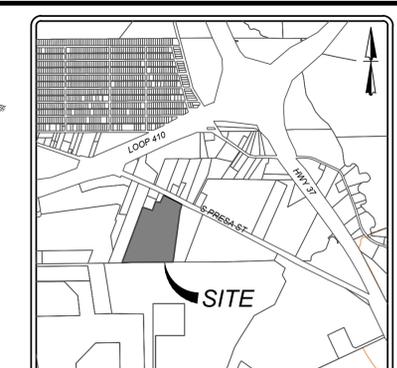
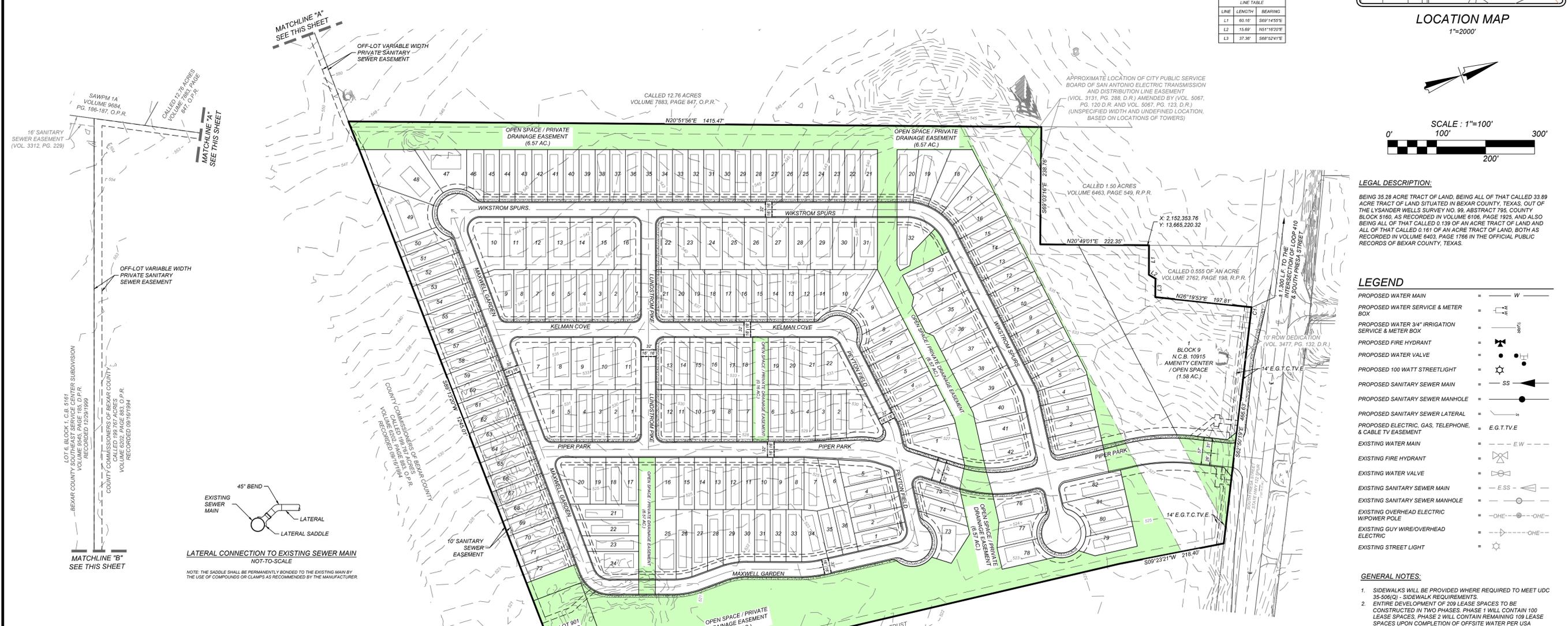
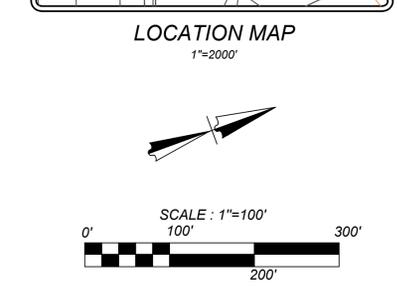


TYPE	PAVEMENT WIDTH	PARKWAY WIDTH	SIDEWALK WIDTH
32' R.O.W.	28'	2'	5'
49' R.O.W.	40'	7'	5'
57' R.O.W.	48'	7'	5'

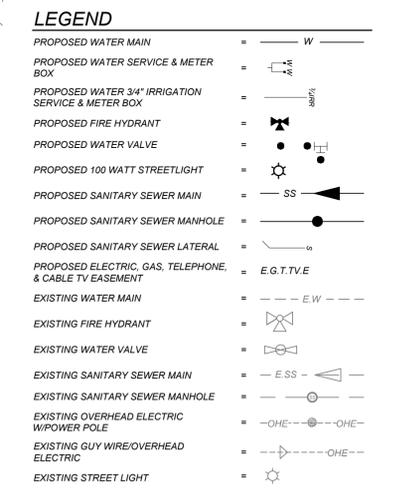


**LINE TABLE**

LINE	LENGTH	BEARING
L1	60.10'	S69°14'55"E
L2	15.69'	N51°16'30"E
L3	37.30'	S68°52'41"E



**LEGAL DESCRIPTION:**  
BEING 35.28 ACRE TRACT OF LAND, BEING ALL OF THAT CALLED 33.89 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE LYSANDER WELLS SURVEY NO. 99, ABSTRACT 795, COUNTY BLOCK 5160, AS RECORDED IN VOLUME 5108, PAGE 1925, AND ALSO BEING ALL OF THAT CALLED 0.139 OF AN ACRE TRACT OF LAND AND ALL OF THAT CALLED 0.161 OF AN ACRE TRACT OF LAND, BOTH AS RECORDED IN VOLUME 6403, PAGE 1786 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**GENERAL NOTES:**

- SIDEWALKS WILL BE PROVIDED WHERE REQUIRED TO MEET UDC 35-506(O) - SIDEWALK REQUIREMENTS.
- ENTIRE DEVELOPMENT OF 209 LEASE SPACES TO BE CONSTRUCTED IN TWO PHASES. PHASE 1 WILL CONTAIN 100 LEASE SPACES. PHASE 2 WILL CONTAIN REMAINING 109 LEASE SPACES UPON COMPLETION OF OFFSITE WATER PER USA AGREEMENT.
- NO SPACE MAY CONTAIN MORE THAN ONE SINGLE FAMILY RESIDENTIAL UNIT.
- NO COMMON DRIVEWAYS SHALL BE ALLOWED.
- EACH SPACE SHALL HAVE SEPARATE AND INDIVIDUAL ACCESS.
- WATER IS IN THE JURISDICTION OF THE SAN ANTONIO WATER SYSTEM DISTRICT.
- WASTEWATER IS IN THE JURISDICTION OF SAN ANTONIO WATER SYSTEM DISTRICT.
- CITY PUBLIC SERVICE (CPS) SHALL PROVIDE ELECTRIC SERVICE.
- REFERENCE PRESA GROVE SUBDIVISION PLAT AND SUPPORTING DOCUMENTS FOR THIS DEVELOPMENT.
- INFRASTRUCTURE DEVELOPMENT PLAN PROPOSED RENTAL SPACES ARE CONSIDERED LEASE LOTS FOR THIS MANUFACTURED HOME RENTAL COMMUNITY.

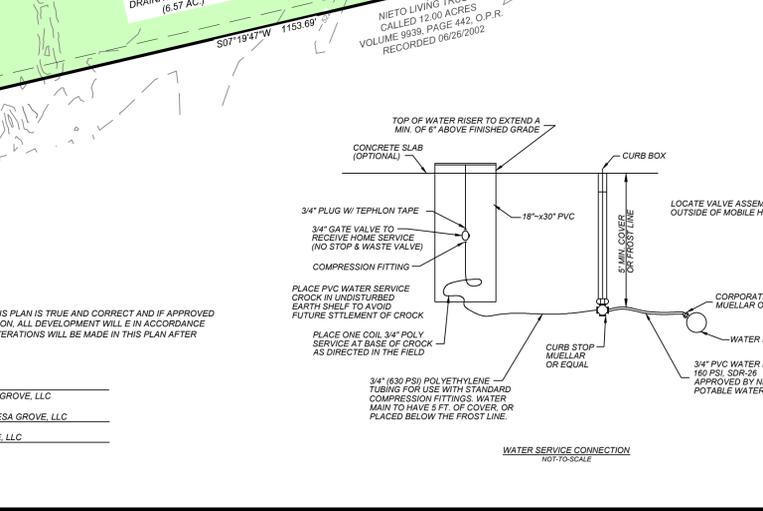
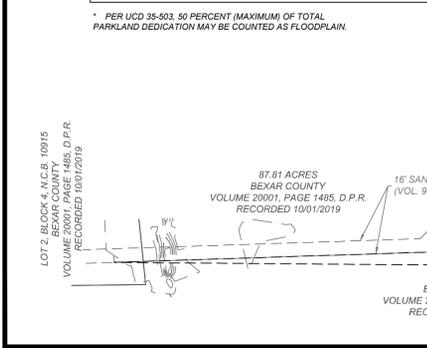
**LEASE SPACE NOTE:**

- LOT NUMBERS SHOWN ON THIS PLAN REPRESENT LEASE SPACES, NOT INDIVIDUAL PLATTED LOTS. EACH SPACE WILL BE ALLOWED TO CONTAIN ONE MANUFACTURED HOME.
- INDIVIDUAL LEASE SPACE LINES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.

**PARKLAND REQUIREMENTS**

LAND USE	PARKLAND REQUIRED
SINGLE FAMILY: 209 LOTS = 2.99 ACRES	2.99 ACRES
1.66 ACRES OPEN SPACE (MINIMUM) PROVIDED	1.66 ACRES

\* PER UCD 35-503, 50 PERCENT (MAXIMUM) OF TOTAL PARKLAND DEDICATION MAY BE COUNTED AS FLOODPLAIN.



THIS INFRASTRUCTURE DEVELOPMENT PLAN FOR PRESA GROVE MOBILE HOME SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

OWNER: PRESA GROVE, LLC  
13580 LUDLAM RD, STUDIO 1  
PINECREST, FLORIDA 33156  
PHONE: (866) 758-7899

DEVELOPER: PRESA GROVE, LLC  
13580 LUDLAM RD, STUDIO 1  
PINECREST, FLORIDA 33156  
PHONE: (866) 758-7899

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.

OWNER: PRESA GROVE, LLC  
RECORD LAND OWNER: PRESA GROVE, LLC  
DEVELOPER: PRESA GROVE, LLC

**PRESA GROVE**  
BEXAR COUNTY, TEXAS  
MANUFACTURED HOME PARK PLAN  
(MASTER DEVELOPMENT PLAN)  
(LAND-MDP-23-11100003)

**Colliters Engineering & Design**  
SAN ANTONIO (KRW)  
3421 Presa Grove Parkway  
San Antonio, TX 78231  
Phone: 210.979.9444  
COLLITERS ENGINEERING & DESIGN, INC.  
THIS IS DRAWING NO. 101900  
Formerly known as **KFW**

JOB NO.: 1027-01-02  
DATE: \_\_\_\_\_  
DRAWN: SD CHECKED: JM  
**SHEET NUMBER:**  
1 OF 1

Date: Dec 07, 2023, 12:29pm User ID: sdnewell  
File: K10270102.dwg Path: C:\Users\sdnewell\OneDrive - Colliters Engineering & Design\Projects\Pres Grove\Plan\_Pres.gwg