

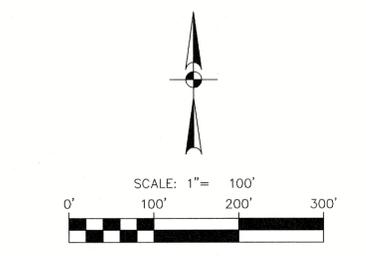
PARKLAND REQUIREMENTS

LAND USE
SINGLE FAMILY: 342 LOTS = 4.89 ACRES PARKLAND REQUIRED
1. 10.59 ACRES OPEN SPACE (MINIMUM) PROVIDED

* PER UDC 35-50.3, 50 PERCENT (MAXIMUM) OF TOTAL PARKLAND DEDICATION MAY BE COUNTED AS FLOODPLAIN.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S41°53'W	51.49'
L2	S85°48'07"E	170.17'
L3	N89°27'00"W	12.92'
L4	S20°31'44"W	12.80'
L5	N68°15'08"W	60.01'
L6	N20°31'44"E	11.52'
L7	N0°00'00"E	144.23'
L8	S80°00'00"W	204.62'
L9	S26°15'24"W	123.76'
L10	N26°15'24"E	123.76'
L11	S33°41'24"E	25.24'
L12	S0°00'00"E	87.61'
L13	S20°31'44"W	40.89'
L14	S32°19'19"E	17.04'
L15	N74°34'30"E	16.49'
L16	N17°09'54"E	43.75'
L17	N0°00'00"E	49.81'
L18	N33°41'24"E	25.24'
L19	N68°15'08"W	30.00'
L20	N68°15'08"W	30.00'



LAND USE DENSITY

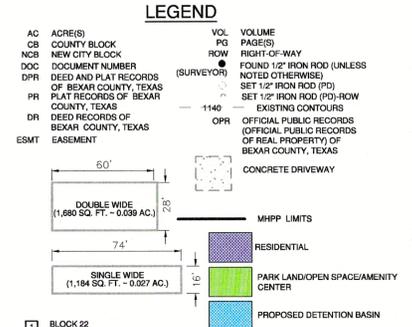
PHASE	LAND USAGE	ACREAGE (GROSS)	# OF LOTS (SINGLE FAMILY)	GROSS DENSITY (LOTS/AC)	ZONING	DRAINAGE RESERVE/OPEN SPACE (AC)	ACREAGE (NET)	NET DENSITY (LOTS/AC)	STREET CONNECTIVITY RATIO
1	RESIDENTIAL	59.91	342	5.71	MH	10.59	49.32	6.93	1.36
TOTAL		59.91	342	5.71		10.59	49.32	6.93	1.36

PHASING SCHEDULE

PHASE	CONSTRUCTION START
1	2023

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	230.00'	16°46'45"	S17°52'02"W	67.12'
C2	170.00'	26°15'24"	S13°07'42"W	77.23'
C3	230.00'	20°31'44"	S10°15'52"W	81.97'
C4	170.00'	20°31'44"	N10°15'52"E	60.91'
C5	230.00'	26°15'24"	N13°07'42"E	104.48'
C6	170.00'	13°23'04"	N19°33'52"E	39.62'



- 1** BLOCK 22 BLUE RIDGE RANCH SUBDIVISION UNIT 1C (VOL. 20002, PG. 1593 OPR)
- 2** BLUE RIDGE RANCH SUBDIVISION UNIT 1C (VOL. 20002, PG. 1593 OPR)
- 3** 10' BUILDING SETBACK (VOL. 9512, PG. 61 OPR)
- 4** 12' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9512, PG. 61 OPR)
- 5** 20' BUILDING SETBACK (VOL. 9512, PG. 61 OPR)
- 6** 12' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9512, PG. 61 OPR)
- 7** 18' WATER EASEMENT (VOL. 9512, PG. 61 OPR)
- 8** REMAINING PORTION TRACT 5 (VOL. 1515, PG. 330 OPR)
- 9** THE TRACT DESCRIBED AS THE WEST 115 FEET X 1082.25 FEET OF TRACT 5 IN VOL. 10117, PG. 166 IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS APPEARS TO BE IN CONFLICT WITH THE 92.84 ACRE TRACT REFERENCED HEREON.
- 10** 40' DRAINAGE EASEMENT (VOL. 20002, PG. 984 PH)
- 11** VARIABLE WIDTH ELECTRIC AND GAS LINES RIGHT-OF-WAY (DOC. NO. 20190786172 OPR)
- 12** 30' DRAINAGE EASEMENT (VOL. 20002, PG. 984 PH)
- 13** 27' DRAINAGE EASEMENT (VOL. 9512, PG. 61 OPR)
- 14** VARIABLE WIDTH INGRESS/EGRESS/ACCESS EASEMENT (DOC. 20202051971)

DATE OF PREPARATION: FEBRUARY 10, 2023

LEGAL DESCRIPTION:
ESTABLISHING LOT 1, BLOCK 1, BEING A TOTAL OF 60,007 ACRES, COMPRISED OF 59,911 ACRES OF A CALLED 59,908 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220180739, AND 0,096 OF AN ACRE OUT OF A 92.94 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20190186172, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE N. MONTOYA SURVEY NUMBER 21, ABSTRACT 469, COUNTY BLOCK 5132, IN NEW CITY BLOCK 18440, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

GENERAL NOTES:

- NO SPACE MAY CONTAIN MORE THAN ONE MANUFACTURED HOME.
- NO COMMON DRIVEWAYS SHALL BE ALLOWED BETWEEN LEASE SPACES.
- EACH SPACE SHALL HAVE SEPARATE AND INDIVIDUAL ACCESS.
- THE DEVELOPMENT IS LOCATED IN THE SAN ANTONIO WATER SYSTEM (SAWS) WATER CON. PUBLIC WATER MAINS SHALL BE OWNED AND MAINTAINED BY SAWS.
- THE DEVELOPMENT IS LOCATED IN THE SAN ANTONIO WATER SYSTEM (SAWS) SEWER CON. PUBLIC SEWER MAINS SHALL BE OWNED AND MAINTAINED BY SAWS.
- GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CPS ENERGY.
- TELEPHONE SERVICE TO BE PROVIDED BY AT&T OR CHARTER.
- CABLE T.V. TO BE PROVIDED BY AT&T OR CHARTER.
- REFERENCE SULPHUR SPRINGS PLAT AND SUPPORTING DOCUMENTS FOR THIS DEVELOPMENT.
- MANUFACTURED HOME PARK PLAN PROPOSED RENTAL SPACES ARE CONSIDERED LEASE LOTS FOR THIS MANUFACTURED HOME RENTAL COMMUNITY.
- SIDEWALKS AND BICYCLE FACILITIES ARE REQUIRED ON ALL ARTERIALS AND COLLECTORS PER UDC TABLE 506-3, NOTE 5.
- DETENTION IS TO BE PROVIDED FOR A PORTION OF THIS PROPERTY.
- PROPERTY IS LOCATED WITH THE EAST CENTRAL INDEPENDENT SCHOOL DISTRICT.
- INTERNAL STREETS WILL MEET STREET INTERSECTION REQUIREMENTS PER UDC SECTION 35-506(F)(1).
- 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.

THIS MANUFACTURED HOME PARK PLAN OF **SULPHUR SPRINGS** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR 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/DEVELOPER: SSV MHC LLC
7149 WALBURN DRIVE
AUSTIN, TEXAS 78731
PHONE: (512)632-1322

ENGINEER/DESIGNER: PAPE-DAWSON ENGINEERS
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
PHONE: (210)375-9000
FAX: (210)375-9010

Date: Feb 10, 2023, 11:07am User ID: blyve File: P:\26172\Use\Design\Draw\DR262704.dwg

DATE

NO. REVISION

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 #10228800

SULPHUR SPRINGS P.U.D.
SAN ANTONIO, TEXAS
MANUFACTURED HOME PARK PLAN
(MASTER DEVELOPMENT PLAN)
(MDP No. 22-11100041)

PLAT NO. _____

JOB NO. 12677-04

DATE FEBRUARY 2023

DESIGNER DW

CHECKED BL DRAWN DD

SHEET 1 OF 1

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