN FOUND	
..	REPETITIVE BEARING AND/OR DISTANCE	
DOC	DOCUMENT	

COMA NOTE:
THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (COMA) 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

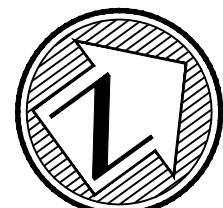
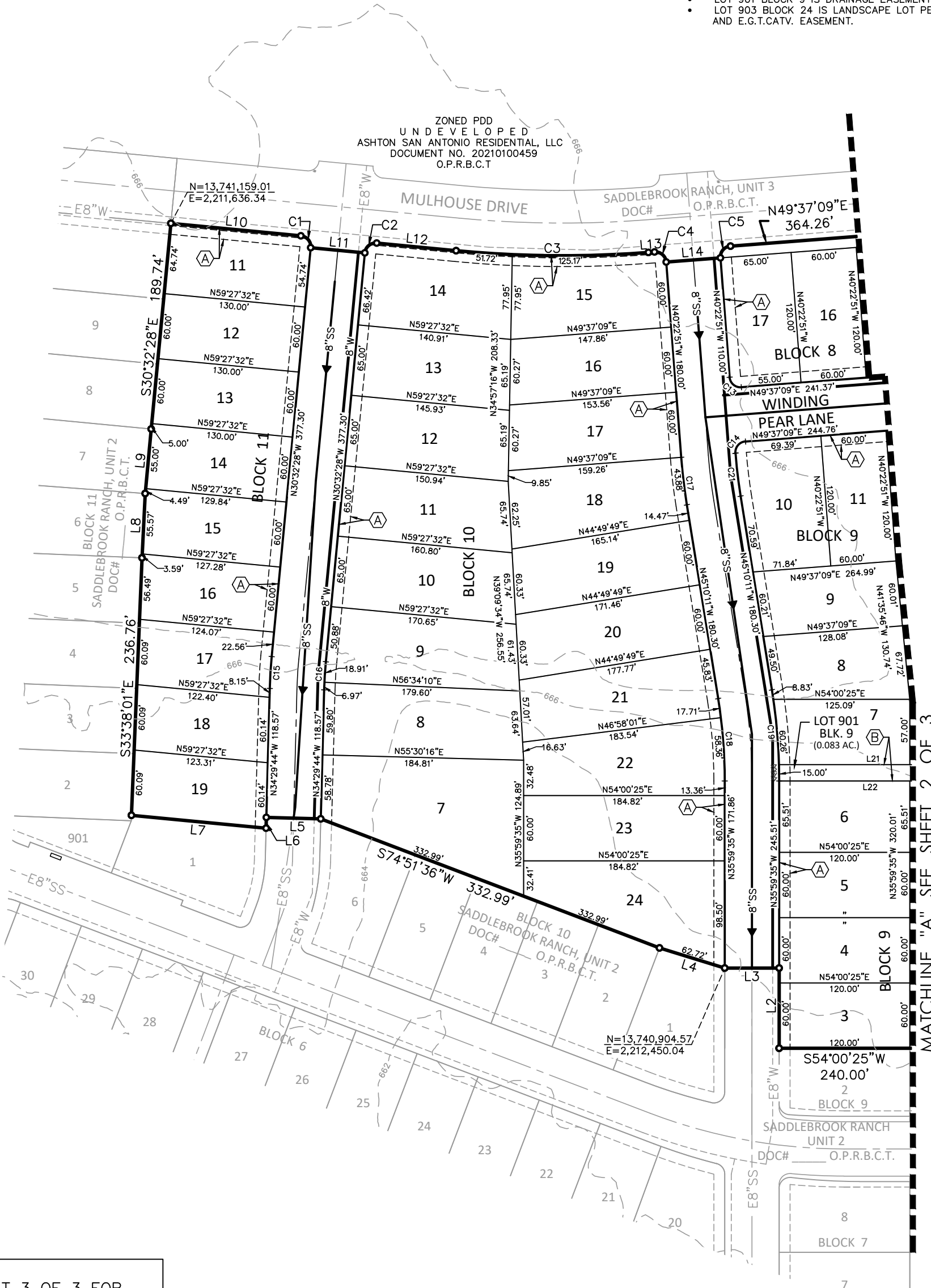
KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
(B) 15' DRAINAGE EASEMENT
- ① EXISTING 10' E.G.T.CATV EASEMENT

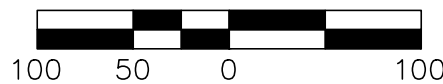
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SCALE: 1"=100'



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 4 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

MTR
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

61 RESIDENTIAL LOTS

"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING
**SADDLEBROOK RANCH
UNIT 4**

BEING A 18.478 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, C.B. 5059 AND THE WILLIAM BRACKEN SURVEY NO. 74 ABSTRACT NO. 43, C.B. 5056, BEING A PORTION OF THE 82.492 ACRE TRACT AS CONVEYED TO ASHTON SAN ANTONIO RESIDENTIAL, L.L.C., BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 20210100466, AND 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, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: MARCH 17, 2023

SHEET 3 OF 3

PLANNING AND ZONING COMMISSION MEETING: 03/22/2023
Agenda Item 7 A

SUBJECT

Current Projects and City Council Status Update

DEVELOPMENT INFORMATION

The following is being provided for information purposes only so that the Planning and Zoning Commission is aware of the current status of new site plan applications, status of applications heard by the Commission and recommended for final action by the City Council, and the status of administratively approved applications.

NEW SITE PLAN APPLICATIONS:

- There were no new site plan application submitted to the Planning and Community Development Department between March 3, 2023 and March 17, 2023.

CITY COUNCIL RESULTS: The following development applications were recommended for final action to the City Council:

- Ord. 23-S-01: A request to rezone approximately 12.5 acres of land from Planned Development District (PDD) to Planned Development District (PDD). The subject property is located approximately 1,500 feet southwest of the intersection between Schertz Parkway and Maske Road, City of Schertz, Guadalupe County, Texas, also known as the Windy Meadows Subdivision Unit 4.
 - Recommended for approval at the January 25, 2023 P&Z Meeting (6-0)
 - Approved via first reading at the February 28, 2023 CC Meeting (6-0)
 - Approved via final reading at the March 7, 2023 CC Meeting (7-0)
- Ord. 23-S-02: A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD) with a base zoning of Townhome District (TH). The subject property is generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion of Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.
 - Recommended for approval at the January 25, 2023 P&Z Meeting (5-2)
 - Approved via first reading at the February 28, 2023 CC Meeting (4-3)
 - At the request of the applicant, Ord. 23-S-02 was tabled at the March 7th, 2023 CC Meeting
 - Scheduled for final reading at the April 4, 2023 CC Meeting
- Ord. 23-S-05: Conduct a public hearing, and consideration and/or action on amendments to Part III, Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5 Zoning Districts, subsections 21.5.2, 21.5.5, and 21.5.11, Article 9 Site Design Standards, subsection 21.9.7 and 21.9.10, Article 10 Parking Standards, subsections 21.10.2, 21.10.3, 21.10.4, 21.10.7.C, 21.10.9 and Article 14 Transportation, subsection 21.14.3
 - Recommended for approval at the December 14, 2022 P&Z Meeting (4-0)
 - Approved via first reading at the March 7, 2023 CC Meeting
 - Approved via final reading at the March 14, 2023 CC Meeting
- Ord. 23-S-04: Conduct a public hearing and consideration and / or action on a request to rezone approximately 87 acres of land from General Business District (GB) and Single-Family Residential / Agricultural District (RA) to General Business District II (GB-2), located approximately 4,000 feet west of the intersection of IH 10 Access Road and FM 1518, also known as Bexar County Property Identification Number 619249, also known as 12625 IH 10 E, City of Schertz, Bexar County, Texas.

- Recommended for approval at the February 8, 2023 P&Z Meeting (5-2)
- Approved via first reading at the March 7, 2023 CC Meeting (7-0)
- Scheduled for final reading at the March 28, 2023 CC Meeting

ADMINISTRATIVELY APPROVED PROJECTS:

- There were no development applications administratively approved between March 3, 2023 and March 17, 2023.
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