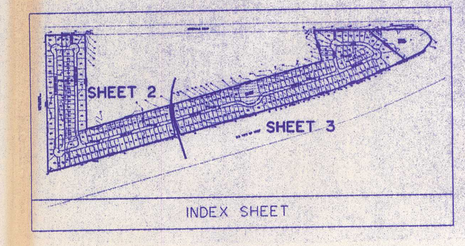
CLAYTON ESTATES
MOBILE HOME PARK PLAN

SAN ANTONIO, TEXAS

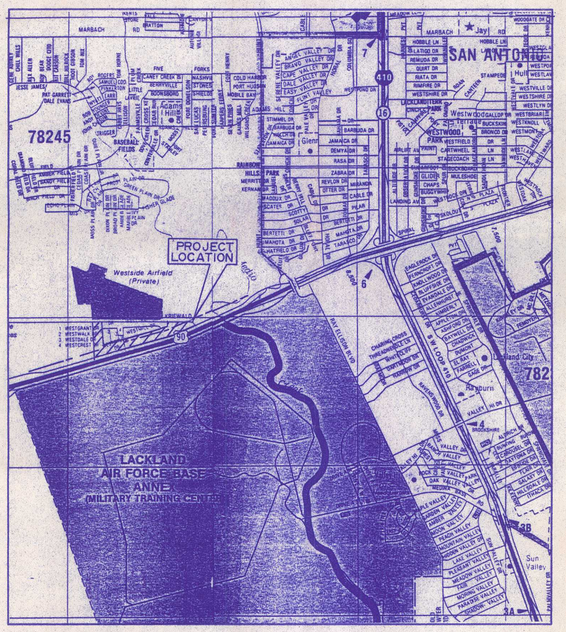


Acreage = 36.99 acres
No. of Lots = 207 lots
Density = 5.5961
Recreational area = 36,869.197 ft^2 = .8464 acres

RECEIVED
97 MAY 27 AM 10:07
HOUSING & CONSTRUCTION
SERVICES DIVISION

REVISIONS/CORRECTIONS

NO	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOT. SHEETS IN PLAN	NET IMP. COVER CHANGE	SITE IMP. COVER	% SITE IMP. COVER	APPROVAL/DATE	DATE IMAGED



LOCATION MAP

SHEET INDEX

1) COVER AND SHEET INDEX
2) LOT LAYOUT (WESTEX TRAIL & KELLYWEST CIRCLE)
3) LOT LAYOUT (WESTEX TRAIL & WESTLEY DRIVE)
4) WATER AND WASTEWATER PLAN
5) WATER AND WASTEWATER PLAN
6) WATER AND WASTEWATER PLAN
7) OVERALL SITE PLAN

OWNER/DEVELOPER: CMH PARKS INC.,
RON SCHRANDT, REPRESENTATIVE
9605 WEST HWY 90
SAN ANTONIO, TEXAS 78245

BEING A 20.05 ACRE TRACT AND A 16.94 ACRE TRACT OUT OF A 68.69 ACRE TRACT, OUT OF C. WILLIAMS SURVEY NO.307, ABSTRACT NO. 815, COUNTY BLOCK NO. 4314, THE N. FLORES SURVEY NO. 210, ABSTRACT NO.867, COUNTY BLOCK 4313, AND THE W. BOYLE SURVEY NO. 308, ABSTRCT NO. 78, COUNTY BLOCK 4315, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND IF APPROVED BY THE PLANNING COMMISSION, ALL DEVELOPMENT WILL BE IN ACCORDANCE WITH THIS PLAN, AND NO ALTERATIONS WILL BE MADE IN THIS PLAN AFTER APPROVAL.

STATE OF TEXAS
PATRICK A. LACKEY
56363
REGISTERED
PROFESSIONAL ENGINEER

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

APPROVED
CITY OF SAN ANTONIO

THIS MANUFACTURED HOME PARK PLAN FOR CLAYTON ESTATES HAS BEEN CONSIDERED AND IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. DATED THIS 28 DAY OF MAY, 19 97

BY: _____ CHAIRMAN

BY: Rebecca Waldman
SECRETARY

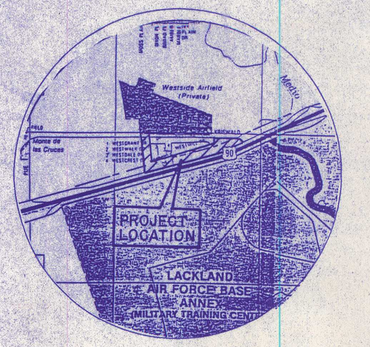
STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plan is true and correct and if approved by the Planning Commission, all development will be in accordance with this plan, and no alterations will be made in this plan after approval.

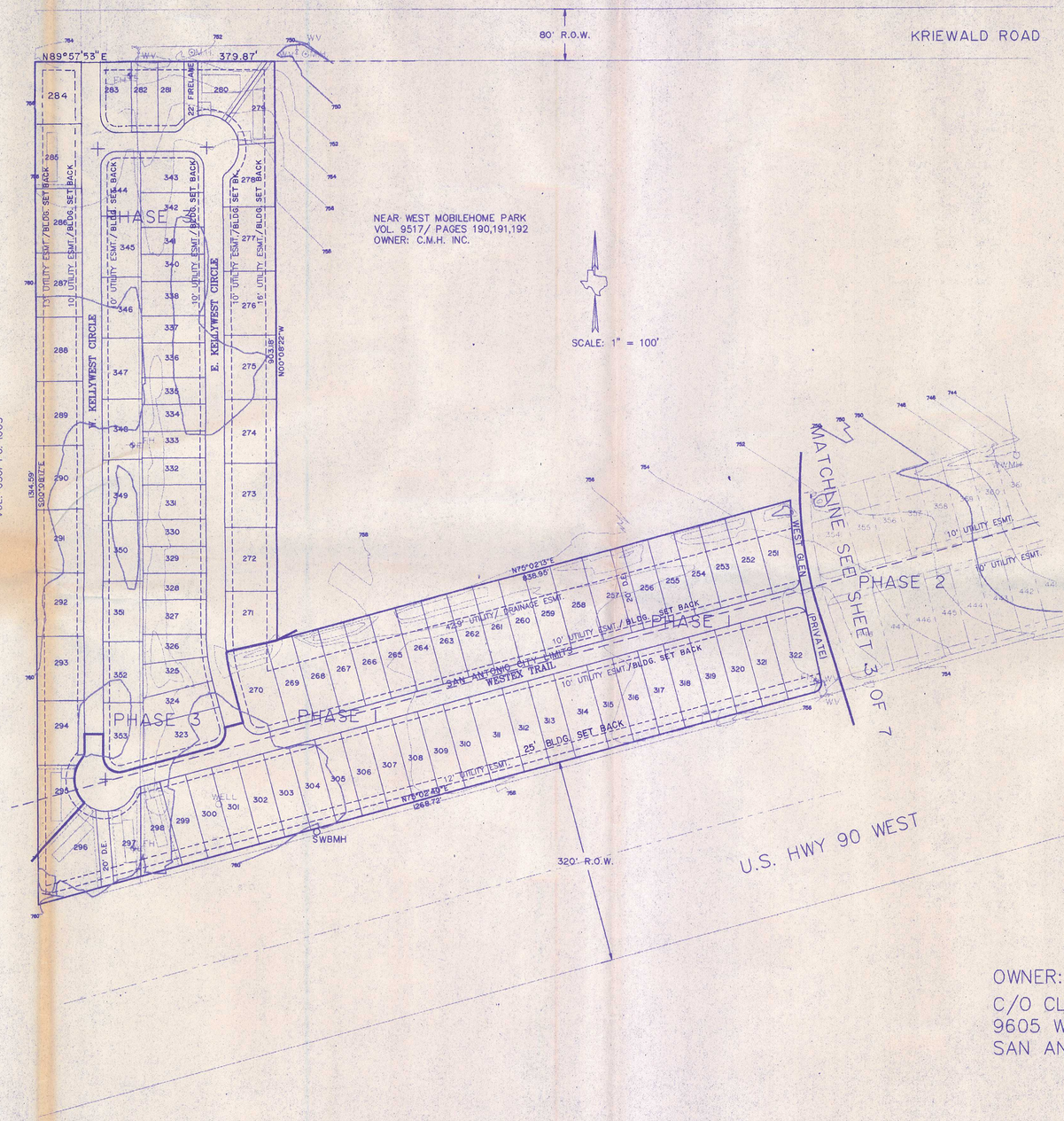
Ronald Schrandt
Owner or authorized agent

PATRICK A. LACKEY, P.E.
RIVER CITY ENGINEERING, INC.
AUSTIN, TEXAS
PHONE: (512) 442-3008
(512) 442-6522
AUSTIN × COPPERAS COVE × SAN ANTONIO

CLAYTON ESTATES MOBILE HOME PARK

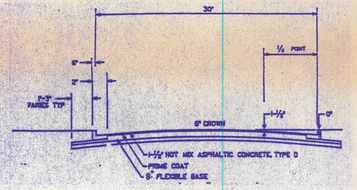


LOCATION MAP

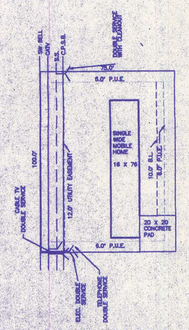


SUCKLE, LUCILLE N TR
126 SAN CARLOS
AUSTIN, TEXAS 78701-3236
VOLUME 6301, PAGE 1003

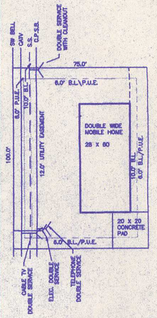
LUCILLE SUCKLE
VOL. 6301 PG. 1003



ROADWAY DETAIL
NTS



TYPICAL SIDE LOT PLAN
SINGLE WIDE
SCALE: 1" = 40'



TYPICAL SIDE LOT PLAN
DOUBLE WIDE
SCALE: 1" = 40'

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

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 NORTH, B-20
SAN ANTONIO, TEXAS 78232
(210) 545-3180

RCE

REVISIONS			
NO.	REVISION	APPD.	DATE

PATRICK A. LACKEY
PROFESSIONAL ENGINEER

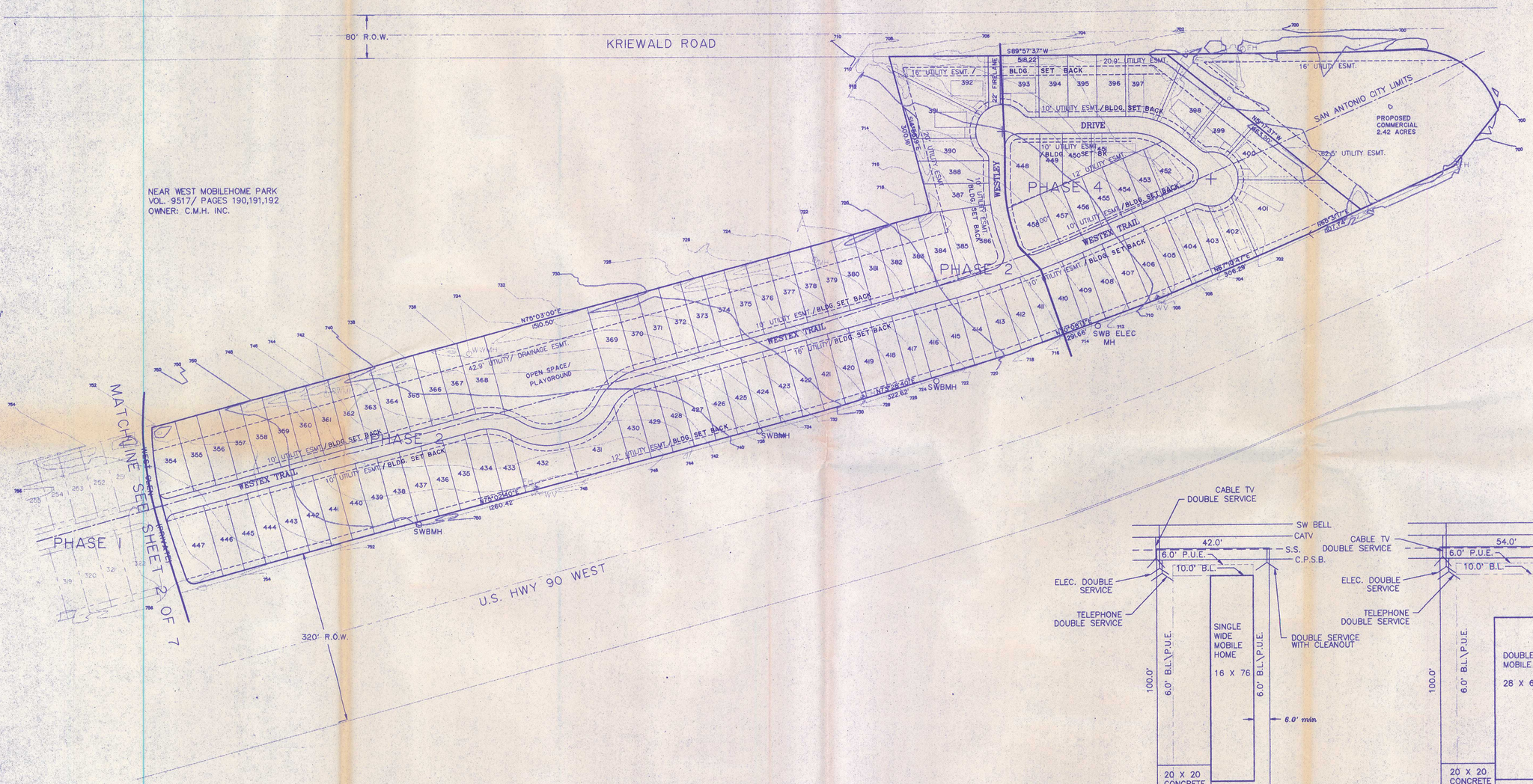
DRAWING INFORMATION	
DESIGNED BY: PAL	SCALE: 1" = 100'
DRAWN BY: JRP	DATE: OCTOBER 1996
CHECKED BY:	PROJECT NO:
APPROVED BY: PAL	PLOT DATE: 10/10/96
FILE NAME: PRELIM.DWG	PLOT SCALE: 1=100
REMARKS:	

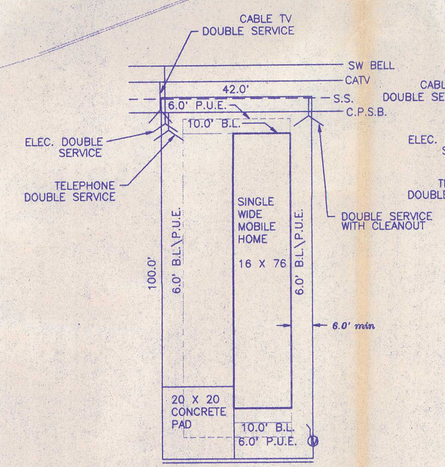
CLAYTON ESTATES MOBILE HOME PARK

LOT LAYOUT

SHEET: 2 OF 7

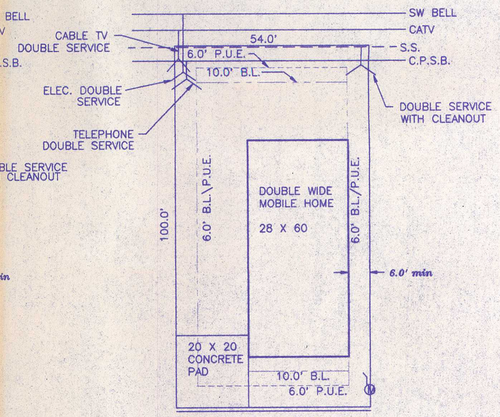
CLAYTON ESTATES MOBILE HOME PARK





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

CONTOUR DATA DEVELOPED BY AN ON GROUND TOPOGRAPHIC SURVEY.

RIVER CITY ENGINEERING, INC.
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REVISIONS			
NO.	REVISION	APPD.	DATE

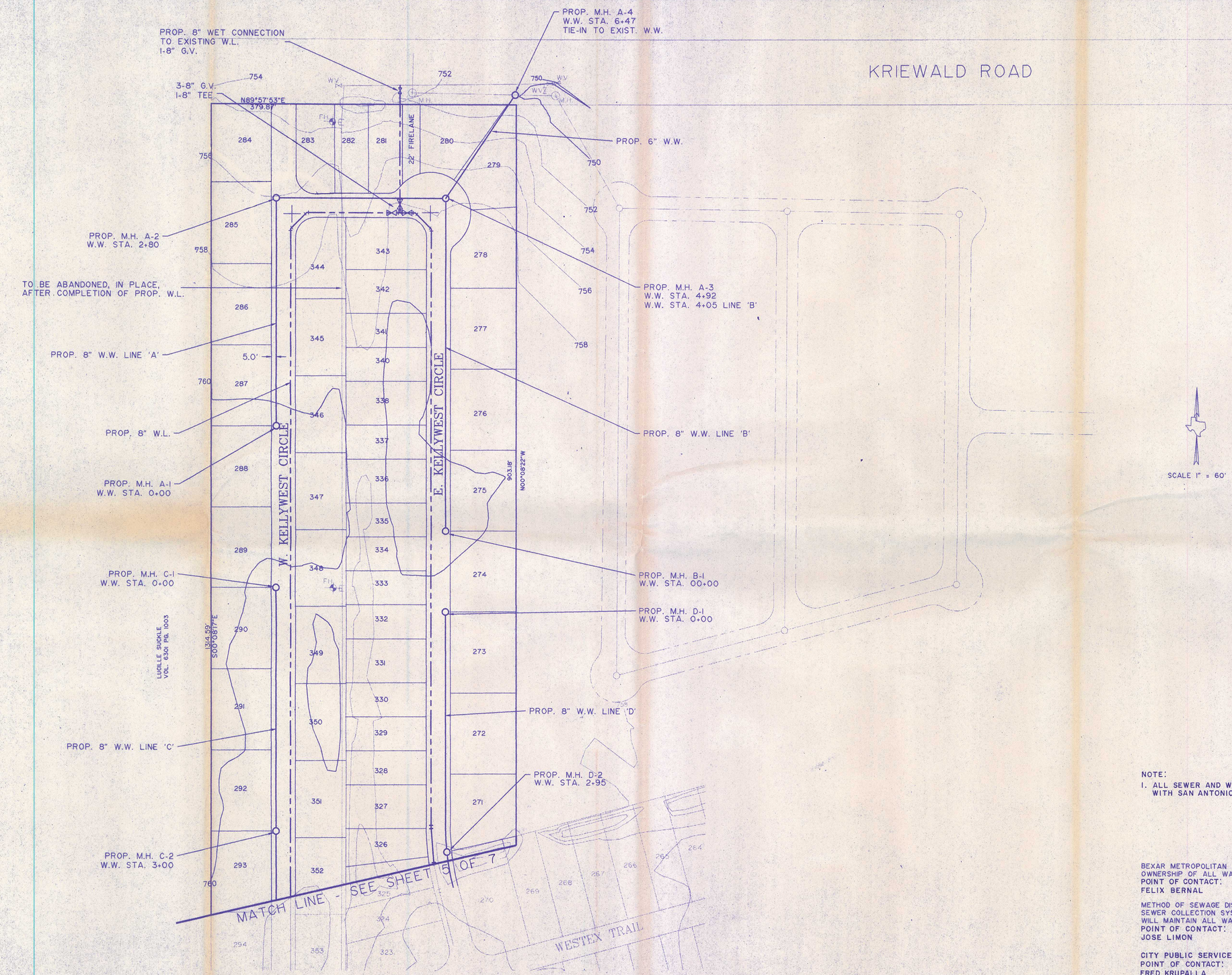
STATE OF TEXAS
PATRICK A. LACKEY
PROFESSIONAL ENGINEER
10-15-96

DRAWING INFORMATION	
DESIGNED BY: PAL	SCALE: 1" = 100'
DRAWN BY: JRP	DATE: OCTOBER 1996
CHECKED BY:	PROJECT NO:
APPROVED BY: PAL	PLOT DATE: 10/10/96
FILE NAME: PRELIM.DWG	PLOT SCALE: 1=100
REMARKS:	

CLAYTON ESTATES MOBILE HOME PARK

LOT LAYOUT

SHEET: 3 OF 7



NOTE:
1. ALL SEWER AND WATER DETAILS CONFORM WITH SAN ANTONIO WATER SYSTEM. (S.A.W.S)

BEXAR METROPOLITAN WATER DISTRICT WILL RETAIN OWNERSHIP OF ALL WATER UTILITIES.
POINT OF CONTACT:
FELIX BERNAL

METHOD OF SEWAGE DISPOSAL IS AN ORGANIZED SANITARY SEWER COLLECTION SYSTEM. SAN ANTONIO WATER SYSTEM (S.A.W.S.) WILL MAINTAIN ALL WASTEWATER UTILITIES.
POINT OF CONTACT:
JOSE LIMON

CITY PUBLIC SERVICE
POINT OF CONTACT:
FRED KRUPALLA

RIVER CITY ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS

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REVISIONS

NO.	REVISION	APPD.	DATE

STATE OF TEXAS — PATRICK A. LACKEY — 56368 — REGISTERED PROFESSIONAL ENGINEER

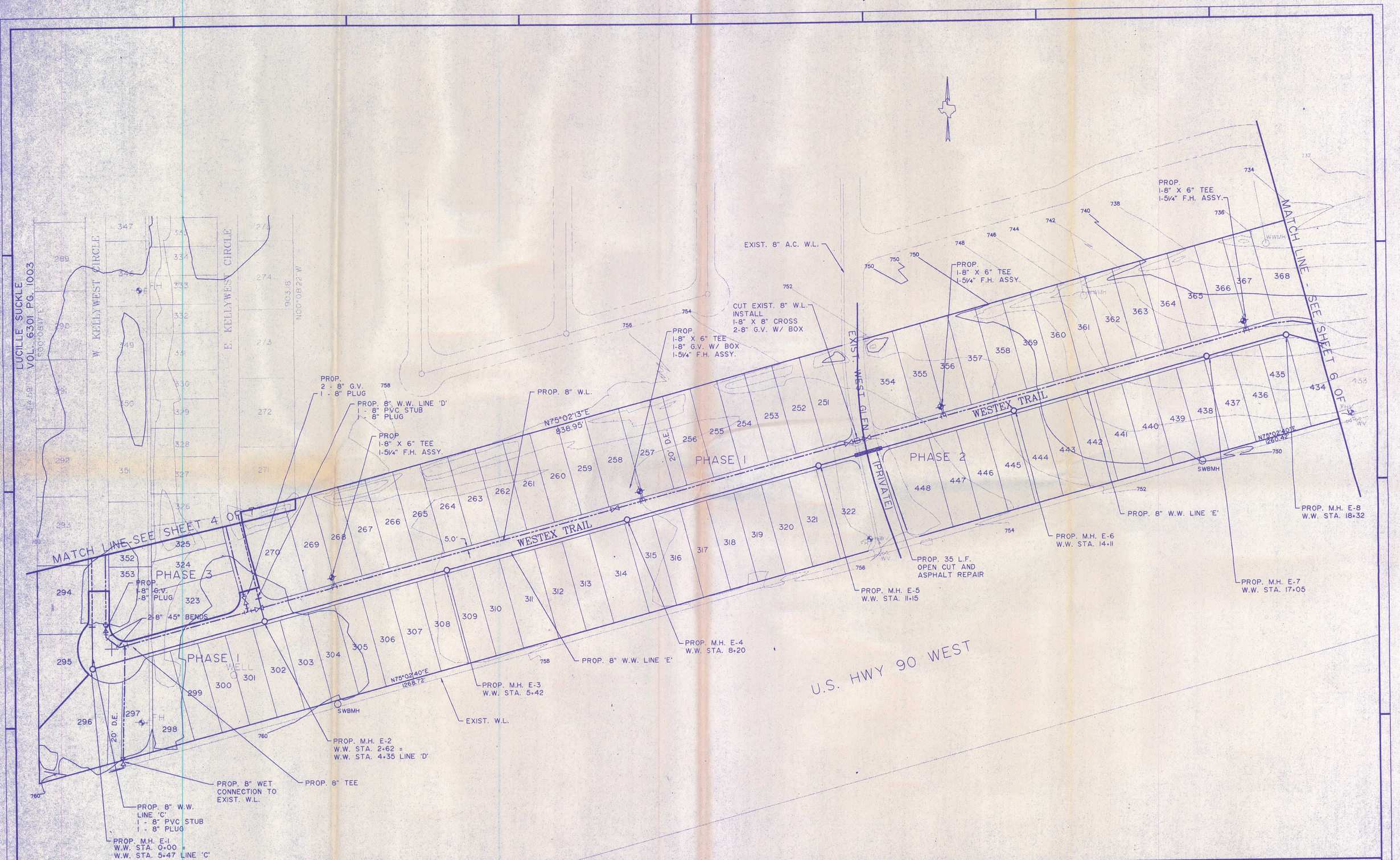
DRAWING INFORMATION

DESIGNED BY: PAL	SCALE: 1" = 60.0'
DRAWN BY: JRP	DATE: SEPTEMBER 1996
CHECKED BY:	PROJECT NO: 605I-03
APPROVED BY: PAL	PLOT DATE: 9/25/96
FILE NAME: UTIL-1.DWG	PLOT SCALE: 1=60
REMARKS:	

CLAYTON ESTATES MOBILE HOME PARK

WATER & WASTEWATER PLAN

SHEET: 4 OF 7



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REVISIONS

NO.	REVISION	APPD.	DATE

STATE OF TEXAS
PATRICK A. LACKEY
59336
REGISTERED
PROFESSIONAL ENGINEER

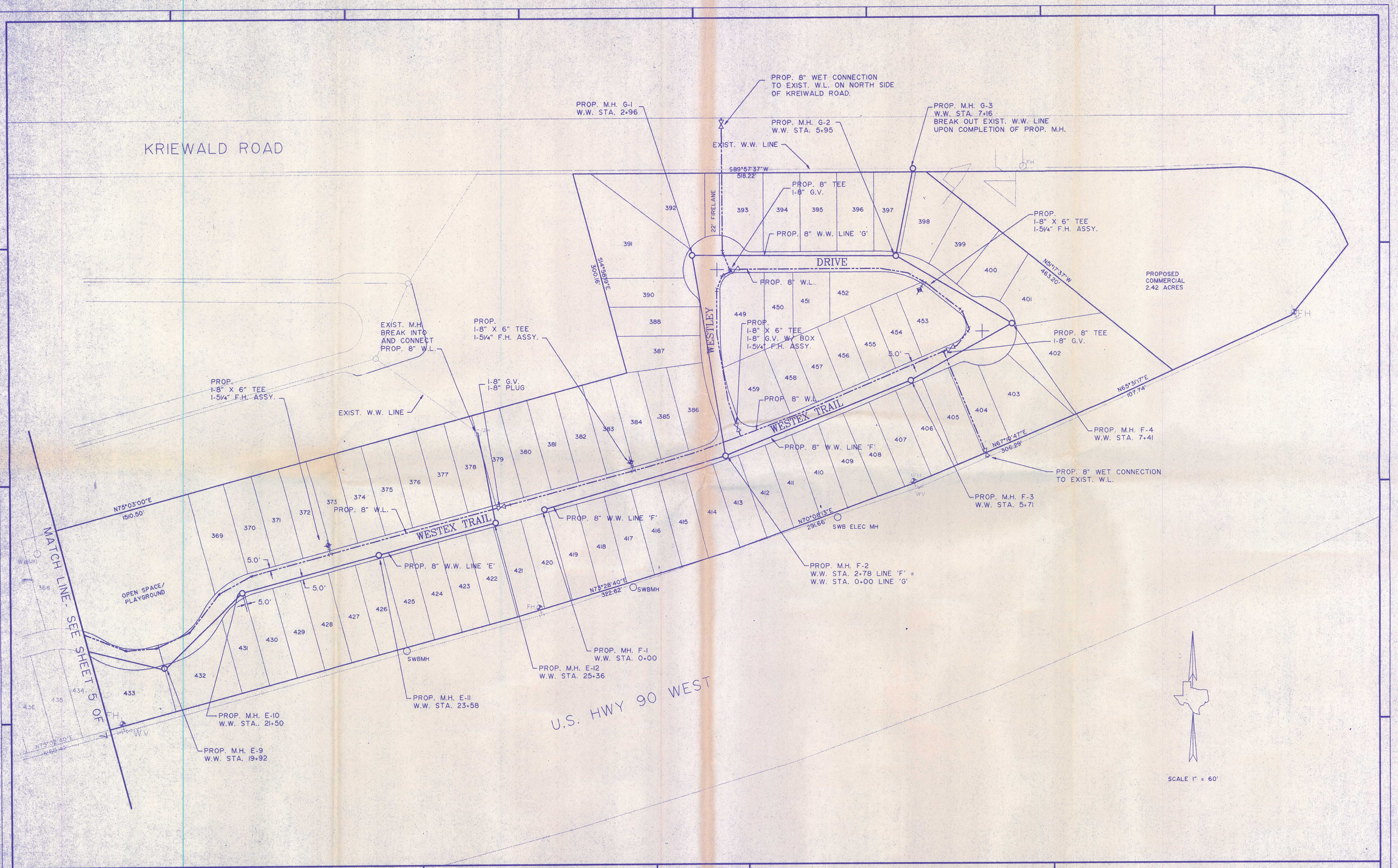
DRAWING INFORMATION

DESIGNED BY: PAL	SCALE: 1" = 60.0'
DRAWN BY: JRP	DATE: SEPTEMBER 1996
CHECKED BY: RLE	PROJECT NO:
APPROVED BY: PAL	PLOT DATE: 10/17/96
FILE NAME: UTIL-2.DWG	PLOT SCALE: 1=60
REMARKS:	

CLAYTON ESTATES MOBILE HOME PARK

WATER & WASTEWATER PLAN

SHEET: 5 OF 7



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REVISIONS

NO.	REVISION	APPD.	DATE

STATE OF TEXAS
PATRICK A. LACKEY
56563
REGISTERED PROFESSIONAL ENGINEER

DRAWING INFORMATION

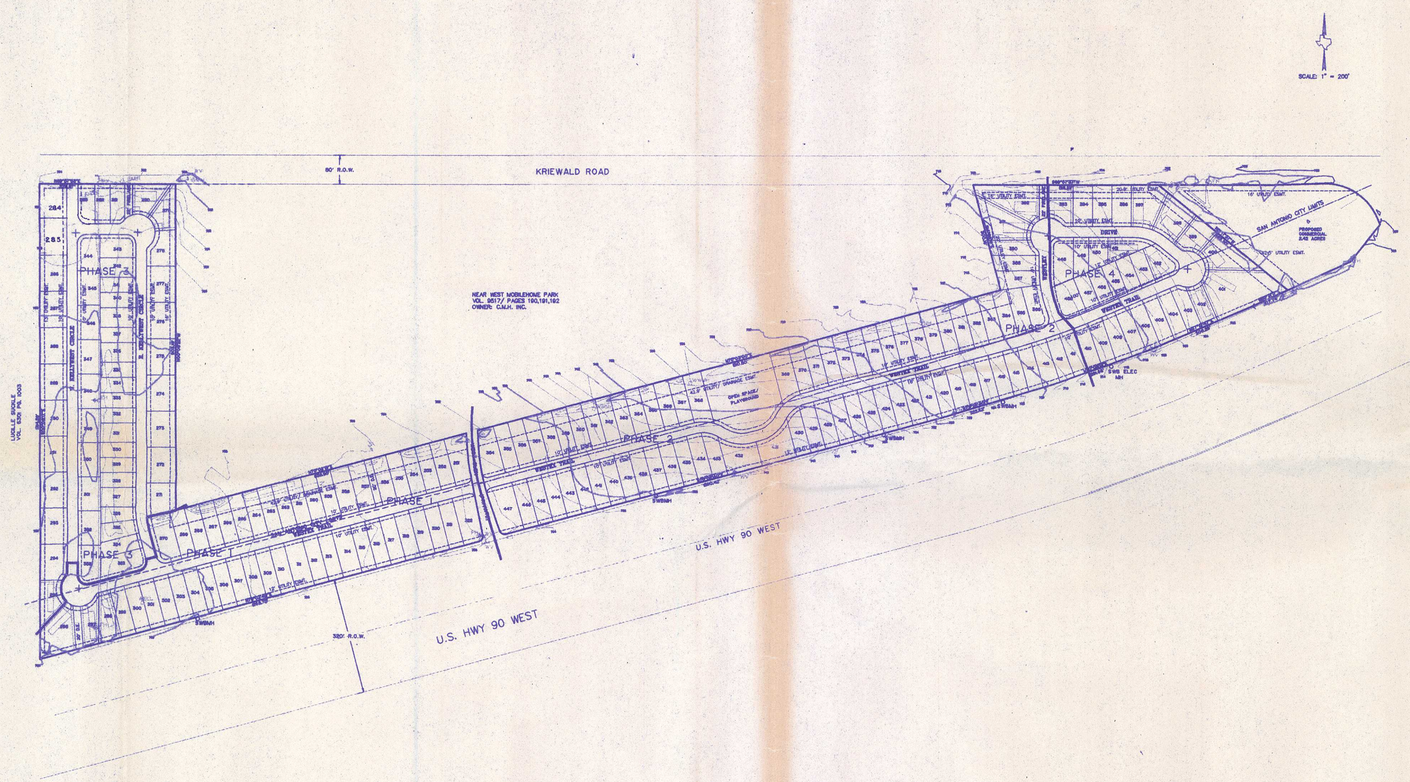
DESIGNED BY: PAL	SCALE: 1" = 60'
DRAWN BY: JRP	DATE: SEPTEMBER 1999
CHECKED BY:	PROJECT NO:
APPROVED BY: PAL	PLOT DATE: 10/17/96
FILE NAME: UTIL-3.DWG	PLOT SCALE: 1=60
REMARKS:	

CLAYTON ESTATES MOBILE HOME PARK

WATER & WASTEWATER PLAN

SHEET: 6 OF 7

CLAYTON ESTATES MOBILE HOME PARK



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REVISIONS

NO.	REVISION	APPD.	DATE

STATE OF TEXAS
PATRICK A. LACKEY
56392
PROFESSIONAL ENGINEER

DRAWING INFORMATION

DESIGNED BY:	PAL	SCALE:	1"=200'
DRAWN BY:	JRP	DATE:	OCTOBER 1996
CHECKED BY:	PAL	PROJECT NO:	
APPROVED BY:		PLOT DATE:	
FILE NAME:	6051-03	PLOT SCALE:	
REMARKS:			

CLAYTON ESTATES MOBILE HOME PARK

OVERALL SITE PLAN

SHEET: 7 OF 7