

Saddle Creek Ranch

Community Information

Price Range:	\$150's to \$190's
Square Footage:	1,348 - 2,963 (Heritage Hill Country Collection)
School District:	Schertz-Cibolo Universal City ISD (www.scuc.txed.net)
Features:	Hill Country-style architecture, Amenity Center with Pool, Easy Access to I-35, 78

A short country drive leads you to the charming community of Saddle Creek Ranch featuring endearing streetscapes that recall simpler times. Residents enjoy all the new growth in the area including the nearby shopping and entertainment, with easy access to major roadways. Students will attend the award-winning Schertz-Cibolo Universal City ISD, offering children the finest public education experience available.

Utilities

Electricity & Gas

Guadalupe Valley Electric
(210) 658-7033

Water

Green Valley Water
(830) 914-2330

Sewer

Cibolo Water
(210) 658-9900

Garbage Service

Cibolo City Hall
(210) 658-9900
www.cibolotx.net

Cable, Phone, Internet

Time Warner
84 Loop 410
San Antonio, TX 78216
(210) 244-0500
www.tw-sa.com

Cable, Phone, Internet

AT&T
1010 N. St. Mary's Street
San Antonio, TX 78205
(800) 464-7928
www.att.com

TAX RATES

Guadalupe County	0.3345
Lateral Road	0.055
Schertz-Cibolo UC ISD	1.42
City of Cibolo	0.41

Total 2.2195

SCUCISD Schools

John A. Sippel Elementary

420 Fairlawn
Schertz, TX 78154
(210) 619-4600

Jordan Intermediate School

515 Thistle Creek Dr.
Universal City, TX 78148
(210) 945-6400

Dobie Junior High

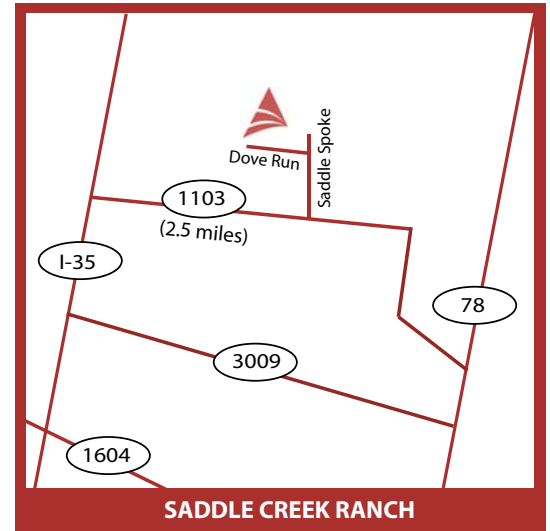
395 W. Bargfeld Rd.
Cibolo, TX 78108
(210) 945-6000

Byron Steele II High School

1300 FM 1103
Cibolo, TX 78108
(210) 945-6500

Saddle Creek Ranch HOA

Association Management
1600 NE Loop 410
Suite 202
San Antonio, TX 78209
(210) 829-7202
Annual Dues: \$500



Driving Directions:

From San Antonio on I-35: Exit FM-1103/ Cibolo/ Hubertus Rd, turn right onto FM 1103 and drive 2.5 miles and turn left onto Saddle Spoke and left on to Dove Run. Sales office will be on the right.

From 1604 take ramp toward FM-78/Randolph A.F.B. and take right on FM-78; continue for 4.7 miles, turn left onto FM1103 and go 3.2 miles, turn right onto Saddle Spoke and left on to Dove Run.

Model Home Address:

208 Dove Run
Cibolo, TX 78108

Call today! (210) 444-9310

Like having a home builder in the family.



2010 TriStone Homes LLC. TSH reserves the right to change floorplan specifications, prices, terms and availability at anytime without prior notice. Plans and features may vary by neighborhood, lot location and home series. Renderings and floorplans are artist's conception; square footage is approximate and based on architectural design, areas may vary according to construction. Not all floorplans can be positioned on every homesite and availability is determined by TriStone Homes. Revised June 1, 2010.