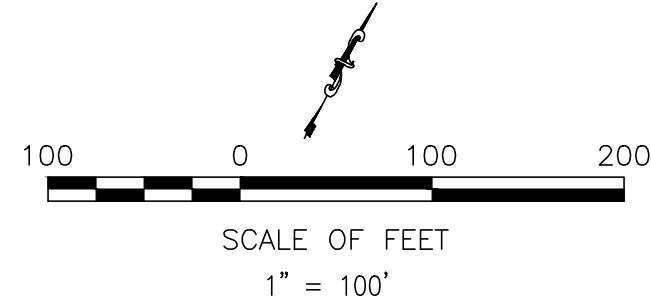


DATE OF PREPARATION: NOVEMBER 2020



LEGEND

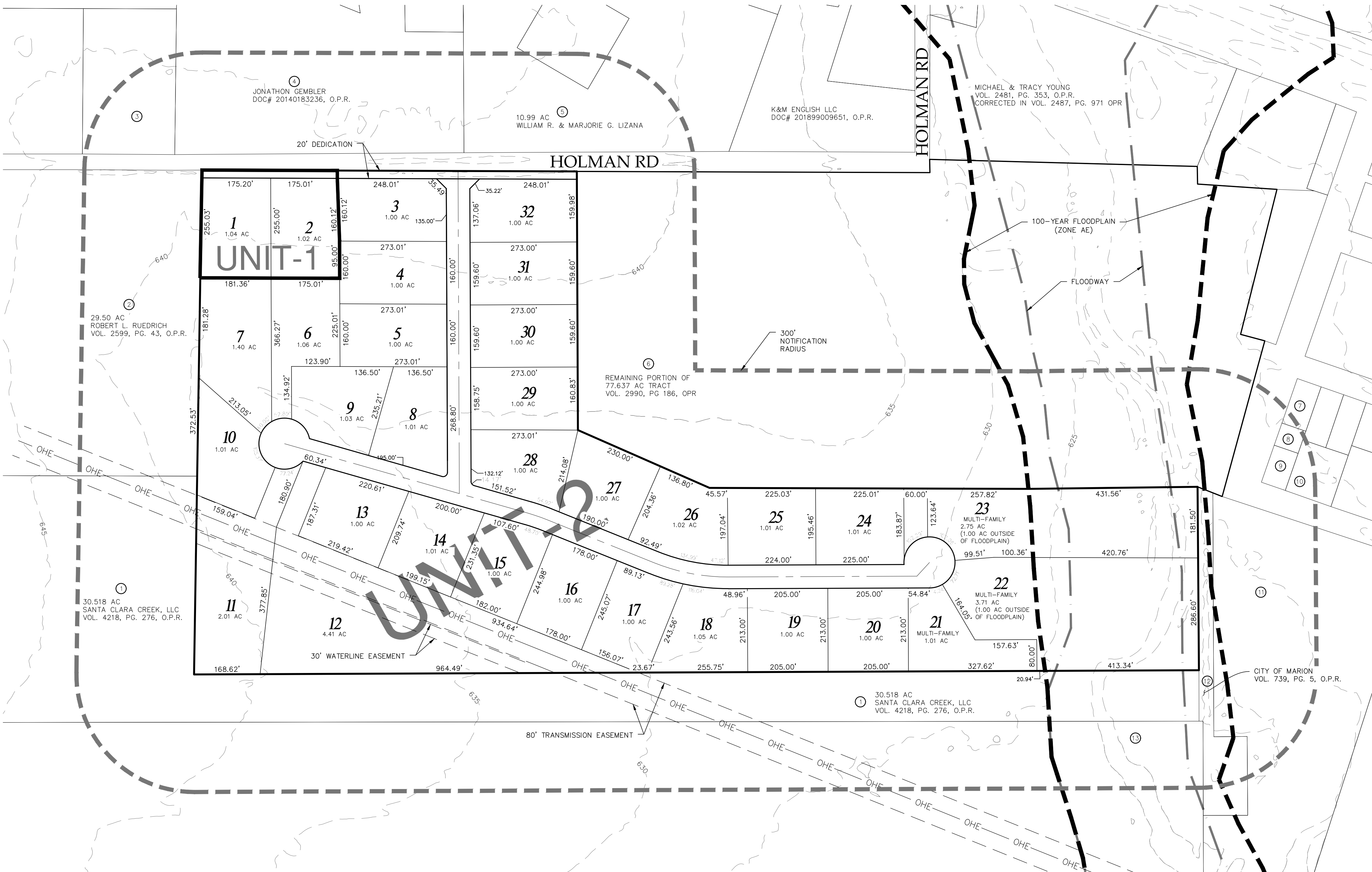
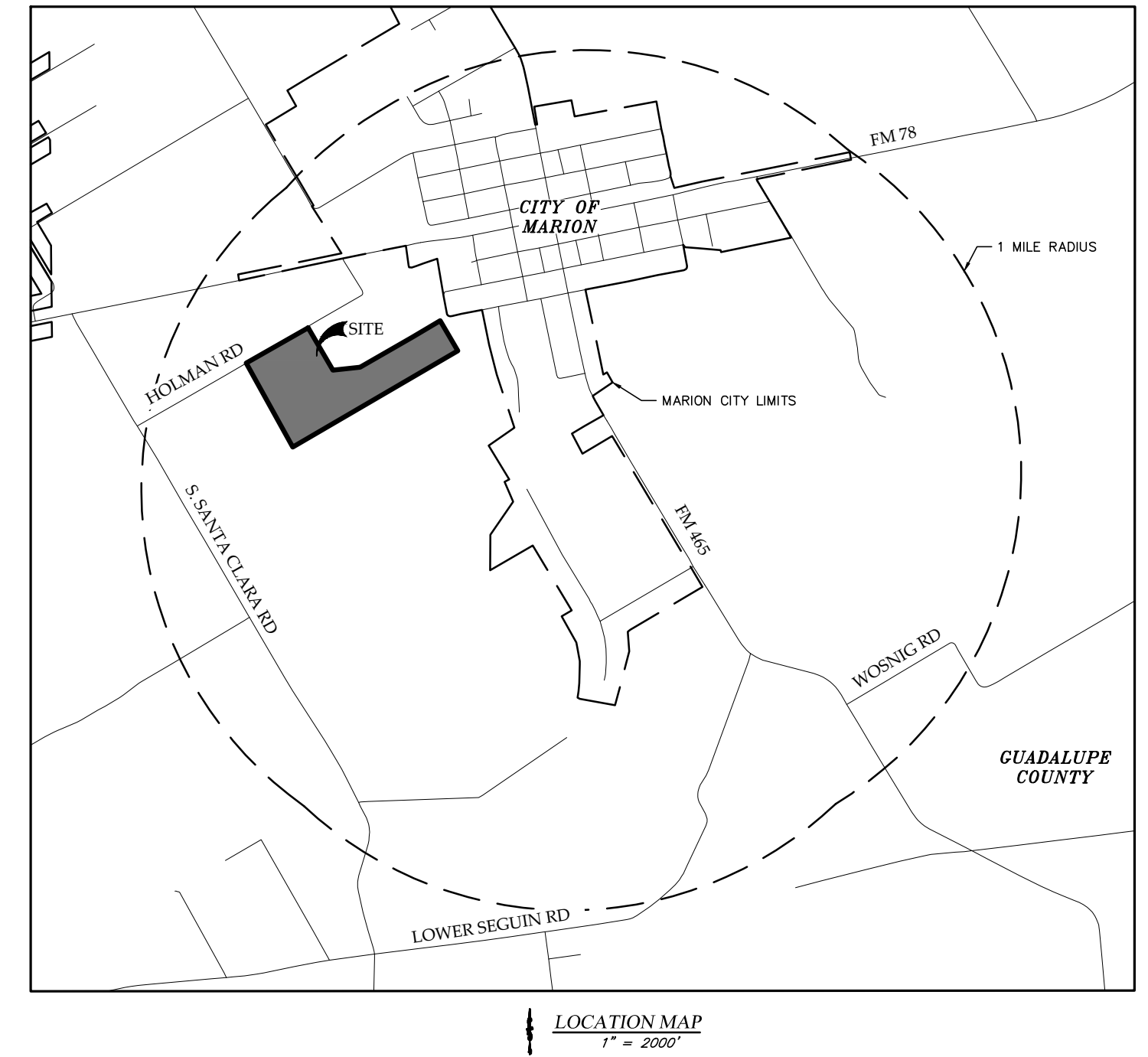
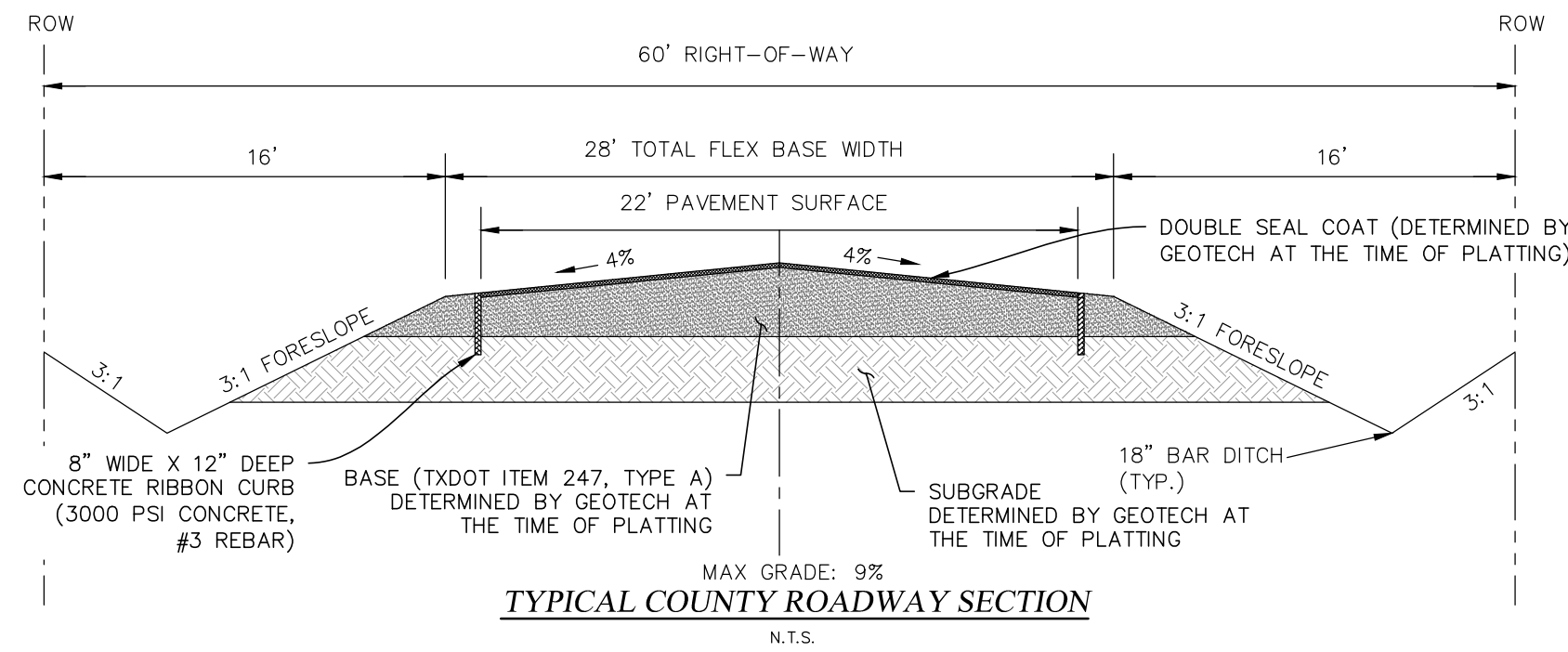
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT
- EXISTING 5' CONTOUR

±46 ACRE HOLMAN RD TRACT

CONCEPT PLAN

OVERALL LAND USE SUMMARY TABLE					
LAND USE	ACREAGE	LOTS	LUE	SEPTIC	TRAFFIC
SINGLE FAMILY RESIDENTIAL	34.24 AC	30	30	30	30.30
MULTI-FAMILY	7.35 AC	3	6	3	39.6
RIGHT-OF-WAY	4.06 AC	---	---	---	---
LAND DEDICATION	0.44 AC	---	---	---	---
TOTALS	46.09 AC	32	34	32	69.9

UNIT SUMMARY TABLE	
LAND USE	ACREAGE
UNIT-1	2.22 AC
UNIT-2	43.87 AC
TOTALS	46.09 AC



LEGAL DESCRIPTION:
A TRACT OF LAND CONTAINING A TOTAL OF 46.09 ACRES OF LAND, LYING IN THE CLAIBORNE RECOTR SURVEY NO. 83, ABSTRACT 270, GUADALUPE COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE 77.637 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 2990, PG. 186, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS IN VOLUME 776, PAGE 1343, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY.

- NOTES:**
- THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF MARION BUT WITHIN THE EXTRA TERRITORIAL JURISDICTION.
 - SEWER SERVICE WILL BE PROVIDED BY A SEPTIC SYSTEM APPROVED BY GUADALUPE COUNTY.
 - WATER SERVICE WILL BE PROVIDED BY THE CITY OF MARION.
 - ELECTRIC SERVICE WILL BE PROVIDED BY GVEC.
 - TELEPHONE SERVICES WILL BE PROVIDED BY AT&T.
 - THE PROPERTY IS WITHIN THE MARION INDEPENDENT SCHOOL DISTRICT.
 - THE PROPERTY IS LOCATED WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM PANEL # 48187C0245F DATED SEPTEMBER 29, 2010.
 - MINIMUM RESIDENTIAL LOT SIZE IS 1.00 ACRES FOR SEPTIC PURPOSES.
 - CONTOURS SHOWN ARE AT 5 FT INTERVALS DERIVED FROM TNRIS LIDAR.
 - FEE IN LIEU OF PARK LAND DEDICATION
1/150 * 46.09 AC = 0.31 ACRES REQUIRED. SINCE REQUIRED PARKLAND IS LESS THAN 5 ACRES, OWNER HAS ELECTED TO PAY A FEE IN LIEU OF PARKLAND DEDICATION.
\$350/DWELLING UNIT * 32 DWELLING UNITS = \$11,200.00

PARKLAND DEVELOPMENT FEE
\$650/DWELLING UNIT * 32 DWELLING UNITS = \$20,800.00
TOTAL = \$11,200.00 + \$20,800.00 = \$32,000.00

- ADJACENT PROPERTY OWNERS**
- SANTA CLARA CREEK, LLC
 - ROBERT L. RUEDRICH
 - JENNIFER & DAVID SHEPARD
 - JONATHAN GEMBLER
 - WILLIAM & MARJORIE LIZANA
 - FOUR FARMS, LLC
 - MARGARITA AVILA AGUERO
 - ESTATE OF TIMOTEA RODRIGUEZ
 - SANTIAGO & MARIA RODRIGUEZ
 - SANTIAGO JR & BARBRA RODRIGUEZ
 - CITY OF MARION
 - CITY OF MARION
 - SANTA CLARA CREEK, LLC

OWNER/DEVELOPER:
DMK LAND DEVELOPMENT, LLC
DALE KOEHLER
P.O. BOX 218
MARION, TX 78214

ENGINEER/SURVEYOR:
RAKOWITZ ENGINEERING & SURVEYING
416 W. OAKLAWN SUITE B
PLEASANTON, TX 78064
PHONE: (830) 281-4060
FAX: (830) 569-8501

UTILITY PURVEYORS:
WATER: CITY OF MARION
SANITARY SEWER: SEPTIC
ELECTRIC: GVEC
TELEPHONE: AT&T