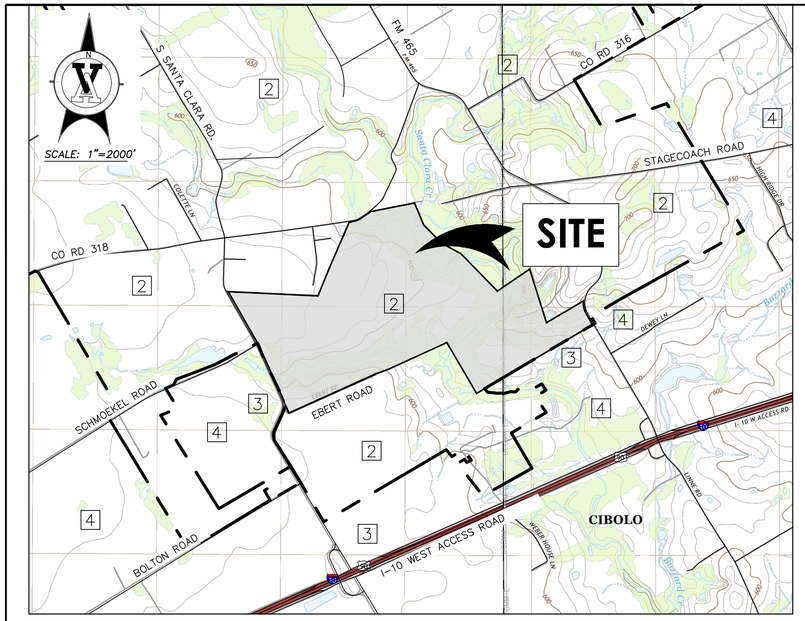


LOCATION MAP

UTILITIES

WATER – GREEN VALLEY SPECIAL UTILITY DISTRICT
SEWER – GREEN VALLEY SPECIAL UTILITY DISTRICT
ELECTRIC – GUADALUPE VALLEY ELECTRIC CO-OP

ZONING

EXISTING – OCL
PROPOSED – OCL

TOTAL LAND AREA

575.4 ACRES

LAND USE

SINGLE FAMILY – 344 ACRES
NON-RESIDENTIAL – 20 ACRES
OPEN SPACE & FLOOD PLAIN – 211.4 ACRES

NON-RESIDENTIAL LAND USES, MAY BE ANY OF THE FOLLOWING LAND USES – COMMERCIAL, RETAIL, MULTI-FAMILY, OFFICE/BUSINESS PARK, RESTAURANTS, FAST FOOD.

PARK AND OPEN SPACE REQUIREMENTS:

PARK LAND/OPEN SPACE REQUIRED = 1 ACRE PER 150 LOTS.

SUBDIVISION UNIT SUMMARY

UNIT	AREA	LOTS	SIZE
A	15 ACRES	75 LOTS	50' X 120'
B	25 ACRES	125 LOTS	50'
C	28 ACRES	140 LOTS	50'
D	23 ACRES	138 LOTS	40'
E	34 ACRES	136 LOTS	60'
F	30 ACRES	90 LOTS	70'
G	32 ACRES	192 LOTS	40'
H	33 ACRES	198 LOTS	40'
I	34 ACRES	170 LOTS	50'
J	45 ACRES	270 LOTS	40'
	45 ACRES	225 LOTS	50'
SUBTOTAL:	344 ACRES	1759 LOTS	

FIRST UNIT PLATTED WITHIN 12 MONTHS OF APPROVAL WITH ADDITIONAL UNITS FOLLOWING ON AVERAGE YEARLY.

GENERAL NOTES

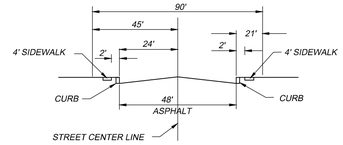
1. ALL STREETS SHOWN HEREIN ARE CONVENTIONAL PUBLIC LOCAL TYPE "A" WITH 50' RIGHT OF WAY AND 30' OF PAVEMENT, UNLESS OTHERWISE INDICATED.
2. A 4 FT. WIDE SIDEWALK ADJACENT TO THE CURB TO BE PROVIDED FOR PEDESTRIAN ACCESS, ALONG ALL PROPOSED LOCAL "A" STREETS.
3. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO AN ARTERIAL OR COLLECTOR STREETS.
4. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
5. TYPICAL LOT SIZES RANGE FROM 40' X 120' TO 70 X 120'. LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND BASED ON ZONING REQUIREMENTS.
6. A MINIMUM OF 2 OFF-STREET PARKING SPACES IS PROVIDED FOR EACH RESIDENTIAL LOT.
7. PROPERTY LIES OUTSIDE CITY OF MARION LIMITS, GUADALUPE COUNTY, TEXAS.
8. PROPERTY LIES INSIDE MARION INDEPENDENT SCHOOL DISTRICT.
9. ZONE "A" AND "AE" FEMA FLOODPLAIN LIES WITH IN THE LIMITS OF PROJECT BASED ON FIRM PANELS 48187C0245F AND 48187C0265F EFFECTIVE NOVEMBER 2, 2007.
10. SITE IS NOT OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
11. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK.

TAX ROLL OWNERSHIP FOR PROPERTIES WITHIN 300'

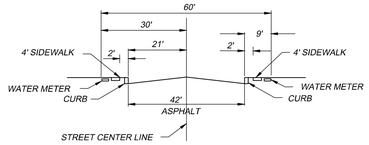
No.	Prop ID	Owner's Name	Volume	Page	Deed Number	Legal Description
1	136962	PROCHASKA RYAN	2738	954	09-007528	PECAN RIDGE LOT 23
2	136961	PECAN RIDGE HOMEOWNERS ASSOCIATION	4179	876	2014-000152	PECAN RIDGE LOT 22
3	136960	ANDRADE CRAIG A & DANIELLE N	3083	555	12-001264	PECAN RIDGE LOT 21
4	136959	JOHNSON MAX & MANDY				PECAN RIDGE LOT 20
5	136958	NICHOLS ASHLEY & BRANDEN	2016	19614	2016019614	PECAN RIDGE LOT 19
6	136956	HEBERT DAVID P & OLGA	3042	691	11-17176	PECAN RIDGE LOT 17
7	136955	REID ANNETTE RAE & CARLTON SAINT PATRICK	2016	14694	2016-014694	PECAN RIDGE LOT 16
8	136954	CURTIS JAMES M				PECAN RIDGE LOT 15
9	136953	PATTERSON JEFFREY D & OLGA V	2020	99020800	2020-99020800	PECAN RIDGE LOT 14
10	136952	OTIS TONY DWAYNE & CHARITY PHYLLIS OTIS	2019	99011289	20199901289	PECAN RIDGE LOT 13
11	136951	BRIDWELL CAMERON & SARA	2021	99005848	2021-99005848	PECAN RIDGE LOT 12
12	136950	GALLEGLY JEFFREY L & PATRICIA	2016	26651	2016026651	PECAN RIDGE LOT 11
13	136949	TRULL SUSAN C	4260	294	14-014035	PECAN RIDGE LOT 10
14	136948	WALLEN BEVERLY A	2020	99036847	202099036847	PECAN RIDGE LOT 9
15	71003	MORENO JOHN S & L L	620	768		
16	71004	MORENO JOHN S & L L	620	768		
17	70970	NICHOLSON FRANK	1269	521		
18	70966	NICHOLSON FRANK B & CAROLYN	4210	199	14-5487	
19	153806	LE SAGE BRETT W & JILL L	4217	712	14-6799	HILLCREST LOT 2
20	153807	BENAVIDES JOE NOEL & DANA E	4265	126	14-014855	HILLCREST LOT 3
21	70967	VARDEMAN MARVIN B & FORTUNA A	1250	244		
22	70972	VARDEMAN MARVIN B & FORTUNA A	1250	244		
23	70975	MORENO JOHN S & LOUISE P	791	918		
24	70969	RIFFE KIMBERLY SUE	2876	953	10-009279	
25	71053	SOTO LUCIANO S & A				
26	71010	MORENO JOHN S & L LOUISE	920	220		
27	71008	MORENO JOHN S & L LOUISE	2158	245	510129	
28	114284	MORENO SHAWN & JUDY	1971	536	3901	
29	71009	MORENO SHAWN & JUDY	1971	536	3901	
30	153797	WARREN BRIAN D & GINA D	2131	271	505211	
31	126785	PARKER CLAYTON R JR & STELLA L	4126	113	13-017441	
32	129767	CHAMBERS LIVING TRUST DTD APRIL 2, 2018	2018	99007321	2018-99007321	
33	129083	BURKS SHAWN P	4041	918	13-003520	
34	70982	HAVERLAH GLEN ALLEN	2259	589	06-00403	
35	70983	HAVERLAH GLEN ALLEN	2259	589	06-00403	
36	126184	LUENSMANN MARJORIE	2353	885	06-16520	
37	71060	I V & B L WALTISPERGER REVOCABLE TRUST	2356	608	06-17002	
38	70984	HEUSINGER FELIX & MARY JANE	798	823		
39	70985	HEUSINGER FELIX & MARY JANE	553	737		
40	71043	CARRIAGA JOE & LINDA	1198	797		
41	71045	CARRIAGA JOE & LINDA	1198	797		
42	65879	BROWN SANDRA GAIL	1243	60		
43	65881	BROWN SANDRA GAIL	1243	60		
44	65888	DOUBLE DIAMOND PROPERTIES LLC - 3015 FM 456 SERIES	2020	99003267	2020-99003267	
45	170834	KOTARA PATRICK & LYNAE	2020	99025883	2020-99025883	BENDED ELM SUB LOT #1
46	170835	TUCKER JOSHUA & CARLIE	2018	99028678	2018-99028678	BENDED ELM SUB LOT #2
47	71007	FOLIE A' DEUX LLC	2017-	19439	2017-19439	
48	166597	BAUMANN BRIAN & LENORA CHRISTINE				
49	70896	WEBER LARRY & PENNY	2017-	19438	2017-19438	
50	70996	KUTZ FRED M	HEIR	SHIP		
51	70997	KUTZ HAMILTON JR & C J	585	41		
52	70988	HILDEBRAND CHARLENE & LAUREEN JONES	2016	2195	2016002195	
53	115076	GARCIA OSCAR G & DIANA R	2590	325	08-3470	
54	115075	MANGUM TRUST (GRANTOR)	2017	23237	2017023237	

LEGEND

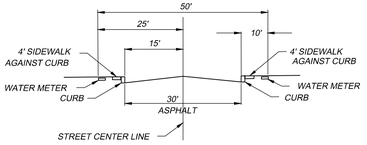
- PROPERTY BOUNDARY
- CITY OF MARION ETJ
- 1 MARION CITY LIMITS (NOT VISIBLE)
- 2 MARION ETJ
- 3 CIBOLO CITY LIMITS
- 4 CIBOLO ETJ



ARTERIAL STREET SECTION



COLLECTOR STREET SECTION



LOCAL "A" STREET SECTION

Legal Description:

BEING A 575.4-ACRE TRACT OF LAND OUT OF THE GUADALUPE TORRES SURVEY, ABSTRACT 313, GUADALUPE COUNTY, TEXAS, SAID 575.4-ACRE TRACT AND BEING ALL OF A CALLED 574-ACRE TRACT OF LAND CONVEYED FROM MARION OAKS REAL ESTATE, LTD. TO MARION OAKS, LTD. BY SPECIAL WARRANTY DEED, DATED JANUARY 17, 2002, RECORDED IN VOLUME 1672, PAGE 701, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY.

MARION OAKS
CONCEPT PLAN

DATE PREPARED: 08/24/21

THIS PLAN HAS BEEN ACCEPTED BY
CITY OF MARION

MAYOR _____ DATE _____

SECRETARY _____ DATE _____

OWNER
MARION GROUP LLC
620 PATTERSON AVE
SAN ANTONIO, TX 78208

DEVELOPER
DENTON COMMUNITIES
11 LYNN BATTS LN #100
SAN ANTONIO, TX 78218

ENGINEER
VICKREY & ASSOCIATES, LLC..
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216
210-349-3271

PLAN # _____

TRAFFIC COUNT CHART

ITE Code		Rate	Per			
210	Residential, Single Family	1.01	Unit	1759	Homes	1776.6
520	School, Elementary	0.45	Student	600	Students	270.0
575	Fire & Rescue Station	0.48	per 1000 sf	8000	Square feet	3.8
					Trips	2050.4

REVISIONS

	DESC.	DATE
1		
2		
3		
4		

VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No: F-159

PREPARED FOR: DENTON DEVELOPMENT

CONCEPT PLAN
MARION OAKS
MARION, TEXAS

DATE: JULY. 2021

© 2021

Vertical Scale 1"=N/A
Horizontal Scale 1"=2000'
0 1000' 2000' 3000'

SHEET 1 OF 3

PROJ NO. 2908-001

Aug 24, 2021 - 4:51pm
R:\2908-001\Engineering\DWG\sk-LOCATION MAP.dwg

DRAWN BY: AW CHECKED BY: AM APPROVED BY: JT

LEGEND

- PROPERTY BOUNDARY
- 100-YEAR ULTIMATE (CALCULATED)
- FLOODWAY
- CREEK CENTERLINE
- EXISTING TOPOGRAPHY (10')
- PARCELS
- FEMA FLOODPLAIN
- CITY OF MARION ETJ
- PARCEL NUMBER
- LANDSCAPE BUFFERS AND GREENBELT AREAS
- OVERHEAD ELECTRIC
- SANITARY SEWER MAIN

SCALE: 1"=300'

LOWER SEGUIN ROAD
DAISY DRIVE
PECAN RIDGE SUBDIVISION
HILLCREST SUBDIVISION
HAYCRAFT BLVD
SANTA CLARA ROAD
SCHMOEKEL ROAD
EBERT ROAD
PROPOSED ELEMENTARY SCHOOL (17.5 AC.)
PROPOSED FIRE & EMS STATION (2.5 AC.)
REC. CENTER & TRAILHEAD
EXISTING STRUCTURE
5' ROW DEDICATION
20' ROW DEDICATION
10' ROW DEDICATION
TOWNCREEK
100 YEAR ULTIMATE (CALCULATED)
ARTERIAL
COLLECTOR
LOCAL A
A
B
C
D
E
F
G
H

SEE SHEET 3

SUBDIVISION UNIT SUMMARY

UNIT	AREA	LOTS	SIZE
A	15 ACRES	75 LOTS	50' X 120'
B	25 ACRES	125 LOTS	50'
C	28 ACRES	140 LOTS	50'
D	23 ACRES	138 LOTS	40'
E	34 ACRES	136 LOTS	60'
F	30 ACRES	90 LOTS	70'
G	32 ACRES	192 LOTS	40'
H	33 ACRES	198 LOTS	40'
I	34 ACRES	170 LOTS	50'
J	45 ACRES	270 LOTS	40'
	45 ACRES	225 LOTS	50'
SUBTOTAL:	344 ACRES	1759 LOTS	

REVISIONS			
1			
2			
3			
4			
Δ	DESC.		DATE

VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No: F-159

PREPARED FOR:
DENTON DEVELOPMENT

CONCEPT PLAN
MARION OAKS
MARION, TEXAS

DATE: JULY, 2021

© 2021

Vertical Scale 1"=N/A
Horizontal Scale 1"=300'
0 150' 300' 450'

SHEET 2 OF 3

PROJ NO. 2908-001

Aug 24, 2021 - 4:51pm
C:\Users\JGSCHRO~1\AppData\Local\Temp\AcPublish_20580\sh-MASTER PLAN.dwg

DRAWN BY: AW CHECKED BY: AM APPROVED BY: JT

LEGEND

- PROPERTY BOUNDARY
- 100-YEAR ULTIMATE (CALCULATED)
- FLOODWAY
- CREEK CENTERLINE
- EXISTING TOPOGRAPHY (10')
- PARCELS
- FEMA FLOODPLAIN
- CITY OF MARION ETJ
- PARCEL NUMBER
- LANDSCAPE BUFFERS AND GREENBELT AREAS
- SANITARY SEWER LINE

SCALE: 1"=300'



SUBDIVISION UNIT SUMMARY

UNIT	AREA	LOTS	SIZE
A	15 ACRES	75 LOTS	50' X 120'
B	25 ACRES	125 LOTS	50'
C	28 ACRES	140 LOTS	50'
D	23 ACRES	138 LOTS	40'
E	34 ACRES	136 LOTS	60'
F	30 ACRES	90 LOTS	70'
G	32 ACRES	192 LOTS	40'
H	33 ACRES	198 LOTS	40'
I	34 ACRES	170 LOTS	50'
J	45 ACRES	270 LOTS	40'
	45 ACRES	225 LOTS	50'
SUBTOTAL:	344 ACRES	1759 LOTS	

REVISIONS

	DESC.	DATE
1		
2		
3		
4		
Δ		

VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No: F-159

PREPARED FOR: DENTON DEVELOPMENT

CONCEPT PLAN
MARION OAKS
MARION, TEXAS

DATE: JULY, 2021

© 2021

Vertical Scale 1"=N/A
Horizontal Scale 1"=300'
0 150' 300' 450'

SHEET 3 OF 3

PROJ NO. 2908-001

Aug 24, 2021 - 4:51pm
C:\Users\DSCHRO~1\AppData\Local\Temp\AcPublish_20580\sh-MASTER PLAN.dwg

DRAWN BY: AW CHECKED BY: AM APPROVED BY: JT