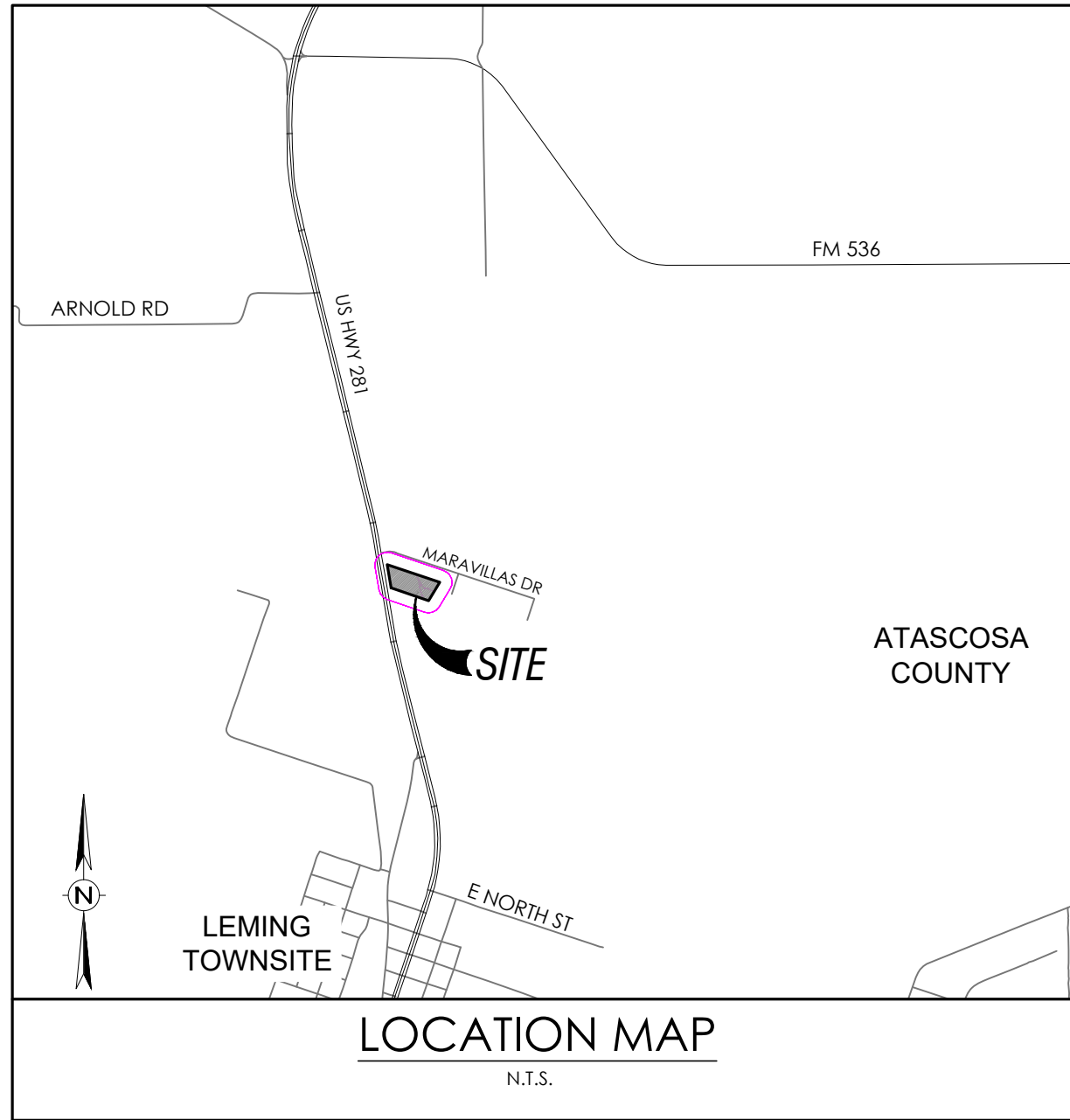




- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - OSSF SETBACK
 - 2-FT TNRS CONTOUR
 - WASTE WATER LINE
 - OVERHEAD ELECTRIC

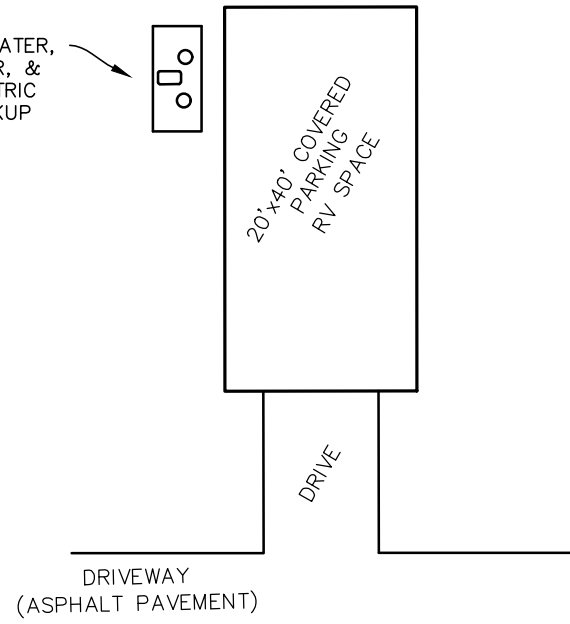
OWNER & OPERATOR
COURTNEY BROOKS, JR.
29925 CHAMPAGNE
BULVERDE, TX 78163
210-326-5707

ENGINEER
RL BACA ENGINEERING
PO BOX 587
PLEASANTON, TX 78064
830-570-2628

SURVEYOR
POLLOK & SONS SURVEYING, INC.
1008 B ST
FLORESVILLE, TX 78114
830-393-4770

SANITARIAN
KURTIS JENNINGS, P.E.
PO BOX 21
MOORE, TX 78057
830-355-0531

TYP. WATER,
SEWER, &
ELECTRIC
HOOKUP



TYP. DETAIL

N.T.S.

CERTIFICATE OF THE RURAL DEVELOPMENT DIRECTOR

I, THE UNDERSIGNED RURAL DEVELOPMENT DIRECTOR IN ATASCOSA COUNTY, HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID MASTER DEVELOPMENT PLAN (MDP) AND THAT ALL REQUIREMENTS OF ATASCOSA COUNTY FOR THE PRESENTATION OF THE MDP APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RURAL DEVELOPMENT DIRECTOR

COMMISSIONERS COURT APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS _____ DAY OF _____, 2026 A.D.

ATASCOSA COUNTY JUDGE.

PRECINCT 1 COMMISSIONER

PRECINCT 2 COMMISSIONER

PRECINCT 3 COMMISSIONER

PRECINCT 4 COMMISSIONER

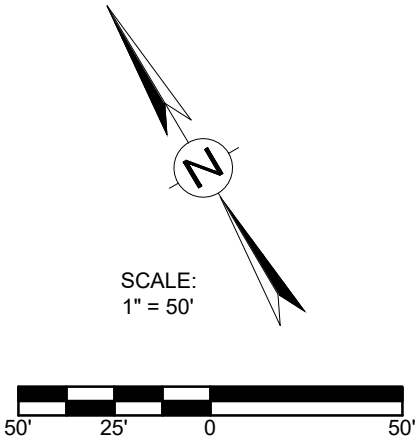
RENTAL COMMUNITY PLAN

**FOR
DAVID'S RV PARK**

9360 N US HWY 281, PLEASANTON, TX 78064

LEGAL DESCRIPTION:

6.00 ACRES OF LAND, LYING IN THE JAMES F. PITTMAN SURVEY NO. 1094, ABSTRACT NO. 668, ATASCOSA COUNTY TEXAS, SAID TRACT BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 209654, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.



DATE OF PREPARATION: SEPTEMBER 2026



RL BACA PROJECT NO.: 26-143

SUMMARY TABLE

RENTAL UNIT DESCRIPTION	RENTAL UNITS	WATER TYPE	SEWER TYPE	
EXISTING RV UNIT	37	PUBLIC	SEPTIC	
PROPOSED RV UNIT	13	PUBLIC	SEPTIC	
TOTALS	50			

PROPERTY INFORMATION

PROPERTY ID: 189716
LEGAL ACRES: 6.00 AC
LEGAL DESC: ABS A00668 J F PITTMAN SV-1094

GENERAL NOTES:

- THE BEARINGS FOR THIS PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLAN COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
- THE PROPERTY IS LOCATED IN THE PLEASANTON ISD.
- WATER SERVICE WILL BE PROVIDED BY MCCOY WATER SUPPLY CORPORATION. INFORMATION ON MCCOY WSC AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE RENTERS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
- PUBLIC SEWER SERVICE IS NOT AVAILABLE. ALL UNITS SERVED BY ONSITE SEPTIC. EACH UNIT SHALL BE CONNECTED TO A PERMITTED SEPTIC SYSTEM DESIGN BY A REGISTERED SANITARIAN.
- THE PROPERTY IS LOCATED WITHIN AEP ELECTRIC SERVICE AREA.
- NO PROPERTY IS LOCATED WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NUMBER 48013C0222C EFFECTIVE NOVEMBER 4, 2010.
- ALL INTERNAL DRIVEWAYS SHALL BE ALL-WEATHER PAVING ADEQUATE FOR AMBULATORY & FIRE ACCESS.
- ALL INTERNAL DRIVEWAYS SHALL BE 20-FT MINIMUM WIDTH AND ALLOW TWO-WAY TRAFFIC.

