

LOCATION MAP  
1" = 3000'

LEGEND

AC ACRE(S)	VOL PAGE(S)
BLK BLOCK	PG PAGE(S)
BSL BUILDING SETBACK LINE	ROW RIGHT-OF-WAY
CB COUNTY BLOCK	VAR WID VARIABLE WIDTH
DPR DEED AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS	SET 1/2" IRON ROD (PD)
PR PLAT RECORDS OF ATASCOSA COUNTY, TEXAS	SET 1/2" IRON ROD (PD)-ROW
1140 EXISTING CONTOURS	INT INTERSECTION
1140 PROPOSED CONTOURS	
— CENTERLINE	
10' PUBLIC UTILITY EASEMENT (DOC. 201600013 DPR)	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
60' ACCESS UTILITY & DRAINAGE EASEMENT TO BE DEDICATED AS FUTURE RIGHT-OF-WAY (DOCUMENT NO. 201600013 D.P.R.)	VARIABLE WIDTH PRIVATE DRAINAGE, WATER, AND SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.065 ACRE OFF-LOT)
	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
	VARIABLE WIDTH MIN. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

*Rob Wood*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

*Cassandra Duke*  
NOTARY PUBLIC IN AND FOR BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THIS PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*G. Buchanan* 04/27/2021  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27<sup>th</sup> DAY OF April A.D., 2021

*Cassandra R. Casares*  
NOTARY PUBLIC IN AND FOR BEXAR COUNTY, TEXAS

CPS/CITY OF LYTLE/UTILITY:

1. THE CITY OF LYTLE AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY), IS HEREBY DEDICATING 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," "WATER EASEMENT," "SANITARY SEWER 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 AND THE CITY OF LYTLE 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 WATER, SEWER, 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 OR CITY OF LYTLE MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR CITY OF LYTLE 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.

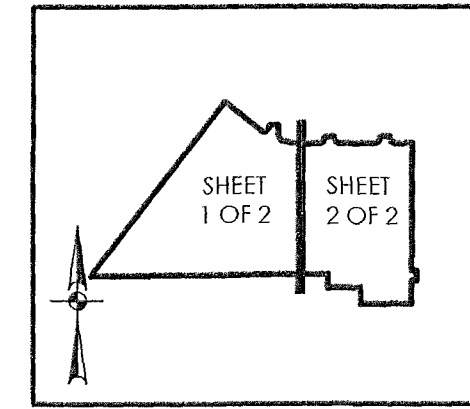
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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.

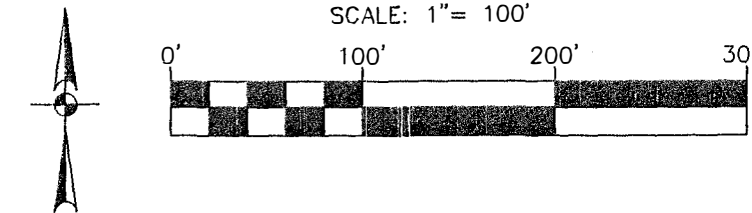
2 PGS  
PLAT

202100013



INDEX MAP

SCALE 1" = 1000'



SCALE: 1" = 100'

REMAINDER OF A 50.735 ACRE TRACT  
RAUSCH COLEMAN HOMES SAN ANTONIO, LLC  
(DOCUMENT NO. 200098 O.P.R.)

SUBDIVISION PLAT  
OF  
SADDLE RIDGE ESTATES  
PHASE 1

BEING A TOTAL OF 24.34 ACRES, BEING A PORTION OF A 50.735 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 200098 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, OUT OF THE BAUMGARTNER SURVEY NO. 513, ABSTRACT 87, IN THE CITY OF LYTLE, ATASCOSA COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028800  
DATE OF PREPARATION: April 27, 2021

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

THE OWNER OF LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: STEPHEN LIEUX  
RAUSCH COLEMAN HOMES SAN ANTONIO, LLC  
4058 N COLLEGE AVE, STE 300, BOX 9  
FAYETTEVILLE, ARKANSAS 72703  
(479) 455-9090

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Stephen Lieux*, 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 28<sup>th</sup> DAY OF April A.D. 2021.

*Tasha Willis*  
NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

CERTIFICATE OF APPROVAL

THE CITY ENGINEER OF THE CITY OF LYTLE, TEXAS HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

*Jeffrey A. Dahm*  
CITY ENGINEER

THIS PLAT OF SADDLE RIDGE ESTATES PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY COUNCIL OF LYTLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

BY: *[Signature]* MAYOR

BY: *[Signature]* SECRETARY

STATE OF TEXAS

COUNTY OF ATASCOSA

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION 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 DEEDS AND PLATS OF SAID COUNTY IN BOOK VOLUME \_\_\_\_\_, ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

COUNTY CLERK

ATASCOSA

COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

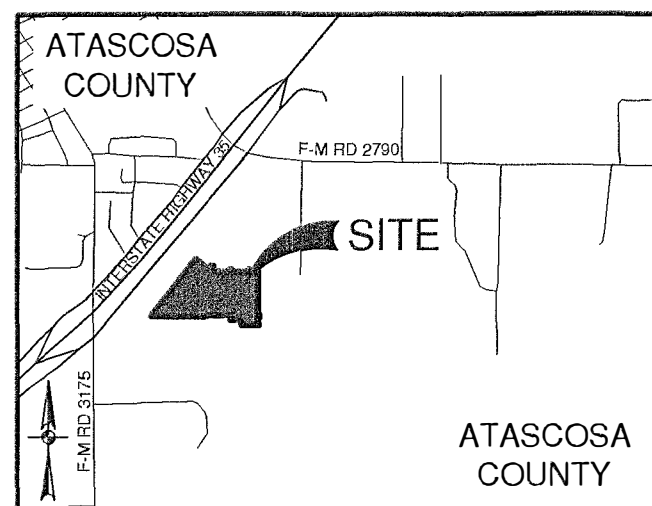
*Diane Gonzales*  
Diane Gonzales, County Clerk  
Atascosa County Texas  
May 12, 2021 02:00:17 PM  
FEE: \$246.00 JSANCHEZ  
PLAT

315-B  
NPC

202100013

SHEET 1 OF 2





LOCATION MAP

1" = 3000'

## ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

- THIS PLAT INCLUDES 4,128.439 LF OF STREET THAT WILL BE DEDICATED TO THE CITY OF LYTLE UPON COMPLETION AND ACCEPTANCE. ALL STREET RIGHT-OF-WAYS ARE 50 FT MINIMUM WIDTH.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNATED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TX DOT STANDARDS, AS APPLICABLE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY ATASCOSA COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE; AND NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY HEALTH INSPECTOR.
- NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	370.00'	3°59'05"	S53°28'33"E	25.73'	25.73'
C2	25.00'	124°17'35"	N62°23'07"E	44.21'	54.23'
C3	25.00'	74°07'23"	S36°49'22"E	30.13'	32.34'
C4	370.00'	16°31'27"	S82°08'48"E	106.34'	106.71'
C5	25.00'	89°21'10"	N44°54'54"E	35.16'	38.99'
C6	25.00'	90°38'50"	S45°05'06"E	35.55'	39.55'
C7	25.00'	89°21'10"	N44°54'54"E	35.16'	38.99'
C8	25.00'	90°38'50"	S45°05'06"E	35.55'	39.55'
C9	25.00'	89°21'10"	N44°54'54"E	35.16'	38.99'
C10	25.00'	90°20'25"	S44°55'53"E	35.46'	39.42'
C11	25.00'	90°03'44"	S44°52'02"W	35.37'	39.30'
C12	76.00'	90°14'41"	N45°17'10"W	107.71'	119.71'
C13	25.00'	89°21'10"	N44°54'54"E	35.16'	38.99'
C14	25.00'	64°42'33"	N32°06'57"W	26.76'	28.23'
C15	430.00'	12°59'13"	N57°58'37"W	97.26'	97.47'
C16	25.00'	101°58'19"	S51°13'29"W	38.85'	44.49'
C17	430.00'	12°37'09"	N84°05'56"W	94.52'	94.71'
C18	25.00'	90°38'50"	N45°05'06"W	35.55'	39.55'
C19	25.00'	89°21'10"	N44°54'54"E	35.16'	38.99'
C20	25.00'	90°38'50"	S45°05'06"E	35.55'	39.55'
C21	25.00'	89°21'10"	N44°54'54"E	35.16'	38.99'
C22	25.00'	90°38'50"	N45°05'06"W	35.55'	39.55'
C23	25.00'	89°39'35"	N45°04'07"E	35.25'	39.12'
C24	125.00'	7°11'47"	N86°18'00"E	15.69'	15.70'
C25	25.00'	62°41'43"	S65°57'02"E	26.01'	27.36'
C26	124.00'	52°55'19"	S61°03'50"E	110.51'	114.53'
C27	25.00'	87°45'48"	S43°38'35"E	34.66'	38.29'
C28	170.00'	39°30'10"	S70°39'26"E	114.90'	117.21'

## SURVEYOR'S NOTES:

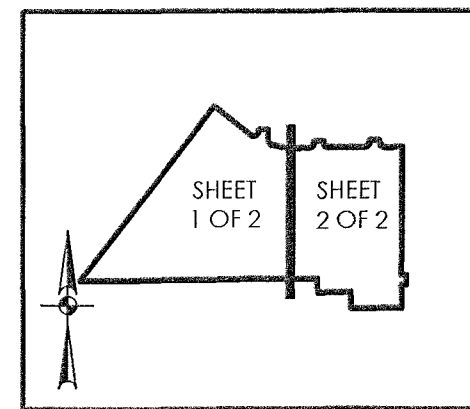
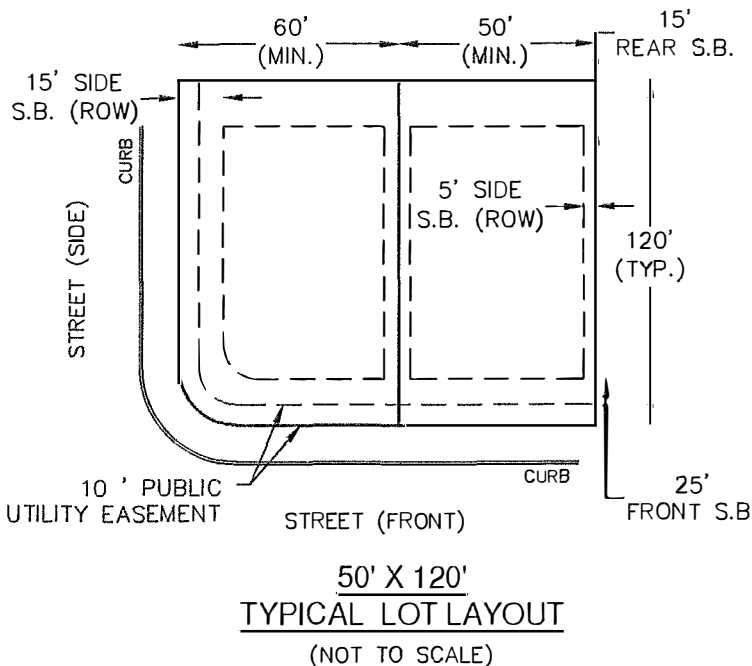
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

## CPS/CITY OF LYTLE/UTILITY:

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- 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.

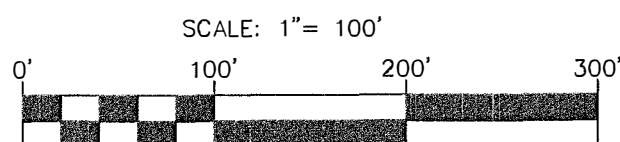
## OPEN SPACE:

LOT 501 AND 502, BLOCK G ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 501, BLOCK F AND LOT 503, BLOCK G ARE DESIGNATED AS OPEN SPACE.



INDEX MAP

SCALE: 1" = 1000'



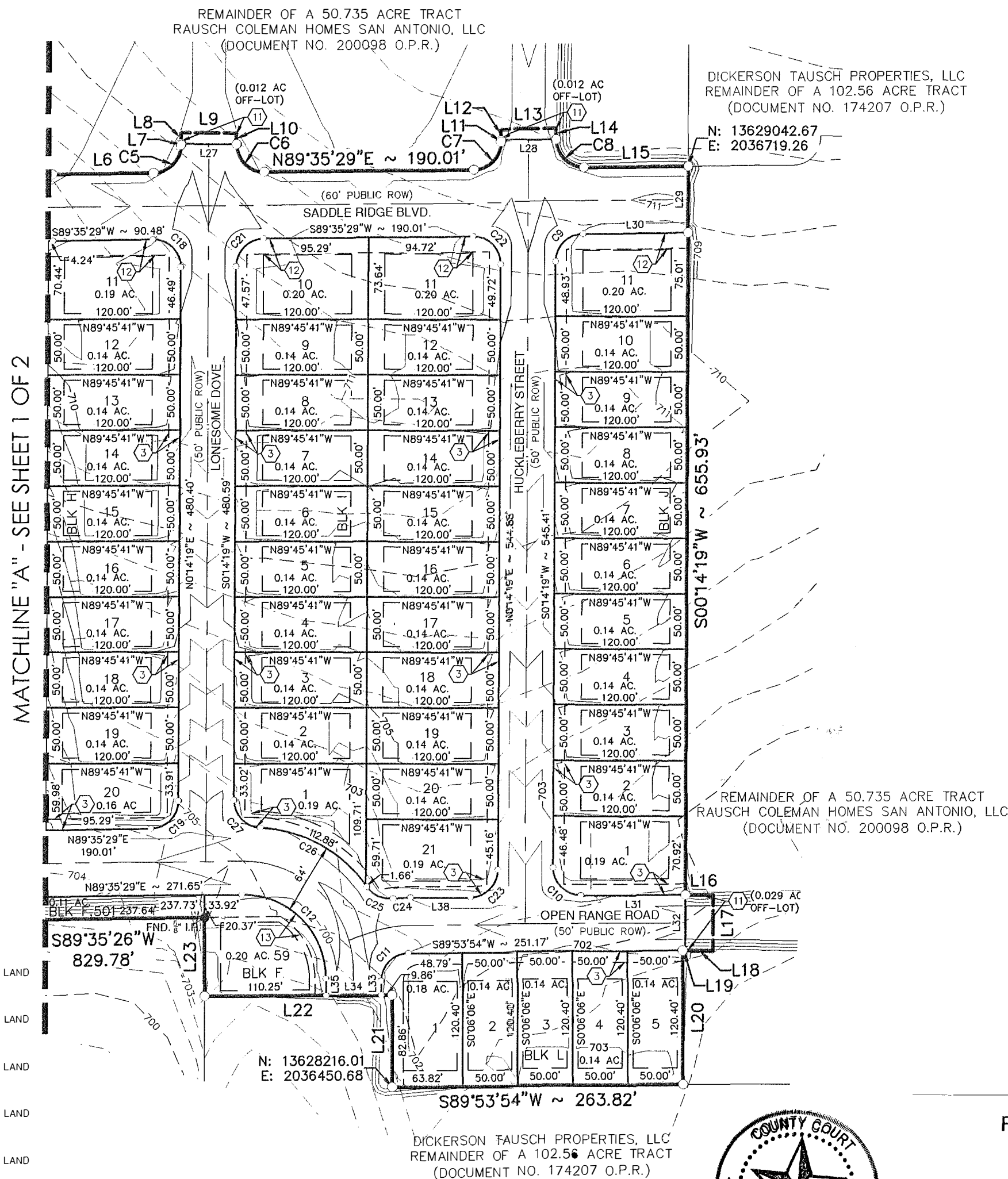
# SUBDIVISION PLAT OF SADDLE RIDGE ESTATES PHASE 1

BEING A TOTAL OF 24.34 ACRES, BEING A PORTION OF A 50.735 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 200098 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, OUT OF THE BAUMGARTNER SURVEY NO. 513, ABSTRACT 87, IN THE CITY OF LYTLE, ATASCOSA COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900

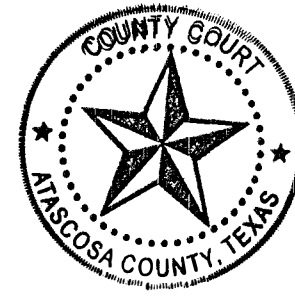
DATE OF PREPARATION: April 27, 2021



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Diane Gonzales* 3716-A  
Diane Gonzales, County Clerk  
Atascosa County Texas  
May 12, 2021 02:00:17 PM

FEE \$246.00 JSANCHEZ 202100013  
PLAT



SHEET 2 OF 2

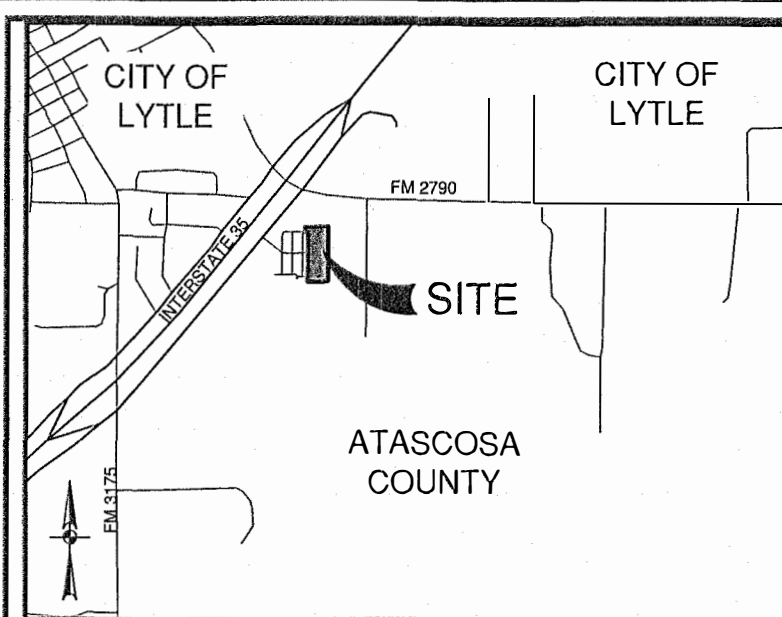


2 PGS

202100013



202300030

2 PGS  
PLAT

LOCATION MAP

NOT-TO-SCALE

## LEGEND

- |                                   |                            |
|-----------------------------------|----------------------------|
| AC ACRE(S)                        | VOL VOLUME                 |
| BLK BLOCK                         | PG PAGE(S)                 |
| BSL BUILDING SETBACK LINE         | ROW RIGHT-OF-WAY           |
| CD COUNTY BLOCK                   | VAR WID VARIABLE WIDTH     |
| DR DEED RECORDS OF                | FOUND 1/2" IRON ROD        |
| ATASCOSA COUNTY, TEXAS (SURVEYOR) | (UNLESS NOTED OTHERWISE)   |
| OPR OFFICIAL PUBLIC RECORDS       | SET 1/2" IRON ROD (PD)     |
| (OFFICIAL PUBLIC RECORDS          | SET 1/2" IRON ROD (PD)-ROW |
| OF REAL PROPERTY) OF              | FOUND 1/2" IRON ROD        |
| ATASCOSA COUNTY, TEXAS (SURVEYOR) | (UNLESS NOTED OTHERWISE)   |
| INT INTERSECTION                  |                            |
- 
- |                                  |                                  |
|----------------------------------|----------------------------------|
| 1140 EXISTING CONTOURS           | 10' GAS, ELECTRIC, TELEPHONE     |
| 1140 PROPOSED CONTOURS           | AND CABLE TV EASEMENT            |
| 1140 ORIGINAL SURVEY/COUNTY LINE | (DOC. NO. 202100013, OPR)        |
| 1140 CENTERLINE                  | 14' GAS, ELECTRIC, TELEPHONE     |
|                                  | AND CABLE TV EASEMENT            |
|                                  | (DOC. NO. 202100013, OPR)        |
|                                  | 50'X50' WATER, SEWER, GRADING    |
|                                  | AND DRAINAGE EASEMENT TO         |
|                                  | EXPIRE UPON INCORPORATION        |
|                                  | INTO PLATTED R.O.W.              |
|                                  | (0.057 ACRE OFF-LOT)             |
|                                  | VARIABLE WIDTH PRIVATE           |
|                                  | DRAINAGE EASEMENT (10' MIN.)     |
|                                  | (DOC. NO. 202200016, OPR)        |
|                                  | EXISTING VARIABLE WIDTH PRIVATE  |
|                                  | DRAINAGE EASEMENT (10' MIN.)     |
|                                  | (DOC. NO. 202200016, OPR)        |
|                                  | EXISTING VARIABLE WIDTH          |
|                                  | DRAINAGE EASEMENT (DOC. NO.      |
|                                  | 210134, OPR)                     |
|                                  | T. THOMAS SURVEY NO. 513 1/2     |
|                                  | ABSTRACT 339                     |
|                                  | F. BROCHINZIN SURVEY NO. 531 1/2 |
|                                  | ABSTRACT 86                      |
|                                  | BAUMGARTNER SURVEY NO. 513       |
|                                  | ABSTRACT 87                      |

STATE OF TEXAS  
COUNTY OF BEXARI HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN  
THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

*Jon Adame* 7/17/23  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17 DAY OF July A.D. 2023

*Carol Maysonet*  
Notary Public, State of Texas  
Comm. Expires 10-11-2023  
Notary ID 132207388

STATE OF TEXAS  
COUNTY OF BEXARI HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED  
FROM AN ACTUAL SURVEY OF THIS PROPERTY MADE UNDER MY SUPERVISION ON  
THE GROUND.

*Greg Buchanan* 07/21/2023  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 DAY OF July A.D. 2023

*Casandra R. Casares*  
Notary Public in and for Bexar County, Texas  
ID: 105824703  
EXP. 03-30-2027

## CPS ENERGY/CITY OF LYTLE/UTILITY:

1. THE CITY OF LYTLE AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATING 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," "WATER EASEMENT," "SANITARY SEWER 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 AND THE CITY OF LYTLE 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 WATER, SEWER, 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 OR CITY OF LYTLE MONETARY LOSSES RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR CITY OF LYTLE 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, WATER, SEWER, 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.

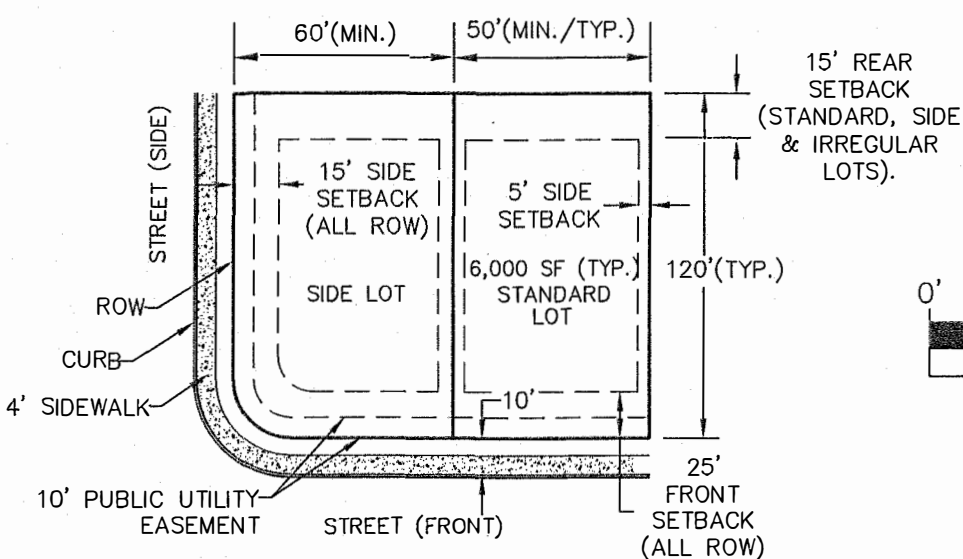
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THESE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

## OPEN SPACE:

LOT 502 AND 503, BLOCK A ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

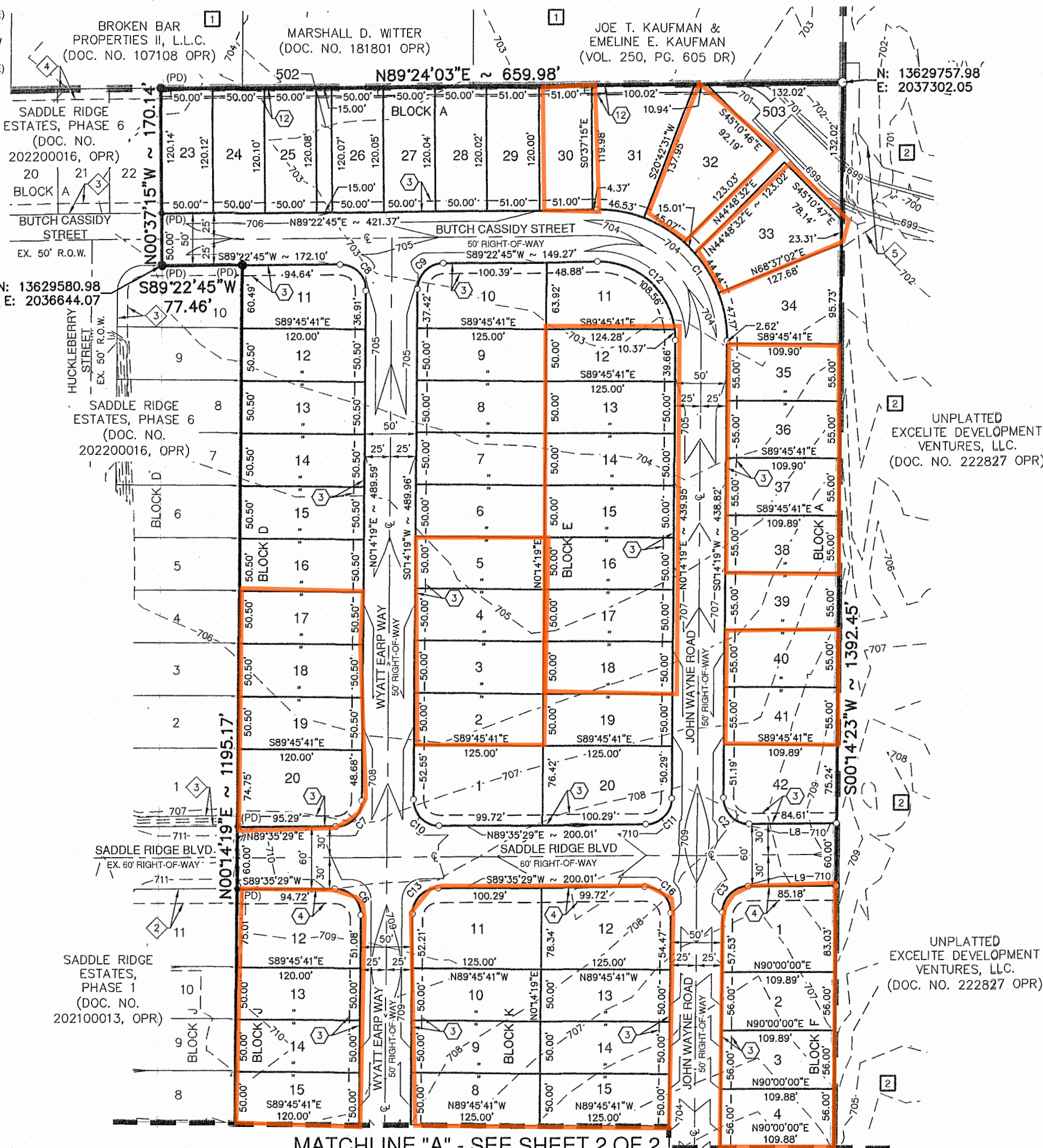
## ZONING:

THE EXISTING ZONING FOR THIS PROPERTY IS R-1 SINGLE FAMILY DWELLING DISTRICT. NO ZONING CHANGE IS BEING PROPOSED WITH THIS PLAT.



TYPICAL LOT LAYOUT

NOT-TO-SCALE



MATCHLINE "A" - SEE SHEET 2 OF 2

NOTE:  
SEE SHEET 2 OF 2 FOR  
CURVE AND LINE TABLE.PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLATSUBDIVISION PLAT  
OF  
SADDLE RIDGE ESTATES  
PHASES 2 & 5

BEING A TOTAL OF 20.754 ACRES, COMPRISED OF A PORTION OF A 27.635 ACRE TRACT OF LAND AND A PORTION OF A 9.608 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 217149 AND OUT OF A PORTION OF A 50.735 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 200098 IN THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, OUT OF THE BAUMGARTNER SURVEY NO. 513, ABSTRACT 87, IN THE CITY OF LYTLE, ATASCOSA COUNTY, TEXAS.

**PAPE-DAWSON**  
**ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: July 17, 2023

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

THE OWNER OF LAND SHOWN ON THIS PLAT, AND WHOSE NAME ARE SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATE TO THE CITY, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN HEREON, IN WITNESS WHEREOF, THE SIGNATURES OF THE PARTIES ARE HEREON AFFIXED.

OWNER/DEVELOPER: SCOTT A. PETERS  
FRANK COLEMAN HOMES SAN ANTONIO, LLC  
SAN ANTONIO, TX 78213  
4058 N COLLEGE AVE, STE 300, BOX 9  
FAYETTEVILLE, ARKANSAS 72703  
(479) 455-9090

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Scott Peters* 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 19 DAY OF July A.D. 2023.

*Tasha Willis*  
TASHA WILLIS  
Benton County  
NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS  
My Commission Expires October 18, 2027  
Commission No. 12710309

CERTIFICATE OF APPROVAL

THE CITY ENGINEER OF THE CITY OF LYTLE, TEXAS HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

THIS PLAT OF SADDLE RIDGE ESTATES PHASES 2 & 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LYTLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 24 DAY OF July 2023

BY: *[Signature]* MAYORBY: *[Signature]* SECRETARYFILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Theresa Carrasco*  
Theresa Carrasco, County Clerk  
Atascosa County Texas

July 25, 2023 03:44:11 PM  
FEE: \$246.00 YSALINAS

PLAT

NPC  
419-B  
202300030



SHEET 1 OF 2

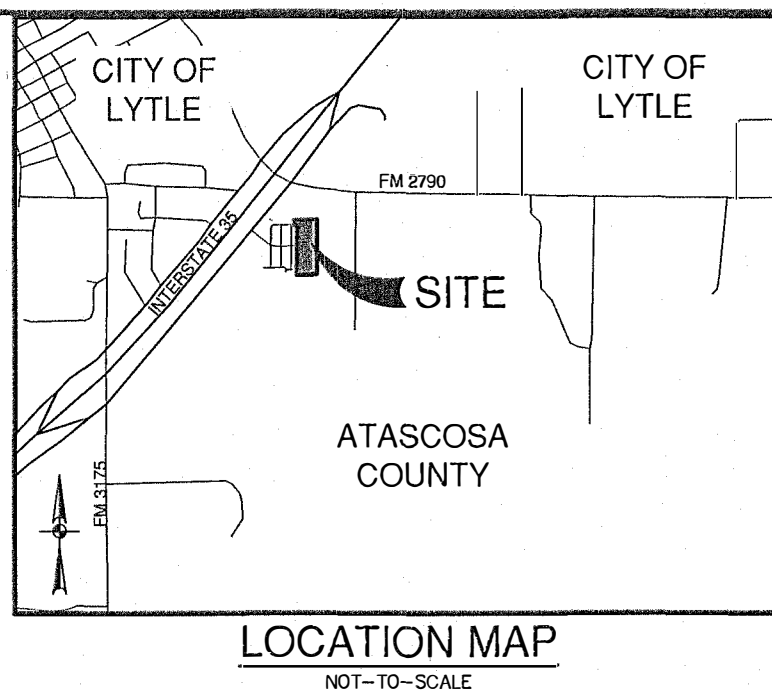
SADDLE RIDGE ESTATES PHASES 2 &amp; 5

Civil Job No. 11100-18; Survey Job No. 9212-19



SADDLE RIDGE ESTATES PHASES 2 &amp; 5

Civil Job No. 11100-19 Survey Job No. 9212-19



## SUBDIVISION NOTES:

1. THIS PLAT INCLUDES 3,950 LF OF STREET THAT WILL BE DEDICATED TO THE CITY OF LYTLE UPON COMPLETION AND ACCEPTANCE. ALL STREET RIGHT-OF-WAYS ARE 50 FT MINIMUM WIDTH.
2. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE CITY OF LYTLE OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNATED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LYTLE, ATASCOSA COUNTY ROAD STANDARDS AND/OR TxDOT STANDARDS, AS APPLICABLE.
3. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY CITY OF LYTLE TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE; AND NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE CITY OF LYTLE.
4. NO RESIDENTIAL STRUCTURES OR VERTICAL DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	125.00'	90°51'34"	N45°11'28"W	178.10'	198.22'
C2	25.00'	90°38'50"	S45°05'06"E	35.55'	39.55'
C3	25.00'	89°21'15"	S44°54'54"W	35.16'	38.99'
C4	25.00'	90°06'37"	N45°02'48"W	35.39'	39.32'
C5	25.00'	89°39'35"	N45°04'07"E	35.25'	39.12'
C6	25.00'	90°38'50"	N45°05'06"W	35.55'	39.55'
C7	25.00'	89°21'10"	N44°54'54"W	35.16'	38.99'
C8	25.00'	90°51'34"	N45°11'28"W	35.62'	39.64'
C9	25.00'	89°08'26"	S44°48'32"W	35.09'	38.89'
C10	25.00'	90°38'50"	S45°05'06"E	35.55'	39.55'
C11	25.00'	89°21'10"	N44°54'54"E	35.16'	38.99'
C12	75.00'	90°51'34"	N45°11'28"W	106.86'	118.93'
C13	25.00'	89°21'10"	S44°54'54"W	35.16'	38.99'
C14	25.00'	90°20'25"	S44°55'53"E	35.46'	39.42'
C15	25.00'	89°39'35"	N45°04'07"E	35.25'	39.12'
C16	25.00'	90°38'50"	N45°05'06"W	35.55'	39.55'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N90°00'00"W	109.86'
L2	S0°00'30"W	14.69'
L3	S0°00'30"W	50.00'
L4	S89°59'30"E	50.00'
L5	S0°00'30"W	50.00'
L6	N89°53'57"E	2.38'
L7	N0°06'06"W	50.00'
L8	N89°35'29"E	84.61'
L9	N89°35'29"E	85.18'
L10	N89°59'30"W	50.00'

## SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/4" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE WITH A SURFACE ADJUSTMENT FACTOR OF 1.00017.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

## CPS ENERGY/CITY OF LYTLE/UTILITY:

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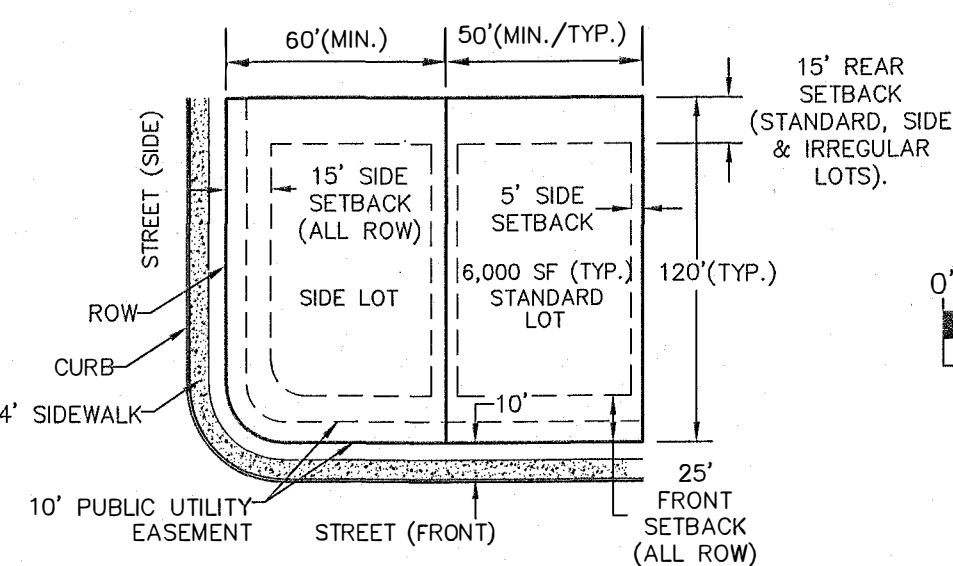
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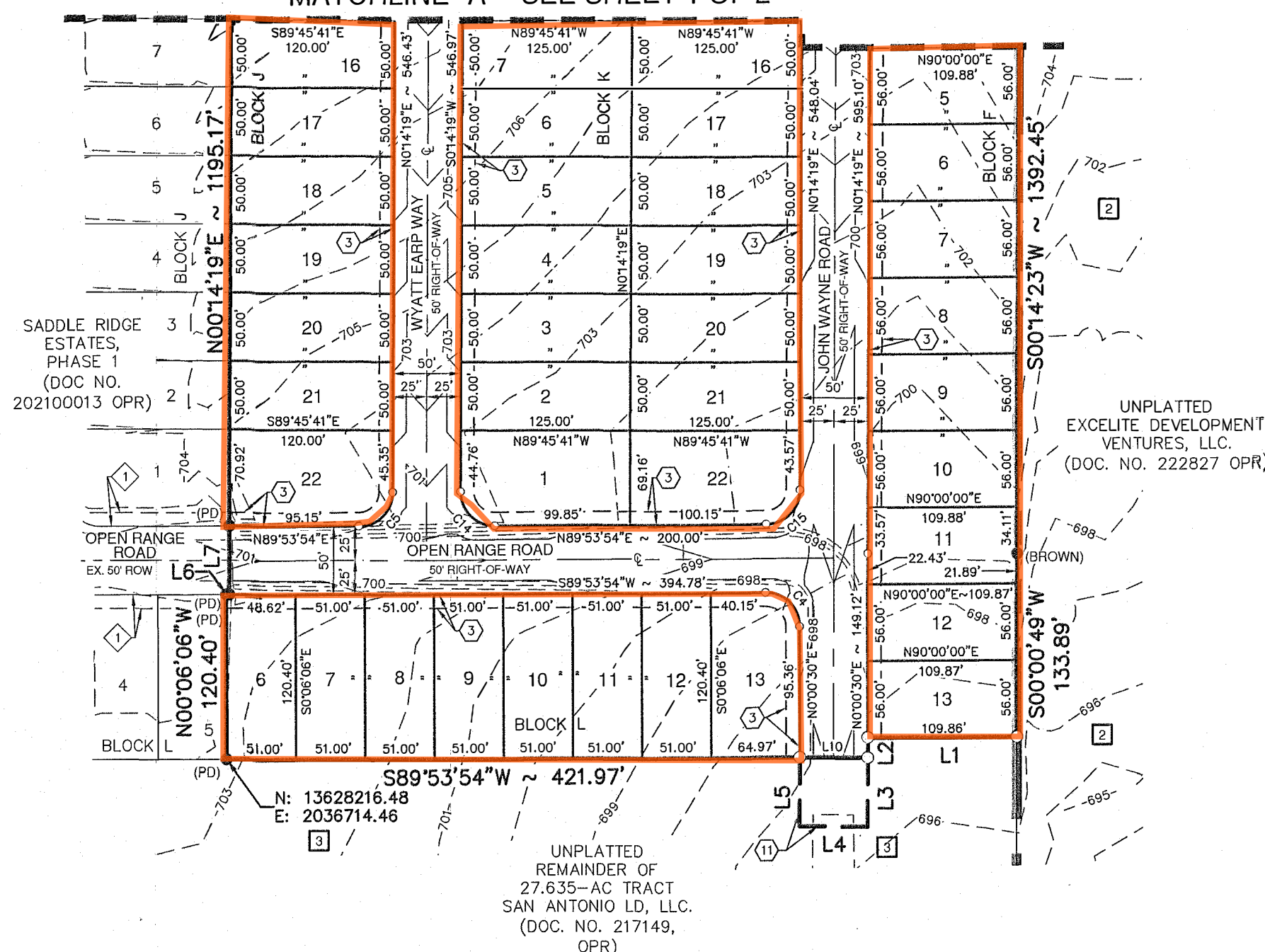
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## ZONING:

THE EXISTING ZONING FOR THIS PROPERTY IS R-1 SINGLE FAMILY DWELLING DISTRICT. NO ZONING CHANGE IS BEING PROPOSED WITH THIS PLAT.



## MATCHLINE "A" - SEE SHEET 1 OF 2



# SUBDIVISION PLAT OF SADDLE RIDGE ESTATES PHASES 2 & 5

BEING A TOTAL OF 20.754 ACRES, COMPRISED OF A PORTION OF A 27.635 ACRE TRACT OF LAND AND A PORTION OF A 9.608 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 217149 AND OUT OF A PORTION OF A 50.735 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 200098 IN THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, OUT OF THE BAUMGARTNER SURVEY NO. 513, ABSTRACT 87, IN THE CITY OF LYTLE, ATASCOSA COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: July 17, 2023

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

THE OWNER OF LAND SHOWN ON THIS PLAT, AND WHOSE NAME ARE SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATE TO THE CITY, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: SCOTT A. PETERS  
SCOTT COLEMAN HOMES SAN ANTONIO, LLC  
SAN ANTONIO, TX  
4058 N COLLEGE AVE, STE 300, BOX 9  
FAYETTEVILLE, ARKANSAS 72703  
(479) 455-9090

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

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TASHA WILLIS  
Benton County  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires October 18, 2027  
Commission No. 12710309

## CERTIFICATE OF APPROVAL

THE CITY ENGINEER OF THE CITY OF LYTLE, TEXAS HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

THIS PLAT OF SADDLE RIDGE ESTATES PHASES 2 & 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LYTLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 24 DAY OF July, 2023

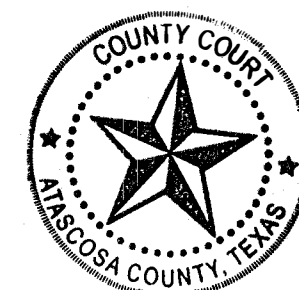
BY:

CITY OF LYTLE



SIGN  
HERE

SIGN  
HERE



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Theresa Carrasco, County Clerk  
Atascosa County Texas  
July 25, 2023 03:44:11 PM  
FEE: \$246.00 YSALINAS  
PLAT

NPC  
420-A  
202300030

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 2