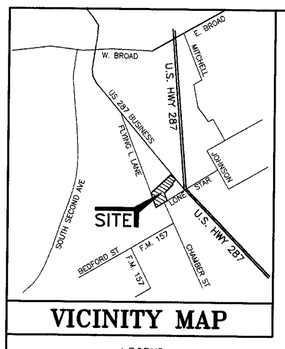
Previously Approved SUP



VICINITY MAP

LEGEND
A/C= AIR CONDITIONING PAD
SLT= LIGHT STANDARD
RR TIE= RAILROAD TIE WALL
CP= COVERED PORCH
MHELE= ELECTRIC MANHOLE
MHSS= SANITARY SEWER MANHOLE
MHSD= STORM SEWER MANHOLE
MHGAS= GAS MANHOLE
WM= WATER METER
FH= FIRE HYDRANT
PP= POWER POLE
WV= WATER VALVE
SSCO= SANITARY SEWER CLEAN-OUT
GM= GAS METER
= HANDICAPPED PARKING SPACE
SV= SPRINKLER CONTROL VALVE
—E— = OVERHEAD ELECTRIC LINE
—T— = OVERHEAD TELEPHONE LINE
—TV— = OVERHEAD CABLE TV LINE
PE = ELECTRIC METER/SERVICE
PT = TELEPHONE JUNCTION BOX
E = ELECTRIC TRANSFORMER PAD
GI= GRATE INLET
● = BOLLARD

GENERAL NOTES:

1. ALL ROADS WITHIN THIS SITE ARE 5" OF GRAVEL WITH A 13" LIME BASE.
2. ALL RECREATIONAL AND MEETING FACILITIES ARE FOR CAMPGROUND USERS AND THEIR GUESTS ONLY.
3. PARKING ON INTERNAL STREETS IS PROHIBITED EXCEPT FOR TEMPORARY STANDING WHILE REGISTERING OR CHECKING OUT AT THE OFFICE.
4. THERE ARE A TOTAL OF 136 CAMP SITES ON THIS SITE PLAN.

BUSINESS HIGHWAY No. 287 (F.M. 157)
S55°39'31"E 255.36'
25' BUILDING SET-BACK LINE ACCORDING TO THE PLAT RECORDED IN VOL. 7, PG. 97 P.R.J.C.T.
5/8" IRON ROD FOUND
1/2" IRON ROD SET
20.00'
400.09'
N34°19'24"E
300.02'
200.01'
LOT 1
EXISTING C-2 ZONING 1.759 ACRES (76,620 SQ. FT.)
LOT 3
LOT 2
LOT 1
N34°19'24"E 100.00'
POINT OF BEGINNING
S55°40'27"E
PROPOSED C-2 ZONING 0.702 ACRES (30,564 SQ. FT.)
PROPOSED 6' HIGH SCREENING FENCE ON PROPERTY LINE & 10' WIDE LANDSCAPE BUFFER WITH IRRIGATION WATER LINE & ALTERNATING PECAN & BURR OAK TREES ON 25' CENTERS
N55°40'27"W
S55°40'27"E 305.64'
305.64'
305.64'
S34°19'33"W 100.00'
S34°19'33"W
30.30'
3/4" IRON ROD FOUND
100.00'
50.30'
PP
BLOCK 2
LOT 11
LOT 12
LOT 2
LOT 1
STEPHENS AVENUE
LOT 3
TRIANGLE HOME SITE ADDITION
VOL. 381, PG. 644
P.R.J.C.T.
LOT 4
C.S. MAINTENANCE, INC. VOL. 1410, PG. 666 D.R.J.C.T.
DOROTHY FAYE PHILLIPS VOL. 682, PG. 444 D.R.J.C.T.
S&S ENTERPRISES VOL. 1860, PG. 159 D.R.J.C.T.
1008.76'
N34°19'24"E
PROPOSED 6' HIGH SCREENING FENCE ON PROPERTY LINE & 10' WIDE LANDSCAPE BUFFER WITH IRRIGATION WATER LINE & ALTERNATING PECAN & BURR OAK TREES ON 25' CENTERS
SECURITY LIGHT
CAMP SITE F-1 ... CAMP SITE F-37
LAWN AREA
15' X 50' CAMP SITES THIS ROW
EXISTING 13" LIME STABILIZED SUBGRADE WITH 5" GRAVEL ROAD BASE
PROPOSED PRIVATE WATER LINE
PROPOSED PRIVATE SEWER LINE
PROPOSED 25' BUILDING SETBACK LINES
PROPOSED GRAVEL DRIVE
EXISTING GRAVEL DRIVE
PROPOSED SSCO
PROPOSED DUMPSTER W/ 6' TALL SCREENING FENCE
LOT 2
12.938 ACRES (563,585 SQUARE FEET)
S30°01'06"E 483.15'
PROPOSED 6' HIGH SCREENING FENCE ON PROPERTY LINE & 10' WIDE LANDSCAPE BUFFER WITH IRRIGATION WATER LINE & ALTERNATING PECAN & BURR OAK TREES ON 25' CENTERS
5' UTILITY EASEMENT VOL. 6, PG. 101 P.R.J.C.T.
LOT 3
BLOCK 4
LOT 6
LOT 7
LOT 8
BLOCK 1
SPILLER DRIVE
LOT 5
LOT 12
LOT 11
LOT 10
(F.M. 157)
LONE STAR ROAD
F.M. 157
20' X 45' CAMP SITES THIS ROW
30' X 45' CAMP SITES THIS ROW
30' X 60' CAMP SITES THIS ROW
PROPOSED 40'X40' CONCRETE BRICK AND STEEL RESTROOM & SHOWER FACILITIES MAXIMUM HEIGHT 15'
PROPOSED LAWN RECREATION AREA
PROPOSED 8' X 8' COVERED PICNIC AREAS
PROPOSED 5,000 GALLON RESERVE WATER TANK WITH 2 1/2" FIRE HOSE VALVE CONNETCTION
40' WIDE RIGHT-OF-WAY & EASEMENT TO LONE STAR GAS CO. VOL. 521, PG. 532, D.R.J.C.T.
EXISTING GRAVEL STORAGE AREA FOR TEMPORARY CAMPGROUND USES ONLY.
EXISTING GRAVEL DRIVE
DENNIS WAYNE CIHACEK, and wife MARY LUCILLE CIHACEK VOLUME 891, PAGE 45, D.R.J.C.T.
262.69'
S34°19'33"W
PROPOSED 6' HIGH SCREENING FENCE ON PROPERTY LINE & 10' WIDE LANDSCAPE BUFFER WITH IRRIGATION WATER LINE & ALTERNATING PECAN & BURR OAK TREES ON 25' CENTERS
PROPOSED DUMPSTER W/ 6' TALL SCREENING FENCE
EXISTING SHANKLINE FENCE
EXISTING 10'X10' WOODEN SHED (12' TALL)
EXISTING 7.0' DIAMETER METAL WATER TANK (8.1' TALL)
EXISTING 10'X9' WOODEN SHED (6' TALL)
EXISTING 36.4'X13.2' METAL SHED (9' TALL)
PROPOSED FENCE
EXISTING METAL BUILDING (10.5' TALL)
PROPOSED 30' WIDE ASPHALT DRIVE & PARKING LOT TO BE CONSTRUCTED BY EATON ESTATES RV PARK
PROPOSED MAIL CENTER
PROPOSED 15' TALL 2 OR STORY METAL & BRICK BUILDING (MEETING ROOM)
60.0'
40.0'
EXISTING 15' WIDE WOODEN WISHING WELL W/ LIGHT
DUMP STATION CONNECTED TO SEWER LINE
ASPHALT
GRAVEL
PROPANE
EXISTING 1 STORY METAL BUILDING (MEETING ROOM)
8.5' TALL
R.R. TIES
PROPOSED 12" WATER LINE SERVICE LOCATION BY OTHERS
PROPOSED FIRE HYDRANT BY OTHERS
5/8" IRON ROD FOUND
PROPOSED 20' WIDE DRIVE
EXISTING DRIVE
PROPOSED CONCRETE STREET & DRIVEWAY TO BE CONSTRUCTED BY THE CITY OF MANSFIELD
STOP SIGN
MAIL BOX
TBOX
GUY
GAS PIPELINES
ASPHALT ROAD
S60°02'43"W 804.52'
PROPOSED 6' HIGH SCREENING FENCE ON PROPERTY LINE & 10' WIDE LANDSCAPE BUFFER WITH IRRIGATION WATER LINE & ALTERNATING PECAN & BURR OAK TREES ON 40' CENTERS
PROPOSED 12" WATER LINE BY OTHERS
PROPOSED AREA TO BE DEDICATED FOR RIGHT-OF-WAY
FLYING L LANE
AREA IN PROPOSED DEDICATION FOR FUTURE RIGHT-OF-WAY 0.225 ACRES (9,801 SQ. FT.)
N30°03'29"W
FLYING L LANE
434.71'
10' WIDE LANDSCAPE BUFFER WITH IRRIGATION WATER LINE & ALTERNATING PECAN & BURR OAK TREES ON 40' CENTERS
PROPOSED 6' HIGH SCREENING FENCE ON PROPERTY LINE
CENTERLINE OF EXISTING EASEMENT
PROPOSED 24' WIDE FIRE ACCESS GATE
PROPOSED AREA TO BE DECADED FOR RIGHT-OF-WAY
PROPOSED 25' BUILDING SETBACK LINE
PROPOSED WALK-THRU ACCESS GATE
PROPOSED NEW 10" SANITARY SEWER SERVICE LOCATION BY OTHERS. (FLOW METER)
PROPOSED 12" WATER LINE LOCATION BY OTHERS
PROPOSED SANITARY SEWER LINE BY OTHERS
PROPOSED FIRE HYDRANT BY OTHERS
1/2" IRON ROD SET
5/8" IRON ROD FOUND
52.9'
5.1'
16' C&G
36.4'
5.0'
10' R.A.P.
NORTH
SCALE 1" = 50'
0 50' 100' 150'

FLOOD NOTE
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD HAZARD BOUNDARY MAP FOR JOHNSON COUNTY, TEXAS AND UNINCORPORATED AREAS, ACCORDING TO COMMUNITY-PANEL NUMBER 4880879 0003 A, EFFECTIVE DATE: MAY 17, 1977.

Exhibit B

SITE PLAN FOR EATON ESTATES RV

PROPOSED USE:
136 CAMP SITES
FOR RECREATIONAL VEHI

DATE: JUNE 28, 199