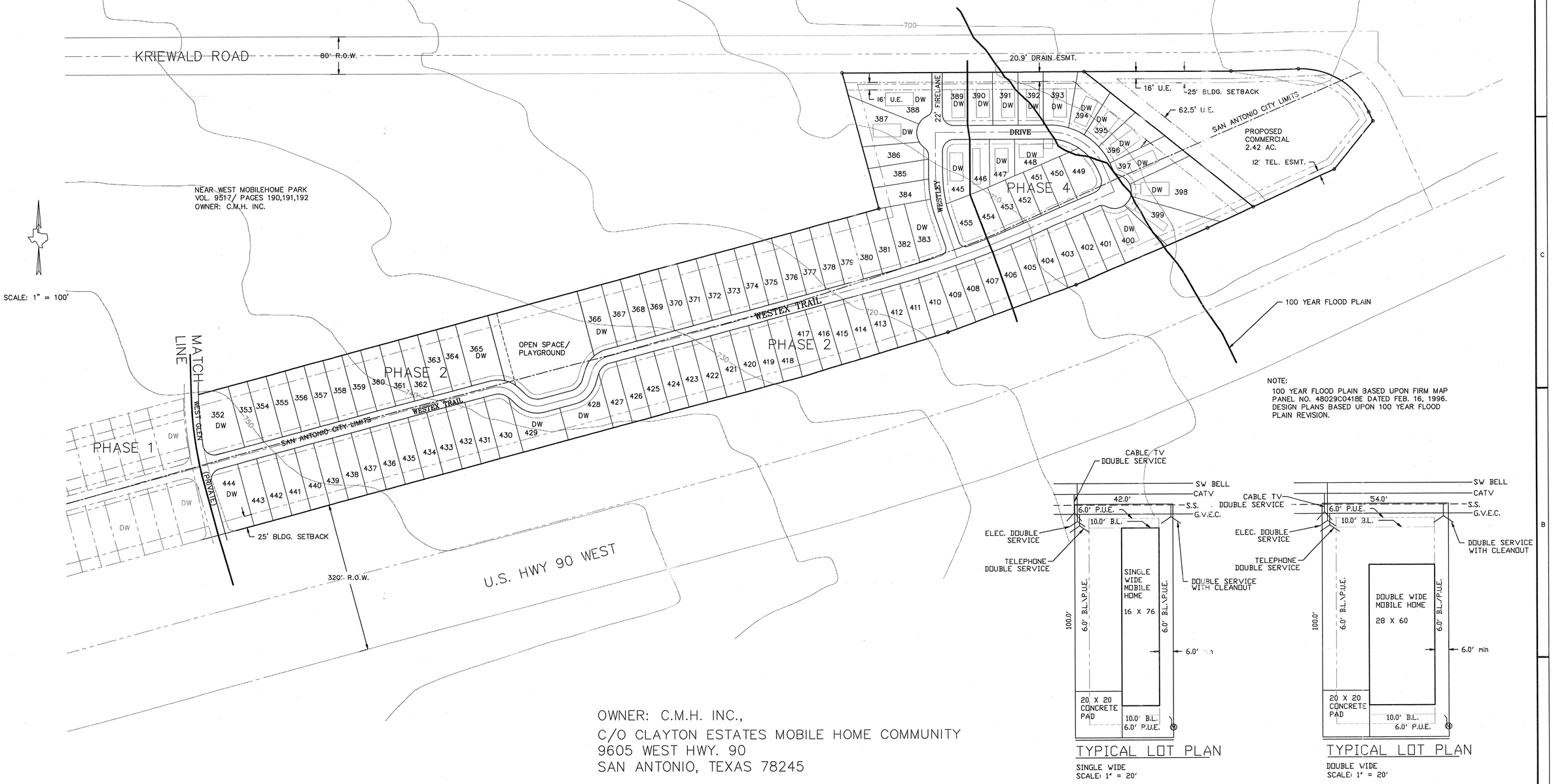
CLAYTON ESTATES MOBILE HOME PARK



NOTE:
100 YEAR FLOOD PLAIN BASED UPON FIRM MAP PANEL NO. 48029C0418E DATED FEB. 16, 1996. DESIGN PLANS BASED UPON 100 YEAR FLOOD PLAIN REVISION.

TYPICAL LOT PLAN
SINGLE WIDE
SCALE: 1" = 20'

TYPICAL LOT PLAN
DOUBLE WIDE
SCALE: 1" = 20'

OWNER: C.M.H. INC.,
C/O CLAYTON ESTATES MOBILE HOME COMMUNITY
9605 WEST HWY. 90
SAN ANTONIO, TEXAS 78245

#510

RIVER CITY ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
3801 SOUTH 1ST STREET
AUSTIN, TEXAS 78704
PHONE-(512) 442-3008 FAX-(512) 442-6522
13750 U.S. 281 N. SUITE B-20
SAN ANTONIO, TEXAS 78232
PHONE-(210) 545-3180

REVISIONS

NO.	REVISION	APPD.	DATE

STATE OF TEXAS
PATRICK A. LACKEY
REGISTERED PROFESSIONAL ENGINEER

DRAWING INFORMATION

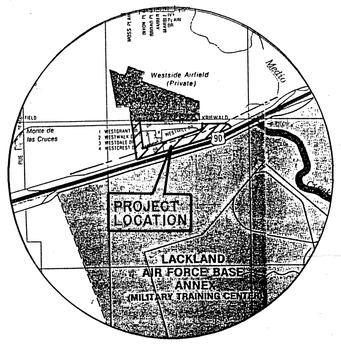
DESIGNED BY:PAL	SCALE: 1" = 100.0'
DRAWN BY: JRP	DATE: MAY 1996
CHECKED BY:PAL	PROJECT NO:
APPROVED BY:	PLOT DATE:5/23/96
FILE NAME:DVLMT-PN.DWG	PLOT SCALE: 1=100
REMARKS:	

CLAYTON ESTATES MOBILE HOME PARK

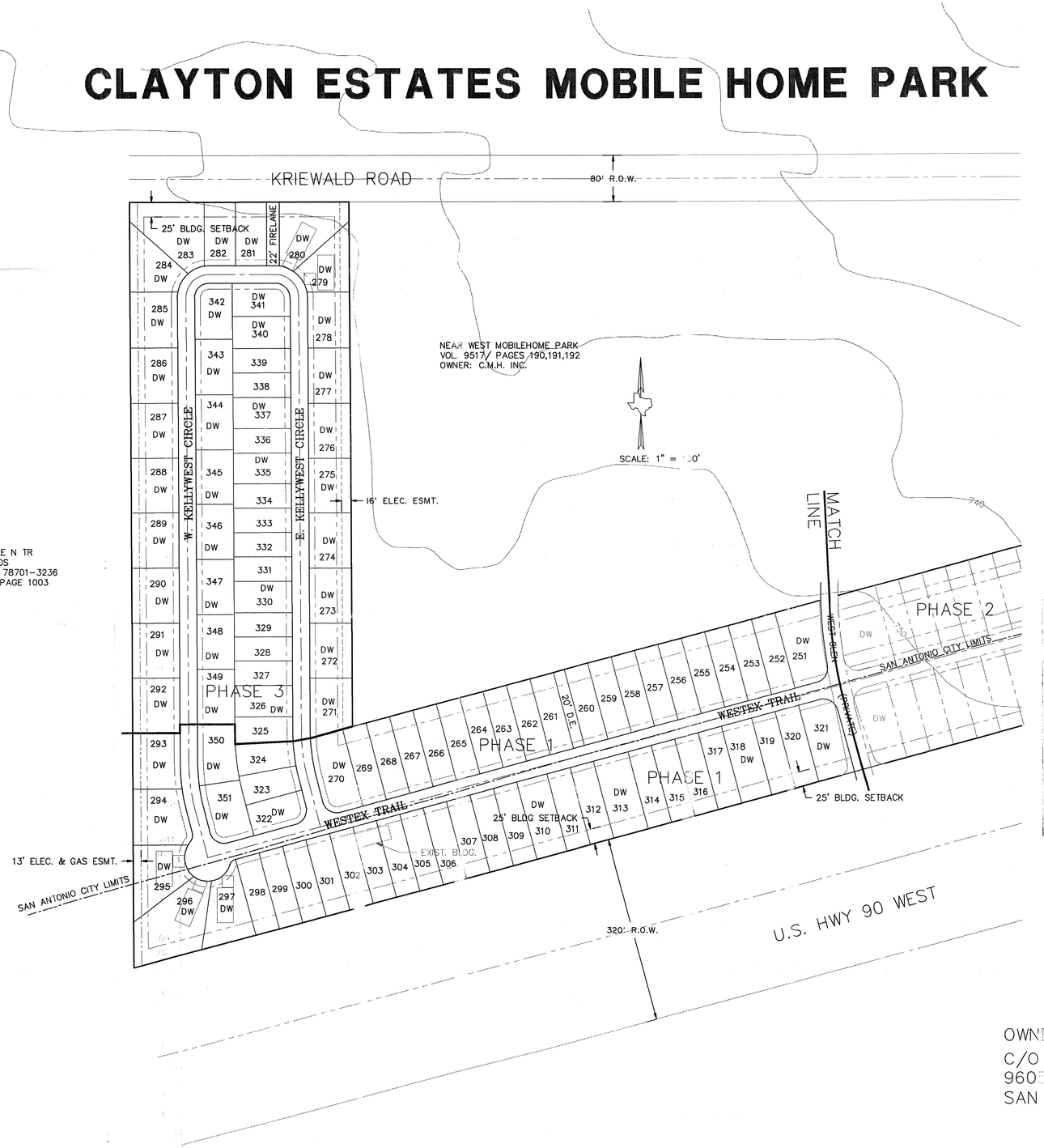
PRELIMINARY DEVELOPMENT PLAN

SHEET: 2 OF 2

CLAYTON ESTATES MOBILE HOME PARK



LOCATION MAP



SUCKLE, LUCILLE N TR
126 SAN CARLOS
AUSTIN, TEXAS 78701-3236
VOLUME 6301, PAGE 1003

PHASE	TOTAL LOTS	DOUBLE WIDE LOTS	SINGLE WIDE LOTS
PHASE	54	14	40
PHASE	78	9	69
PHASE	47	36	11
PHASE	26	12	14
TOTAL	205	71	134

OWNER: C.M.H. INC.,
C/O CLAYTON ESTATES MOBILE HOME COMMUNITY
9605 WEST HWY. 90
SAN ANTONIO TEXAS 78245

#510

PLAN HAS BEEN ACCEPTED BY COSA
July 12, 1996 (date)
510 (number)
If no plats are filed, plan will expire on Jan 11, 1998
1st plat filed on _____

RECEIVED
96 MAY 27 PM 3:59

RIVER CITY ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS

3801 SOUTH 1ST STREET
AUSTIN, TEXAS 78704
PHONE-(512) 442-3008 FAX-(512) 442-6522

13750 U.S. 281 N. SUITE B-20
SAN ANTONIO, TEXAS 78232
PHONE-(210) 545-3180

RCE

REVISIONS			
NO.	REVISION	APPD	DATE

STATE OF TEXAS — 6-24-96

DRAWING INFORMATION		
DESIGNED	Y:PAL	SCALE: 1" = 100.0'
DRAWN B	JRP	DATE: MAY 1996
CHECKED	Y:PAL	PROJECT NO:
APPROVED	BY:	PLOT DATE:6/25/96
FILE NAME	DVLMT-PN.DWG	PLOT SCALE: 1=100
REMARKS		

CLAYTON ESTATES MOBILE HOME PARK

PRELIMINARY DEVELOPMENT PLAN

SHEET: 1 OF 2

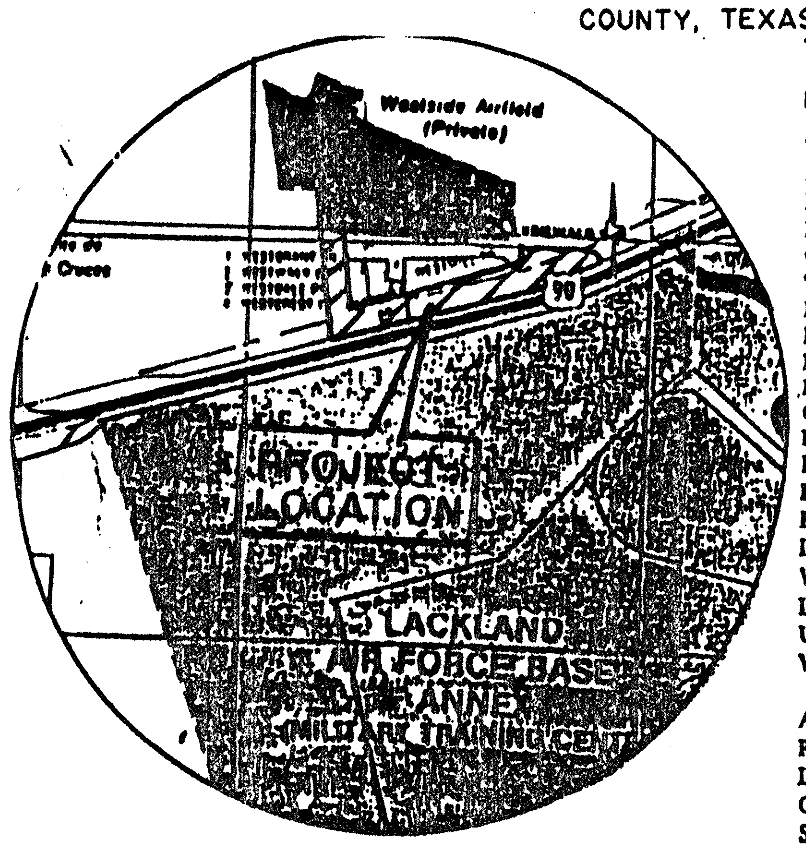
98- 0049941
Book Volm 09539 Page 00208

SUBDIVISION PLAT ESTABLISHING

CLAYTON ESTATES SUBDIVISION UNIT 2

PLAT I.D. NO.: 970043

BEING A 9.294 ACRE TRACT, OUT OF C. WILLIAMS SURVEY NO. 307. ABSTRACT NO. 815, COUNTY BLOCK NO. 4314, AND THE N. FLORES SURVEY NO. 210, ABSTRACT NO. 847, COUNTY BLOCK 4313, BEXAR COUNTY, TEXAS.



KEY MAP

N.T.S.

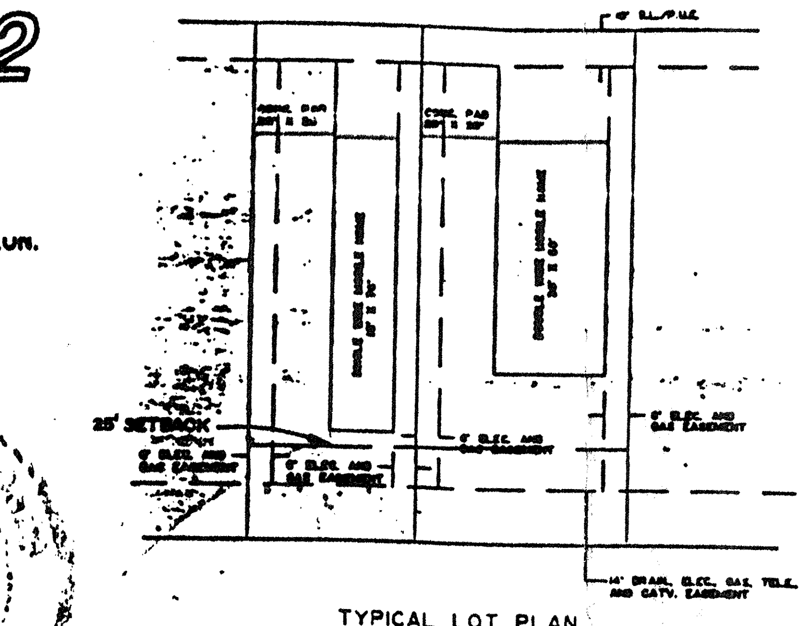
THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48029C0416E DATED FEBRUARY 16, 1996.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

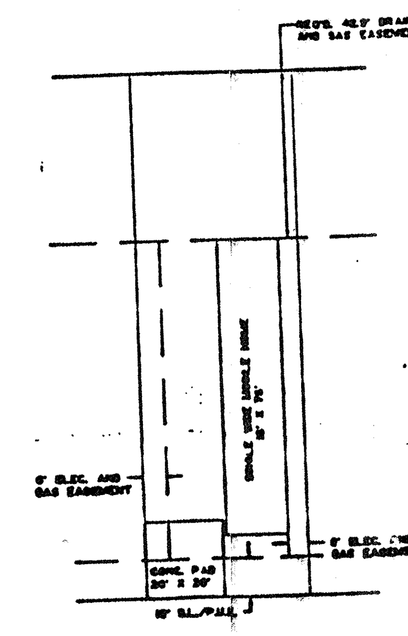
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

NOTE: TYPICAL LOT PLANS SHOWN ARE FOR EXHIBIT PURPOSES ONLY AND ARE NOT SHOWN HEREON FOR THE PURPOSE OF LEGAL LOT SUBDIVISION.



TYPICAL LOT PLAN
NOT TO SCALE



TYPICAL LOT PLAN
NOT TO SCALE

NOTES:

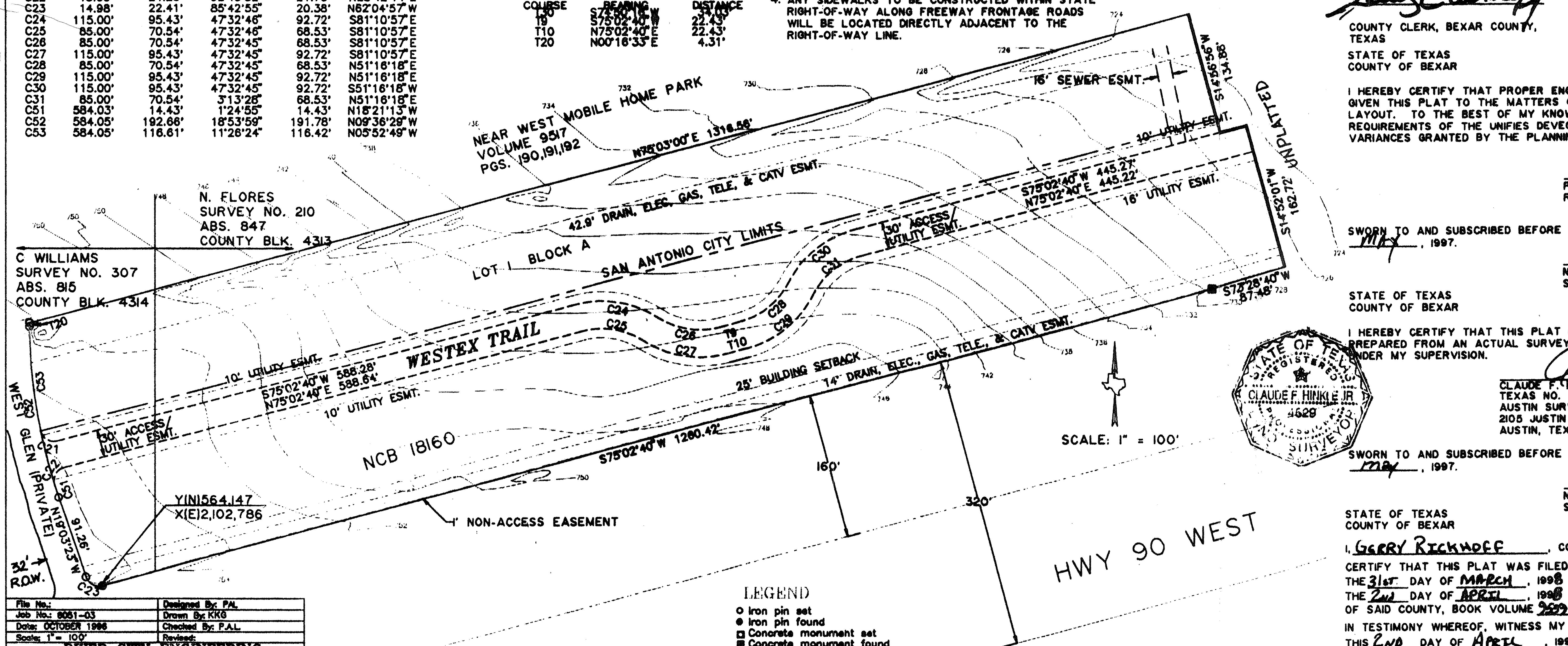
1. A 10.0' BUILDING SETBACK LINE WILL BE OBSERVED FROM FRONT AND REAR MOBILE HOME LOT DIVISIONS. A 6.0' BUILDING SETBACK WILL BE OBSERVED FOR ALL SIDE DIVISIONS.
2. ALL STREETS, DRIVES, AND LANES ARE HEREBY DEDICATED AS PUBLIC UTILITY EASEMENTS.
3. BEXAR METROPOLITAN WATER DISTRICT WILL RETAIN OWNERSHIP OF ALL WATER UTILITIES.
4. SAN ANTONIO WATER SYSTEM [S.A.W.S.] WILL RETAIN OWNERSHIP OF ALL WASTEWATER UTILITIES.

NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS"
4. ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C21	15.00'	24.44'	93°21'48"	21.83'	N58°16'36" W
C22	15.00'	24.28'	92°40'52"	21.70'	N28°42'14" E
C23	14.98'	22.41'	85°42'55"	20.38'	N62°04'57" W
C24	115.00'	95.43'	47°32'46"	92.72'	S81°10'57" E
C25	85.00'	70.54'	47°32'46"	68.53'	S81°10'57" E
C26	85.00'	70.54'	47°32'45"	68.53'	S81°10'57" E
C27	115.00'	95.43'	47°32'45"	92.72'	S81°10'57" E
C28	85.00'	70.54'	47°32'45"	68.53'	N51°16'18" E
C29	115.00'	95.43'	47°32'45"	92.72'	N51°16'18" E
C30	115.00'	95.43'	47°32'45"	92.72'	S51°16'18" W
C31	85.00'	70.54'	3°13'28"	68.53'	N51°16'18" E
C51	584.03'	14.43'	1°24'55"	14.43'	N18°21'13" W
C52	584.05'	192.66'	18°53'59"	191.78'	N09°36'29" W
C53	584.05'	116.61'	11°26'24"	116.42'	N05°52'49" W

COURSE	BEARING	DISTANCE
T30	S74°50'16" W	34.03'
T9	S75°02'40" W	22.43'
T10	N75°02'40" E	22.43'
T20	N00°16'33" E	4.31'



LEGEND
- o Iron pin set
- ● Iron pin found
- ◻ Concrete monument set
- ■ Concrete monument found
- ● Iron pipe found
- ◉ Fence post found
- △ Calculated point

File No.:	Designed By: PAL
Job No.: 8051-03	Drawn By: KKG
Date: OCTOBER 1996	Checked By: P.A.L.
Scale: 1" = 100'	Revised:

RIVER CITY ENGINEERING
13750 U.S. 281 N. # B-20, San Antonio, Texas 78232, (210) 545-8180
3601 SOUTH FIRST ST. Austin, Texas 78704, (512) 443-3008
AUSTIN • COPPERAS COVE • SAN ANTONIO

SHEET 1 OF 1

"Wastewater EDU note. The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Planning Department."

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 USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CMH PARKS INC., DBA CLAYTON ESTATES
RONALD J. SCHRANDT, REPRESENTATIVE
9605 WEST HWY. 90
SAN ANTONIO, TEXAS 78245
Ronald J. Schrandt
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CMH PARKS INC., DBA CLAYTON ESTATES; RONALD J. SCHRANDT, REPRESENTATIVE, 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 CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF MAY 1997

[signature] April 5 1999
NOTARY PUBLIC
MY COMMISSION EXPIRES:

THIS PLAT OF CLAYTON ESTATES SUBDIVISION UNIT I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 18 DAY OF JUNE A.D., 1997

BY: [signature]
CHAIRMAN

BY: Rebecca Waldman
SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRECIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS TO CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING OATHS, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COUNTY COMMISSIONERS COURT.

ON THIS THE 5th DAY OF Aug 1997.

ATTESTED:

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIES DEVEOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

PATRICK A. LACKEY, P.E.
RIVER CITY ENGINEERING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 16th DAY OF MAY, 1997.

Stevie K. Bear
NOTARY REPUBLIC IN AND FOR THE STATE OF 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 THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

CLAUDE F. HINKLE, JR., R.P.L.S.
TEXAS NO. 4629
AUSTIN SURVEYORS
2105 JUSTIN LANE NO. III
AUSTIN, TEXAS 78757

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 16th DAY OF MAY, 1997.

Stevie K. Bear
NOTARY REPUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 31st DAY OF MARCH, 1998 AT 2:04 PM AND DULY RECORDED THE 2nd DAY OF APRIL, 1998 AT 8:35 A.M. IN THE PLAT RECORDS OF SAID COUNTY, BOOK VOLUME 9539 ON PAGE(S) 208.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 2ND DAY OF APRIL, 1998.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [signature], DEPUTY

RECORDER'S MEMORANDUM
At time of Recordation this instrument was found to be inadequate for good photographic reproduction due to: illegibility, carbon or photo copy, discolored paper, deterioration, etc.

98- 0049941

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Mar 31 1998
At 2:04pm
Receipt #: 115227
Recording: 25.00
Doc/Mgmt: 6.00
Doc/Num: 98- 0049941
Deputy -Deborah Greiner

#510

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Rented

Patrick Lackey P.E

Date Submitted: 6-25-96

Name of POADP: CLAYTON ESTATES

Owner/Agent: CMH PARKS INC., RON SCHRANDT **Phone:** (210) 545-3180

Address: 9605 WEST HWY 90 **Zip code:** 78232

Engineer/Surveyor: RIVER CITY ENGINEERING, INC. **Phone:** (210) 545-3180

Address: 13750 US 281 NORTH, B-20, SAN ANTONIO, TX **Zip code:** 78232

Existing zoning: B-3; 1-1 **Proposed zoning:** R4

Texas State Plane Coordinates: X_____ Y_____
(at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits Yes ☒ No ☐
Edwards Aquifer Recharge Zone? Yes ☐ No ☒

Land Area Being Platted:	**Lots**	**Acres**
Single-Family (SF)		
Non-Single Family (NSF)	1	66.27
Commercial & other	1	2.42
TOTAL =	2	68.69

RECEIVED
96 JUN 27 PM 3:59

Print Name: CMH PARKS INC., C/O RIVER CITY ENGINEERING, INC. **Signature:**

Date: 6-25-96 **Tel:** (210) 545-3180 **Fax:** (512) 442-6522

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff wil contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

* Note: This application must be completed fully, and typed or printed legibly, for acceptance.

PLEASE FOLD ALL MAPS

CITY OF SAN ANTONIO

July 12, 1996

Patrick Lackey P. E.
River City Engineering, Inc.
13750 U.S. 281 North B-20
San Antonio, TX 78232

Re: Clayton Estates POADP # 510

Dear Mr. Lackey:

The City Staff Development Review Committee has reviewed Clayton Estates Subdivision Preliminary Overall Area Development Plan # 510. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the information provided, the City limit line splits the proposed development. Staff concern is that the current location of the corporate limits will cause confusion regarding police and fire protection responsibility. If a manufactured home is on the City line service would be provided to the portion of the home which is located within the City limits. Consequently, staff recommends that you pursue deannexation, of the development, this will clarify jurisdiction for emergency vehicles.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441