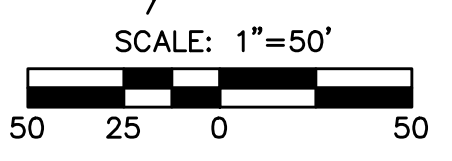


- LEGEND:
- PROPERTY BOUNDARY
  - EXISTING FLOODPLAIN
  - PROPOSED LIVEOAK ROW
  - PROPOSED LIVEOAK CENTERLINE
  - EXISTING MANUFACTURED HOME
  - PROPOSED MANUFACTURED HOME
  - PROPOSED CONCRETE PAD
  - EXISTING UTILITY EASEMENT
  - EXISTING MASKE ROAD PAVEMENT
  - PROPOSED 5' LANDSCAPING BUFFER

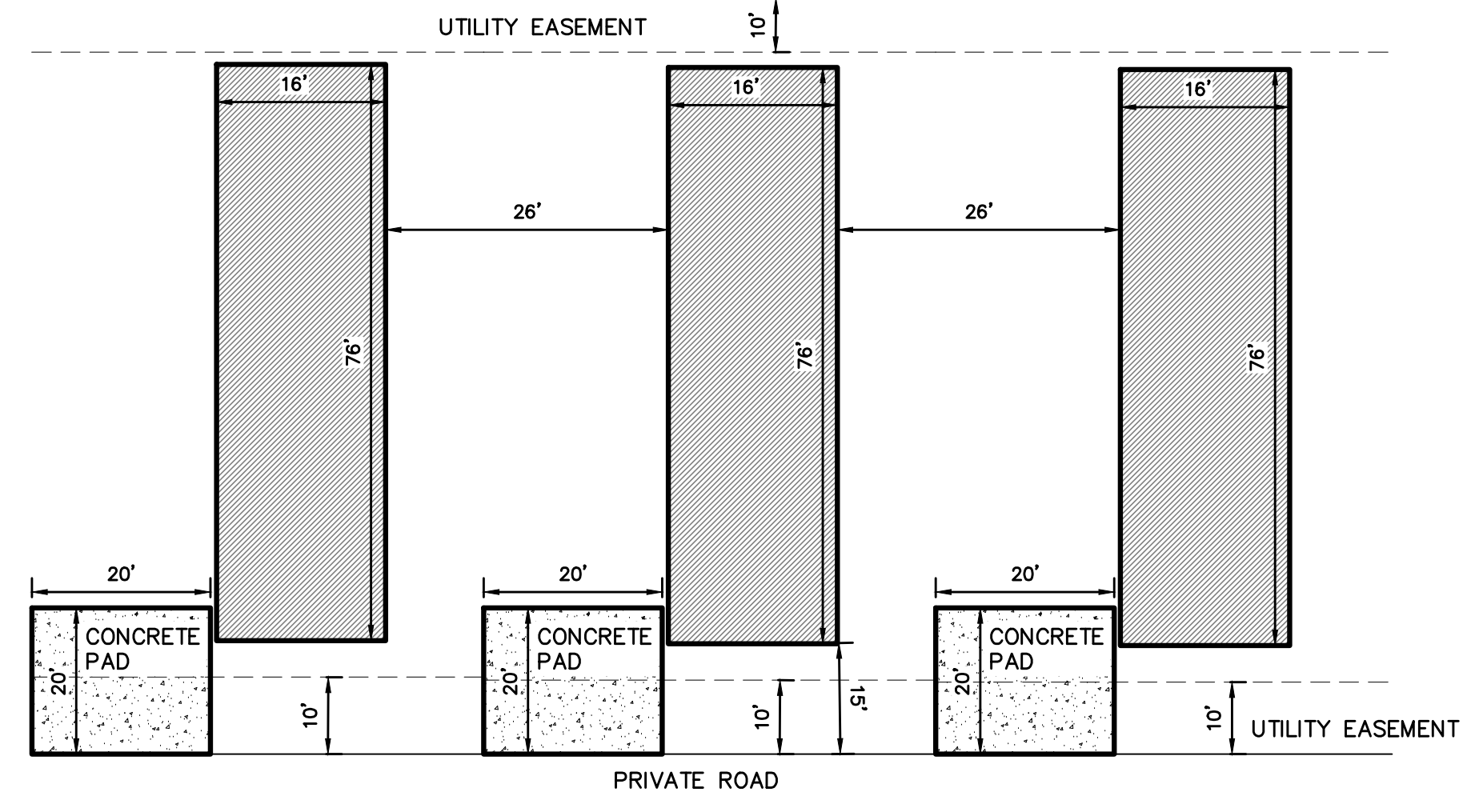


**OWNER :**  
 MIKE ASKINS  
 YES COMMUNITIES  
 1900 18TH STREET #950  
 DENVER, COLORADO 80202  
 720-440-5588

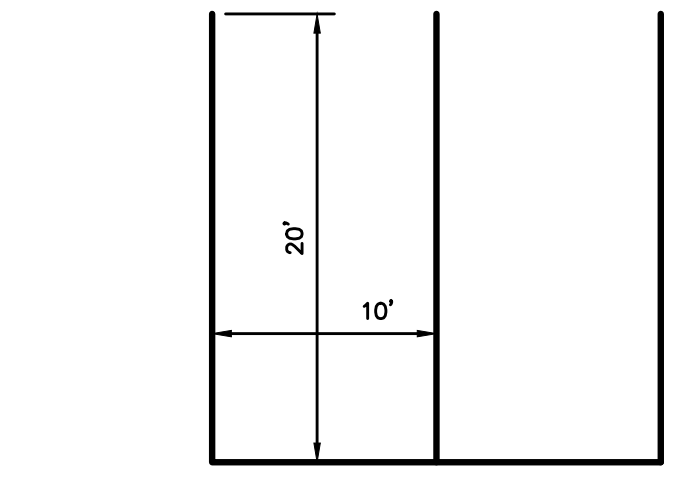
**CIVIL ENGINEER :**  
 CIVIL TECH, PLLC.  
 PO BOX 2203  
 BOERNE TEXAS, 78006  
 JAMES MCGARR  
 210-365-5029

- SITE NOTES:**
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
  - ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0285F DATED 9/29/2010, THE SITE HAS PORTIONS WITHIN THE 100-YEAR FLOODPLAIN.
  - PROPERTY BOUNDARIES AND ADJACENT PROPERTIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY AN ACTUAL GROUND SURVEY.

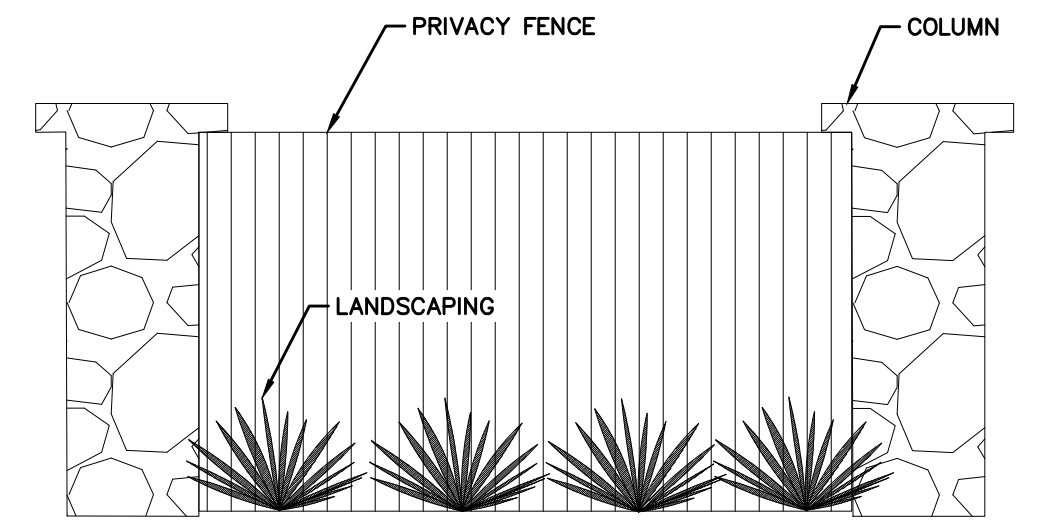
- SITE DATA SUMMARY TABLE:**
- PROPOSED USE: MANUFACTURED HOME PARK
  - ZONING DISTRICT: EXISTING, MHP, PROPOSED PDD
  - LOT AREA: 12.489 ACRES
  - SQ FT AND % OF IMPERVIOUS COVER: 267,765 SQ FT : 49%
  - BUILDING AREA IN SQ FT: 89,000 SQ FT
  - BUILDING HEIGHT: LESS THAN 35 FEET
  - FLOOR AREA RATIO: N/A
  - PARKING SPOTS: 32 + 3 TEMPORARY
  - NUMBER OF HANDICAP: 0
  - NUMBER EXISTING DWELLINGS: 39
  - NUMBER OF PROPOSED DWELLINGS: 31
  - NUMBER OF SPACES MOVED/RELOCATED: 1
  - NUMBER OF TOTAL DWELLING UNITS: 70



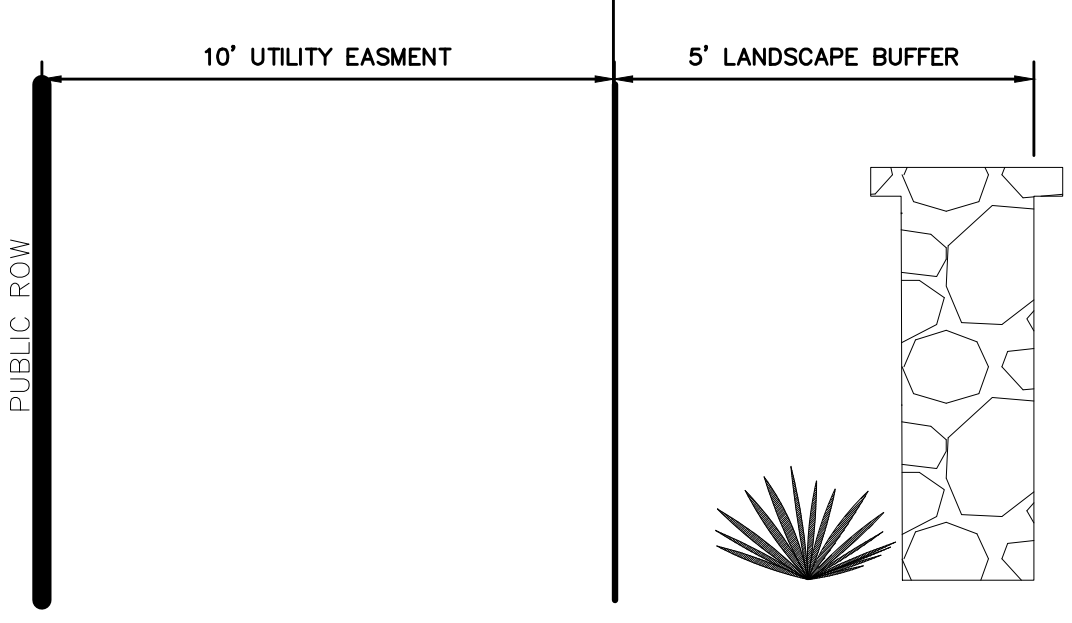
TYPICAL SPACE LAYOUT  
 TYPICAL SPACE NOTES: N.T.S.



TYPICAL PARKING SPACE LAYOUT  
 N.T.S.



LANDSCAPE BUFFER ZONE  
 N.T.S.



OWNERS NAME	ADDRESS	PROPERTIES WITHIN 200 FEET NOTIFICATION AREA
MARTINEZ ARMANDO AND KATRINA MIDDLETON	2415 BETTY JOE LN SCHERTZ TX 78154	ADDRESS TYPE ZONING SUBDIVISION NAME
BOGESS BETTY JOE ESTATES	2550 BETTY JOE SCHERTZ TX 78154	R-2 NULL
CHALKER JON P AND TERESA F	MASKE RD SCHERTZ TX 78154	R-2 NULL
JONAS WOODS LTD	SCHERTZ TX 78154	GH JONAS WOODS UNIT 4
BRUNGARD NICHOLAS M & KARA M	2305 HAWTHORNE SCHERTZ TX 78154	GH JONAS WOODS UNIT 4
MOORE BRIAN K SR & MEGELIA E CAMPBELL REVOCABLE TRUST	2301 HAWTHORNE PASS SCHERTZ TX 78154	GH JONAS WOODS UNIT 4
PEVOTO KYLE DAVID & LORI ANN	500 GINSBERG DRIVE SCHERTZ TX 78154	GH JONAS WOODS UNIT 4
HERINGER JOHN	504 GINSBERG DRIVE SCHERTZ TX 78154	GH JONAS WOODS UNIT 4
JOHNSON DARRELL K	508 GINSBERG DRIVE SCHERTZ TX 78154	GH JONAS WOODS UNIT 4
ACKERMANN ROSEMARIE	MASKE RD SCHERTZ TX 78154	R-2 NULL
MHI PARTNERSHIP LTD	515 BINDESEL GROVE TX	R-7 BINDESEL FARMS
MHI PARTNERSHIP LTD	511 BINDESEL GROVE TX	R-7 BINDESEL FARMS
MHI PARTNERSHIP LTD	507 BINDESEL GROVE TX	R-7 BINDESEL FARMS
MHI PARTNERSHIP LTD	503 BINDESEL GROVE TX	R-7 BINDESEL FARMS
MHI PARTNERSHIP LTD	616 COLT TRAIL TX	R-7 BINDESEL FARMS
MHI PARTNERSHIP LTD	620 COLT TRAIL TX	R-7 BINDESEL FARMS
JEN TEXAS 18 LLC	506 BINDESEL GROVE TX	R-7 BINDESEL FARMS
JEN TEXAS 18 LLC	510 BINDESEL GROVE TX	R-7 BINDESEL FARMS
YES COMPANIES WFC LLC	MADDAW VIEW DRIVE SCHERTZ TX	MHP WINDY MEADOW #3
YES COMPANIES WFC LLC	MASKE ROAD SCHERTZ TX	R-2 DRAINAGE ROW
CITY OF SCHERTZ	MASKE ROAD SCHERTZ TX	R-2 DRAINAGE ROW

ACKERMANN, ROSEMARIE  
 SPECIAL WARRANTY DEED  
 VOLUME 3008 PAGES 0495  
 PLAT RECORDS

CIVIL TECH, PLLC.  
 ENGINEERS, CONSULTANTS, LAND PLANNERS

Firm No. 13711 (210) 365-5029  
 P.O. BOX 2203 BOERNE, TX. 78006

JAMES P. MCGARR  
 108753  
 10/24/2019

DATE

REVISIONS

YES COMMUNITIES  
 MANUFACTURED HOMES PARK  
 WINDY MEADOWS UNIT 4  
 SCHERTZ, TEXAS

SITE PLAN / MASTER PLAN

SHEET NO. **SITE**