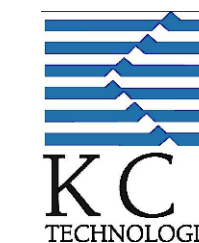
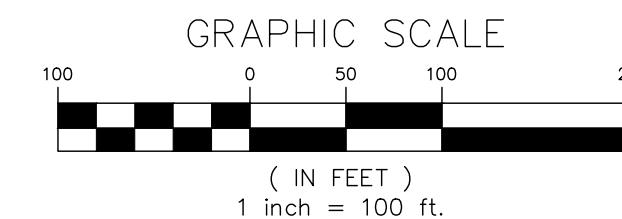


# SUBDIVISION PLAT ESTABLISHING FLAT CREEK SUBDIVISION UNIT 2

BEING A TOTAL OF 30.457 ACRES OF LAND OUT OF THE CALLED 123.23 ACRES TRACT RECORDED IN DOCUMENT NO. 2023008356, DEED RECORDS, CALLED 131.46 ACRES RECORDED IN DOCUMENT NO. 2023008359 DEED RECORDS, ALL OF MEDINA COUNTY, AND LYING IN THE AND L.M. COLLARD SURVEY NO. 97, ABSTRACT NO. 1259, THE J. FISCHER SURVEY NO. 5, ABSTRACT NO. 1268, MEDINA COUNTY, TEXAS.



## KCI TECHNOLOGIES, INC.

2806 W. BITTERS RD, SUITE 218  
SAN ANTONIO, TEXAS 78248  
PHONE: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-10573 / #101943-65

**DATE OF PREPARATION: 08/2024**

STATE OF TEXAS  
COUNTY OF MEDINA

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: JEFFREY CZAR, JR.  
KF FLAT CREEK, LP  
2722 WEST BITTERS RD, SUITE 106  
SAN ANTONIO, TX 78248

DULY AUTHORIZED AGENT:

STATE OF TEXAS  
COUNTY OF MEDINA  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFREY CZAR, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

NOTARY PUBLIC, MEDINA COUNTY, TEXAS

THIS PLAT OF FLAT CREEK SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CASTROVILLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
CHAIR

BY: \_\_\_\_\_  
SECRETARY

THIS PLAT OF FLAT CREEK SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CASTROVILLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

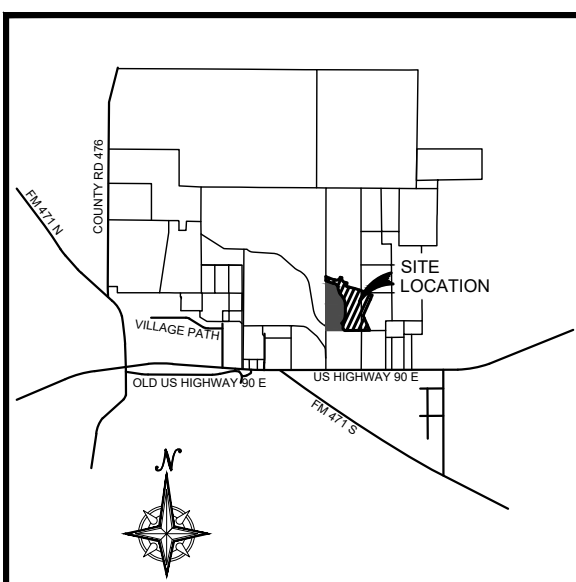
MAYOR

CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MEDINA

I, GINA CHAMPION, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET \_\_\_\_\_ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN HONDO, TEXAS, THE DATE SHOWN ABOVE WRITTEN.

GINA CHAMPION, COUNTY CLERK  
MEDINA COUNTY, TEXAS



### LOCATION MAP

### LEGEND

- |   |            |
|---|------------|
| 1. BUILDING SETBACK LINE  | B.S.L.     |
| 2. VEHICULAR NON-ACCESS EASEMENT  | V.N.A.E.   |
| 3. FINISHED FLOOR ELEVATION   | F.F.E.     |
| 4. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT                   | G.E.T.V.E. |
| 5. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, MEDINA COUNTY, TEXAS- O.P.R. |            |
| 6. DEED AND PLAT RECORDS, MEDINA COUNTY, TEXAS-                           | D.P.R.     |
| 7. COUNTY BLOCK   | C.B.       |
| 8. VARIABLE   | VAR.       |
| 9. VOLUME   | VOL.       |
| 10. PAGE  | PG.        |
| 11. EASEMENT  | ESM'T      |
| 12. RIGHT OF WAY  | R.O.W.     |
| 13. ACRES   | AC         |
| 14. LINEAR FEET   | LF         |
| 15. STREET CENTERLINE   | SC         |
| 16. EXISTING CONTOUR  | 980        |
| 17. PROPOSED FINISHED CONTOUR   | 990        |
| 18. EFFECTIVE FLOODPLAIN  |            |
| 19. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN                           |            |
| 20. 1/2" IRON ROD FOUND W/ KCI CAP  |            |
| 21. 1/2" IRON ROD SET W/ KCI CAP  |            |

### SURVEY NOTES:

- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM NAD83 (2011) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017.
- MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "KCI" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
- THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) BETWEEN END MONUMENT SHOWN HEREON CALLED S89°45'54"W.
- THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON DECEMBER, 2023.

### FLOODPLAIN VERIFICATION NOTE:

A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325C0530D EFFECTIVE MAY 15, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

### UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERAL AND/OR APPURTENANCES THERETO (THE "UTILITIES")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR PREPARING THE UTILITIES.

- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURE OR OTHER IMPROVEMENTS.
- THE CITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CUSTOMARY PRACTICES.

STATE OF TEXAS  
COUNTY OF MEDINA

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CASTROVILLE.

REGISTERED PROFESSIONAL ENGINEER  
LANCE T. ELLING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PUBLIC SURVEYOR  
GARY B. NEILL, R.P.L.S. #9864

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

**SIDEWALK NOTES:**  
FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

**FENCE NOTES:**  
EASEMENT ACCESS AT FENCES; DOUBLE SWING GATES OR A REMOVABLE FENCE PANEL SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY EASEMENTS.

**OBSTRUCTIONS OF DRAINAGE:** ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

**CAPITAL RECOVERY FEE ASSESSMENT:**  
ASSESSMENT AND COLLECTION OF THE CITY OF CASTROVILLE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 239.

**OPEN SPACE:**  
LOT 901, BLOCK 4, LOT 902, BLOCK 4, ARE DESIGNATED TO OPEN SPACE, PUBLIC DRAINAGE

LOT 900, BLOCK 4, LOT 903, BLOCK 4, LOT 904, BLOCK 4, LOT 905, BLOCK 4 ARE DESIGNATED TO OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF CASTROVILLE.

THE TOTAL PUBLIC OPEN SPACE ACREAGE INCLUDES ALL 900 SERIES LOT. THE TOTAL RESERVED PUBLIC OPEN SPACE REQUIRED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT IS SHOWN ON THE APPROVED PLANNED UNIT DEVELOPMENT PLAN FOR THIS PLAT.

**EASEMENT NOTES:**  
ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

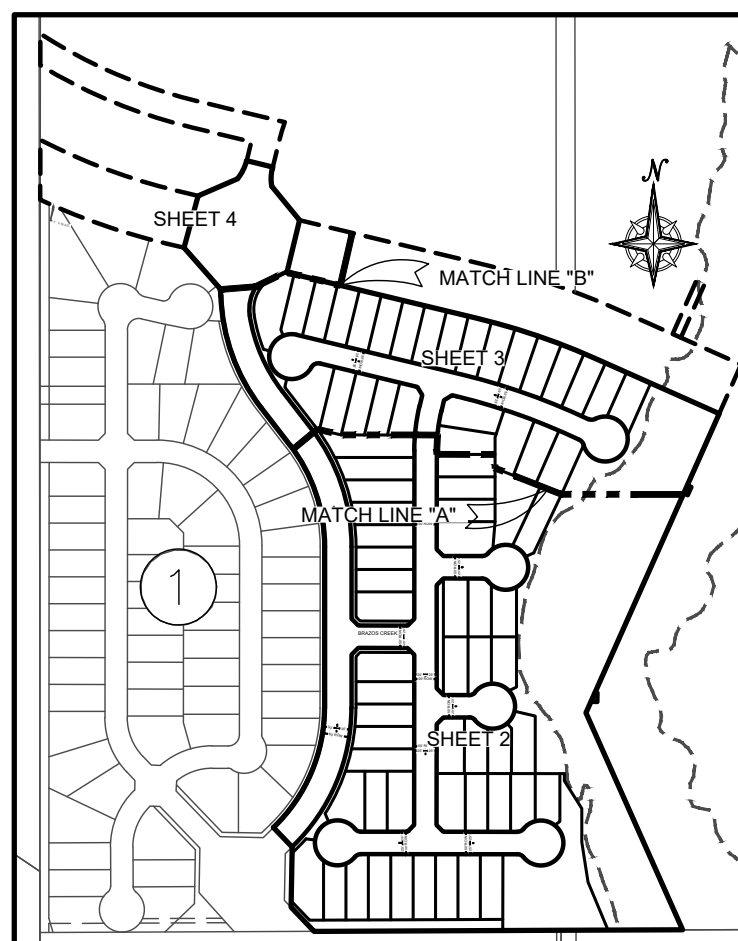
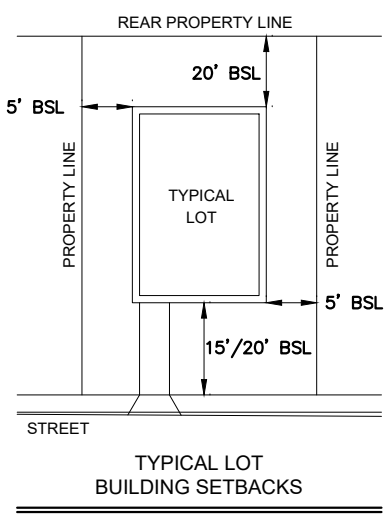
**DRAINAGE EASEMENT:**  
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE. ESTABLISH OR CHANGE STREAM EMBANKMENTS WITH THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

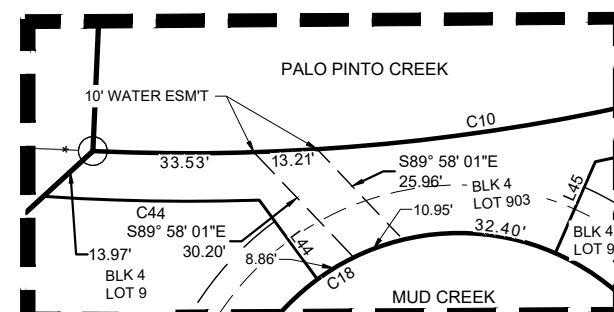
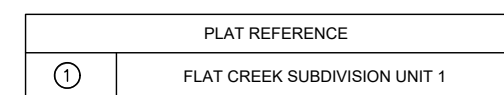
**TAX CERTIFICATE:**  
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MEDINA COUNTY OFFICIAL RECORDS.

**CLEAR VISION:**  
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF.



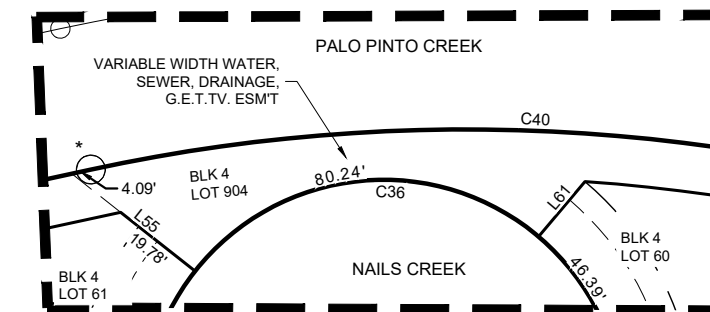
### INDEX MAP

NOT TO SCALE



### DETAIL 1

1" = 40'  
(SEE SHEET 2 OF 4)



### DETAIL 2

1" = 40'  
(SEE SHEET 3 OF 4)

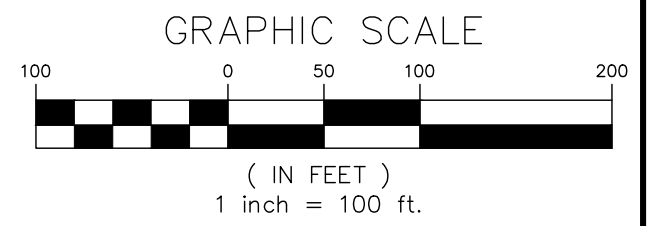
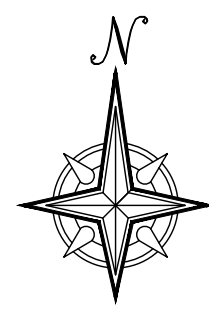
Curve	Length	Radius	Chord Length	Chord Direction	Delta Angle
C1	292.37'	1460.00'	291.88'	S70°44'22"E	11°28'25"
C2	324.78'	1340.00'	323.98'	S69°31'59"E	13°53'12"
C3	366.04'	1195.00'	364.61'	N67°42'05"W	17°33'00"
C4	384.13'	1135.00'	382.30'	S66°46'51"E	19°23'28"
C5	40.74'	370.00'	40.72'	S16°49'40"W	6°18'30"
C6	303.90'	1660.00'	303.47'	S71°13'54"E	10°29'21"
C7	298.15'	370.00'	290.15'	N23°07'04"E	46°10'09"
C8	243.94'	370.00'	239.55'	N18°51'15"W	37°46'30"
C9	269.61'	430.00'	265.21'	N19°46'47"W	35°55'26"
C10	299.67'	430.00'	293.64'	N19°59'53"E	39°55'46"
C11	16.83'	91.00'	16.80'	N07°06'53"W	10°35'38"
C12	358.95'	400.00'	347.02'	S12°02'03"E	51°24'55"
C13	263.72'	400.00'	258.97'	S18°51'15"E	37°46'30"
C14	322.28'	400.00'	313.63'	S23°06'54"W	46°09'48"
C15	346.41'	430.00'	337.12'	S23°06'44"W	46°09'29"
C16	94.18'	400.00'	93.96'	N06°46'42"E	13°29'26"
C17	15.95'	18.00'	15.43'	S64°34'44"E	50°46'34"
C18	245.70'	50.00'	63.24'	N00°01'59"E	281°33'08"
C19	15.95'	18.00'	15.43'	S64°38'43"W	50°46'34"
C20	15.95'	18.00'	15.43'	N64°34'44"W	50°46'34"
C21	245.70'	50.00'	63.24'	S00°01'59"W	281°33'08"
C22	15.95'	18.00'	15.43'	N64°38'43"E	50°46'34"
C23	13.62'	15.00'	13.16'	N63°57'24"W	52°01'12"
C24	247.87'	50.00'	61.54'	S00°01'59"W	284°02'25"
C25	13.62'	15.00'	13.16'	N64°01'23"E	52°01'12"
C26	15.95'	18.00'	15.43'	N64°34'44"W	50°46'34"
C27	245.70'	50.00'	63.24'	S00°01'59"W	281°33'08"
C28	15.95'	18.00'	15.43'	N64°38'43"E	50°46'34"
C29	88.29'	375.00'	88.09'	S06°46'42"W	13°29'26"
C30	248.98'	1360.00'	248.63'	N71°13'54"W	10°29'21"
C31	15.95'	18.00'	15.43'	N40°35'57"W	50°46'34"
C32	245.70'	50.00'	63.24'	S24°00'46"W	281°33'08"
C33	15.95'	18.00'	15.43'	N88°37'29"E	50°46'34"
C34	258.13'	1410.00'	257.77'	S71°13'54"E	10°29'21"
C35	253.55'	1385.00'	253.20'	S71°13'54"E	10°29'21"
C36	222.22'	50.00'	79.52'	N23°48'06"W	254°39'02"
C37	23.45'	18.00'	21.83'	S66°11'54"W	74°39'02"
C38	100.07'	425.00'	99.84'	S06°46'42"W	13°29'26"
C39	283.50'	430.00'	278.39'	N18°51'15"W	37°46'30"
C40	186.26'	370.00'	184.30'	N23°19'13"W	28°50'34"
C41	79.81'	360.00'	79.65'	N15°15'01"W	12°42'10"
C42	290.09'	440.00'	284.87'	N18°51'15"W	37°46'30"
C43	248.84'	400.00'	245.53'	N16°14'04"E	32°24'10"
C44	45.00'	440.00'	44.98'	N44°32'46"E	5°51'35"
C45	281.93'	1540.00'	281.53'	S71°13'54"E	10°29'21"
C46	45.33'	101.00'	44.95'	N26°31'48"E	25°42'47"
C47	38.93'	91.00'	38.63'	S01°25'05"W	24°30'39"
C48	68.32'	91.00'	66.73'	N12°36'35"E	43°01'03"
C49	84.09'	81.00'	80.37'	N20°50'33"E	59°28'58"

Line	Length	Direction
L1	46.53'	N76°28'35"W
L2	133.68'	N00°01'59"E
L3	50.09'	S76°28'35"E
L4	96.10'	N66°30'56"E
L5	43.36'	N13°40'25"E
L6	70.71'	N00°01'59"E
L7	67.70'	S13°40'25"W
L8	97.47'	S39°19'08"E
L9	20.00'	S65°59'14"E
L10	10.00'	S65°59'14"E
L11	20.00'	S24°00'46"W
L12	10.00'	N65°59'14"W
L13	5.85'	S89°58'01"E
L14	20.00'	S00°02'37"W
L15	14.75'	N89°58'01"W
L16	26.66'	S24°00'46"W
L17	74.61'	N43°52'41"W
L18	60.00'	N43°52'41"W
L19	104.94'	N37°44'30"W
L20	30.51'	S13°40'25"W
L21	60.00'	S76°19'36"E
L22	72.60'	N64°14'36"E
L23	12.27'	S76°28'35"E
L24	21.21'	N44°58'01"W
L25	21.21'	S45°01'59"W
L26	25.08'	S13°31'25"W
L27	21.21'	S31°28'35"E
L28	39.50'	S65°59'14"E
L29	39.50'	N65°59'14"W
L30	21.21'	S58°31'25"W
L31	25.08'	S13°31'25"W
L32	21.21'	S44°58'01"E
L33	86.32'	S89°58'01"E
L34	86.32'	N89°58'01"W
L35	21.21'	S45°01'59"W
L36	21.21'	S44°58'01"E

Line	Length	Direction
L37	58.77'	S89°58'01"E
L38	58.77'	N89°58'01"W
L39	21.21'	S45°01'59"W
L40	21.21'	S44°58'01"E
L41	21.21'	N45°01'59"E
L42	21.21'	N44°58'01"W
L43	21.21'	S45°01'59"W
L44	20.46'	S82°39'27"E
L45	20.78'	N22°50'13"W
L46	12.93'	N45°01'59"E
L47	90.32'	S08°44'01"E
L48	74.83'	S00°13'06"E
L49	73.03'	S32°03'20"E
L50	16.00'	S00°01'59"W
L51	65.00'	S89°58'01"E
L52	47.45'	S77°06'14"E
L53	32.49'	N64°11'43"E
L54	20.54'	S65°24'11"W
L55	32.74'	N12°44'15"E
L56	15.00'	N22°09'39"W
L57	12.93'	N44°58'01"W
L58	64.67'	N18°12'36"E
L59	15.00'	S40°13'09"E
L60	54.78'	N76°28'3

# SUBDIVISION PLAT ESTABLISHING FLAT CREEK SUBDIVISION UNIT 2

BEING A TOTAL OF 30.452 ACRES OF LAND OUT OF THE CALLED 123.23 ACRES TRACT RECORDED IN DOCUMENT NO. 2023008356, DEED RECORDS, CALLED 131.46 ACRES RECORDED IN DOCUMENT NO. 2023008359 DEED RECORDS, ALL OF MEDINA COUNTY, AND LYING IN THE AND L.M. COLLARD SURVEY NO. 97, ABSTRACT NO. 1259, THE J. FISCHER SURVEY NO. 5, ABSTRACT NO. 1268, MEDINA COUNTY, TEXAS.



**KCI TECHNOLOGIES, INC.**

2806 W. BITTERS RD, SUITE 218  
SAN ANTONIO, TEXAS 78248  
PHONE: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-10573 / #101943-65

**DATE OF PREPARATION: 08/2024**

STATE OF TEXAS  
COUNTY OF MEDINA

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: JEFFREY CZAR, JR.  
KF FLAT CREEK, LP  
2722 WEST BITTERS RD, SUITE 106  
SAN ANTONIO, TX 78248

DULY AUTHORIZED AGENT:

STATE OF TEXAS  
COUNTY OF MEDINA  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFREY CZAR, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

NOTARY PUBLIC, MEDINA COUNTY, TEXAS

THIS PLAT OF FLAT CREEK SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CASTROVILLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY: \_\_\_\_\_  
CHAIR

BY: \_\_\_\_\_  
SECRETARY

THIS PLAT OF FLAT CREEK SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CASTROVILLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

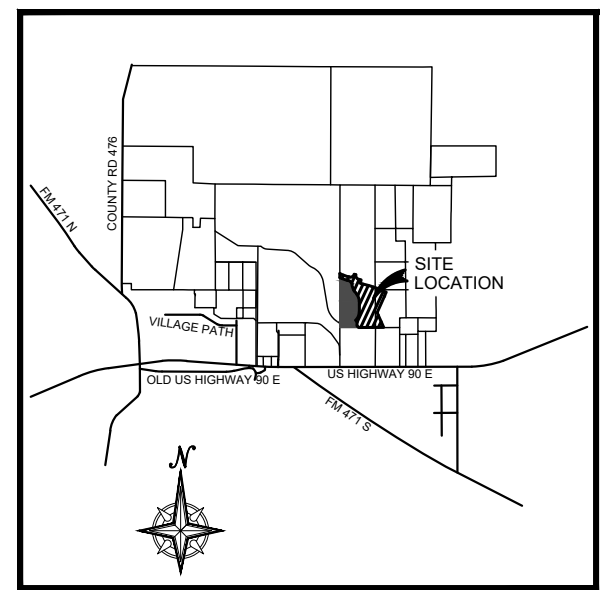
MAYOR

CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MEDINA

I, GINA CHAMPION, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET \_\_\_\_\_ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY CLERK'S OFFICE OF SAID COUNTY, AT MY OFFICE IN HONDO, TEXAS, THE DATE SHOWN ABOVE WRITTEN.

GINA CHAMPION, COUNTY CLERK  
MEDINA COUNTY, TEXAS



**LOCATION MAP**  
NTS

**LEGEND**

- |   |            |
|---|------------|
| 1. BUILDING SETBACK LINE  | B.S.L.     |
| 2. VEHICULAR NON-ACCESS EASEMENT  | V.N.A.E.   |
| 3. FINISHED FLOOR ELEVATION   | F.F.E.     |
| 4. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT                   | G.E.T.V.E. |
| 5. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, MEDINA COUNTY, TEXAS- O.P.R. |            |
| 6. DEED AND PLAT RECORDS, MEDINA COUNTY, TEXAS-                           | D.P.R.     |
| 7. COUNTY BLOCK   | C.B.       |
| 8. VARIABLE   | VAR.       |
| 9. VOLUME   | VOL.       |
| 10. PAGE  | PG.        |
| 11. EASEMENT  | ESM'T      |
| 12. RIGHT OF WAY  | R.O.W.     |
| 13. ACRES   | AC         |
| 14. LINEAR FEET   | L.F.       |
| 15. STREET CENTERLINE   | S.C.       |
| 16. EXISTING CONTOUR  | CONTOUR    |
| 17. PROPOSED FINISHED CONTOUR   | CONTOUR    |
| 18. EFFECTIVE FLOODPLAIN  | FLOODPLAIN |
| 19. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN                           | IRON ROD   |
| 20. 1/2" IRON ROD FOUND W/ KCI CAP  | IRON ROD   |
| 21. 1/2" IRON ROD SET W/ KCI CAP  | IRON ROD   |

**SURVEY NOTES:**

- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM NAD83 (11) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017.
- MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "KCI" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
- THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) BETWEEN END MONUMENT SHOWN HEREON CALLED 889'45'54"W.
- THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON DECEMBER, 2023.

**FLOODPLAIN VERIFICATION NOTE:**

A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325C05300 EFFECTIVE MAY 15, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**UTILITY EASEMENT:**

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERAL AND/OR APPURTENANCES THERETO (THE "UTILITIES")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR PREPARING THE UTILITIES.

- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURE OR OTHER IMPROVEMENTS.
- THE CITY SHALL MAKE COMMERCIAL REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CUSTOMARY PRACTICES.

STATE OF TEXAS  
COUNTY OF MEDINA

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CASTROVILLE.

REGISTERED PROFESSIONAL ENGINEER  
LANCE T. ELLING

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PUBLIC SURVEYOR  
GARY B. NEILL, R.P.L.S. #9864

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

**SIDEWALK NOTES:**  
FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

**FENCE NOTES:**  
EASEMENT ACCESS AT FENCES, DOUBLE SWING GATES OR A REMOVABLE FENCE PANEL SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY EASEMENTS.

**OBSTRUCTIONS OF DRAINAGE:** ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

**CAPITAL RECOVERY FEE ASSESSMENT:**  
ASSESSMENT AND COLLECTION OF THE CITY OF CASTROVILLE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 239.

**OPEN SPACE:**  
LOT 901, BLOCK 4, LOT 902, BLOCK 4, ARE DESIGNATED TO OPEN SPACE, PUBLIC DRAINAGE

LOT 900, BLOCK 4, LOT 903, BLOCK 4, LOT 904, BLOCK 4, LOT 905, BLOCK 4 ARE DESIGNATED TO OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF CASTROVILLE.

THE TOTAL PUBLIC OPEN SPACE ACREAGE INCLUDES ALL 900 SERIES LOT. THE TOTAL RESERVED PUBLIC OPEN SPACE REQUIRED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT IS SHOWN ON THE APPROVED PLANNED UNIT DEVELOPMENT PLAN FOR THIS PLAT.

**EASEMENT NOTES:**  
ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

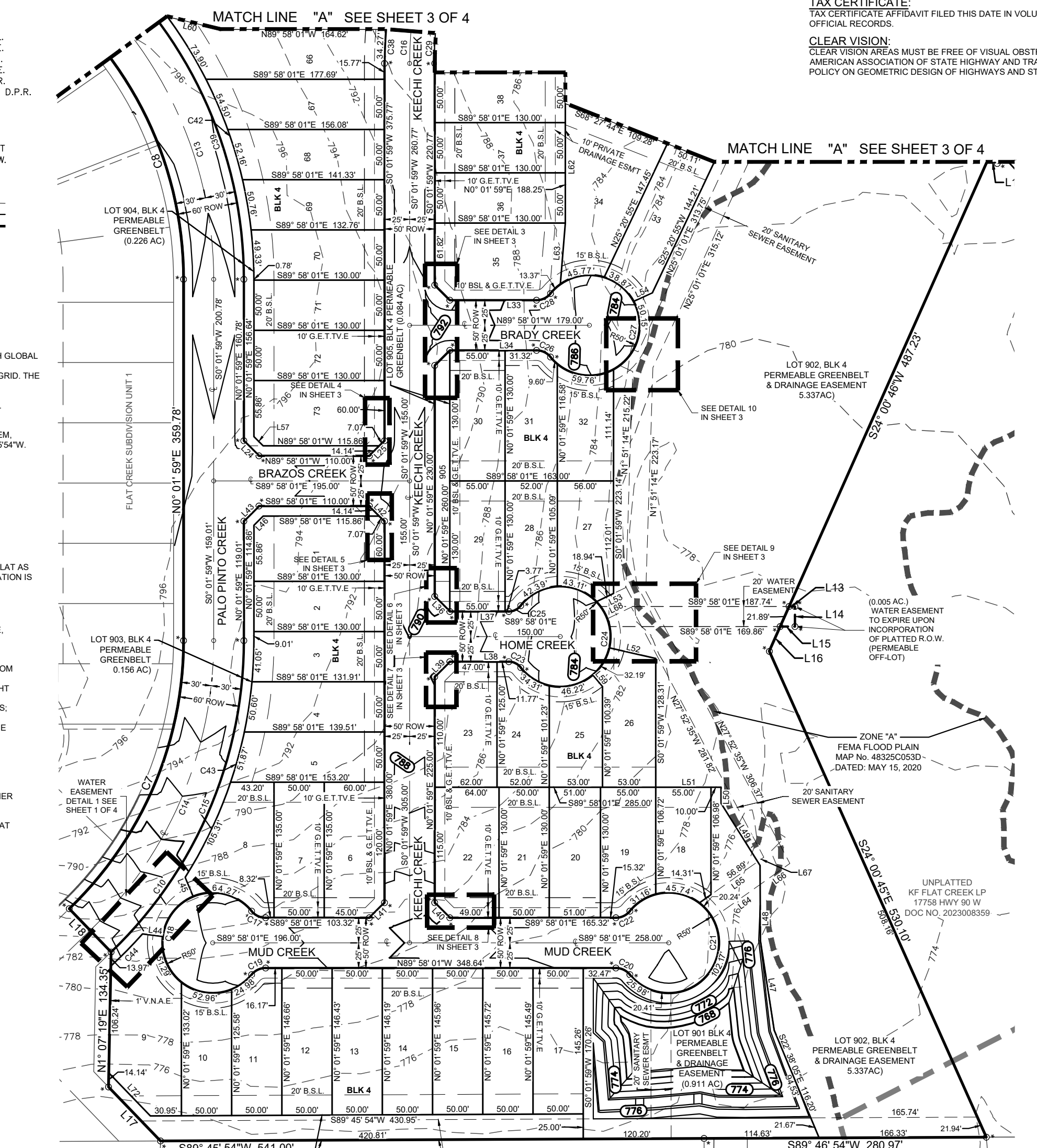
**DRAINAGE EASEMENT:**  
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE. ESTABLISH OR CHANGE STREAM EMBANKMENTS WITH THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

**TAX CERTIFICATE:**  
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MEDINA COUNTY OFFICIAL RECORDS.

**CLEAR VISION:**  
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF.



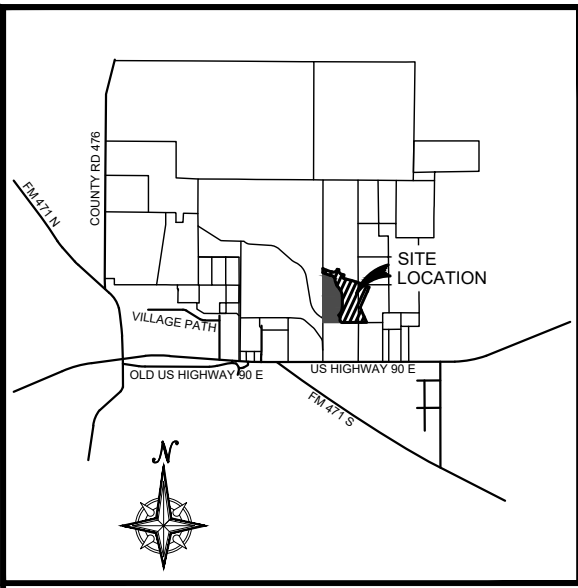
N 13,678.074  
E = 2,016.606

BEARING REFERENCE  
LOT 900, BLK 4  
PERMEABLE GREENBELT  
(0.200 AC)

DICKERSON TAUSCH  
PROPERTIES, LLC  
17758 HWY 90 W  
CASTROVILLE, TX 78009  
A1259 L.M. COLLARD  
SURVEY 97, 30.94 AC

N 13,678.077  
E = 2,017.428

SEE LINE & CURVE TABLE ON SHEET 1 OF 4 OF THIS PLAT      PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



LOCATION MAP  
NTS

LEGEND

- BUILDING SETBACK LINE \_\_\_\_\_ B.S.L.
- VEHICULAR NON-ACCESS EASEMENT \_\_\_\_\_ V.N.A.E.
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- VOLUME \_\_\_\_\_ VOL.
- PAGE \_\_\_\_\_ PG.
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- RIGHT OF WAY \_\_\_\_\_ R.O.W.
- ACRES \_\_\_\_\_ AC
- LINEAR FEET \_\_\_\_\_ LF
- STREET CENTERLINE \_\_\_\_\_ C
- EXISTING CONTOUR \_\_\_\_\_ 980
- PROPOSED FINISHED CONTOUR \_\_\_\_\_ 990
- EFFECTIVE FLOODPLAIN \_\_\_\_\_
- 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN \_\_\_\_\_
- 1/2" IRON ROD FOUND W/ KCI CAP \_\_\_\_\_
- 1/2" IRON ROD SET W/ KCI CAP \_\_\_\_\_

SURVEY NOTES:

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STATE OF TEXAS  
COUNTY OF MEDINA

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REGISTERED PROFESSIONAL ENGINEER  
LANCE T. ELLING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

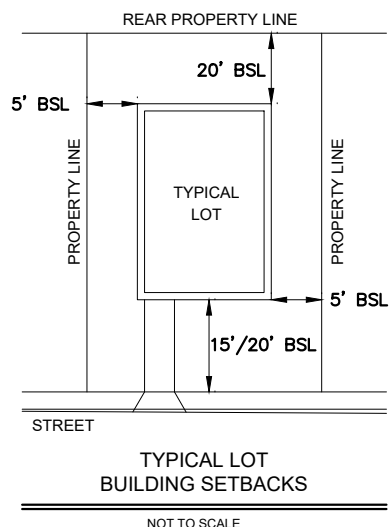
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REGISTERED PUBLIC SURVEYOR  
GARY B. NEILL, R.P.L.S. #6964

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS



TYPICAL LOT BUILDING SETBACKS  
NOT TO SCALE

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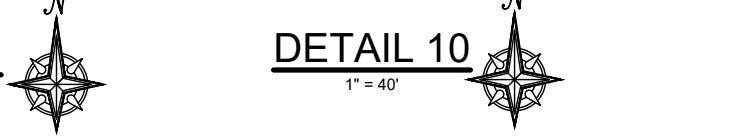
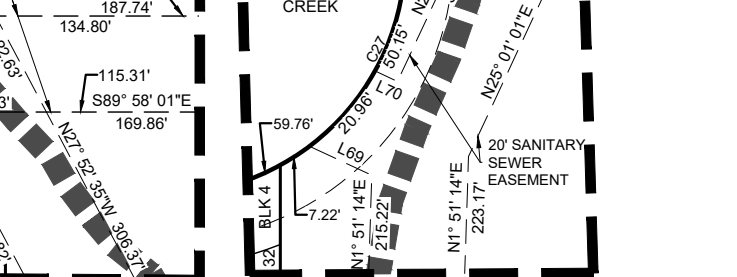
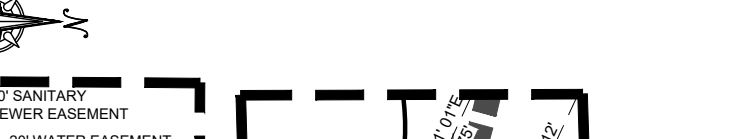
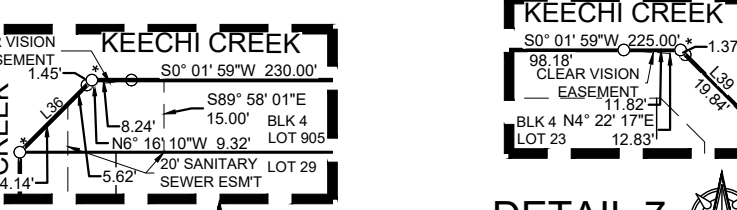
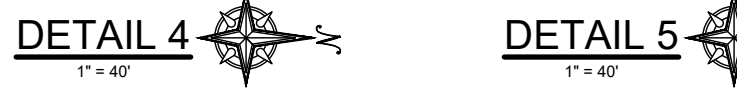
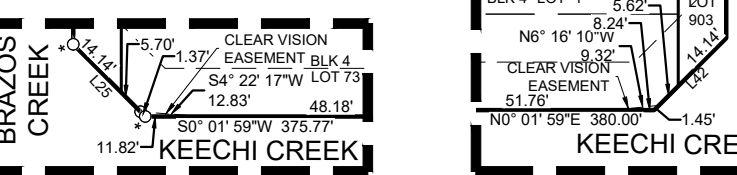
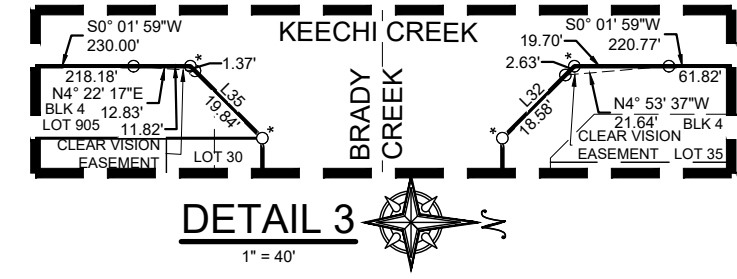
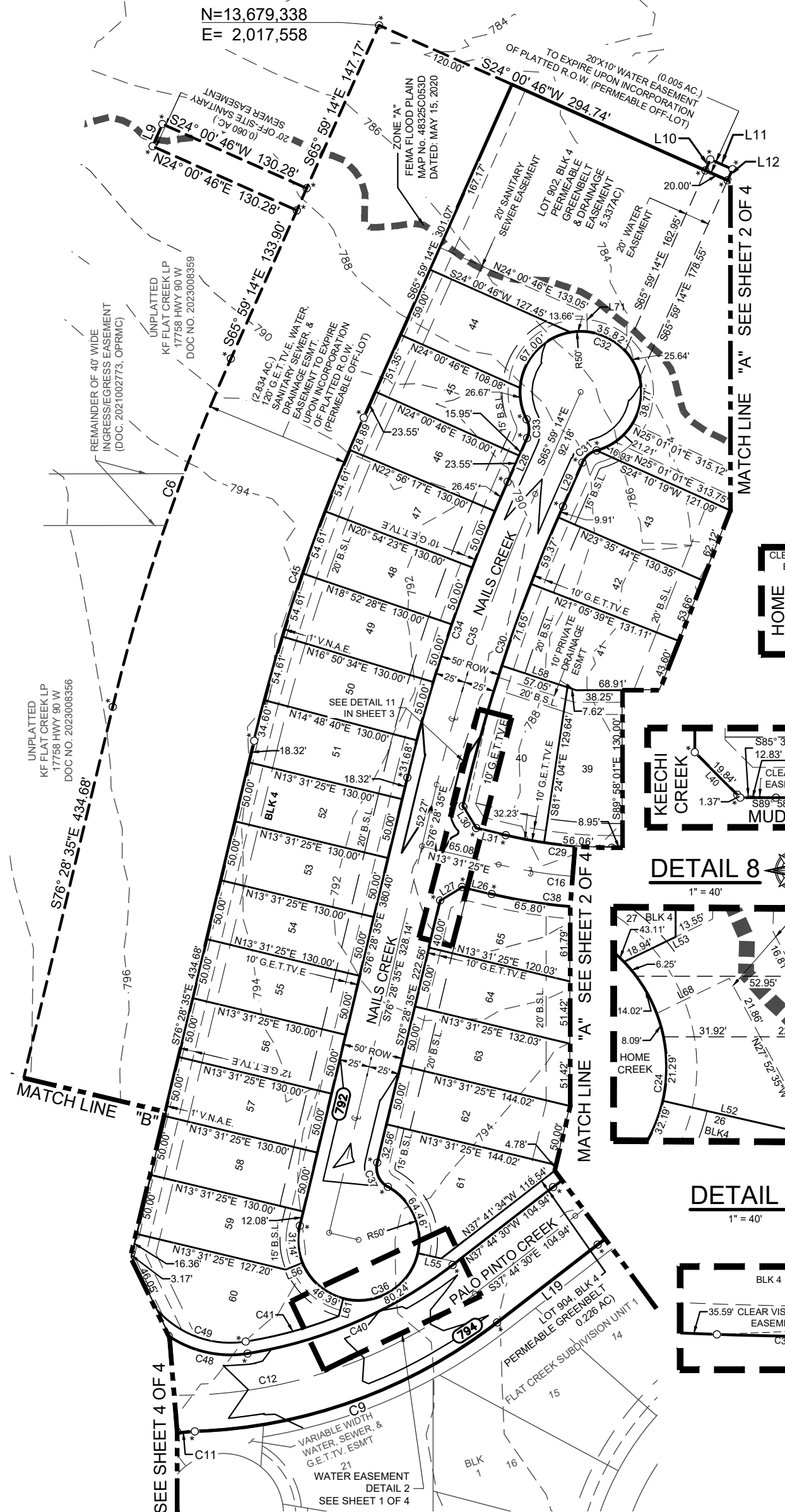
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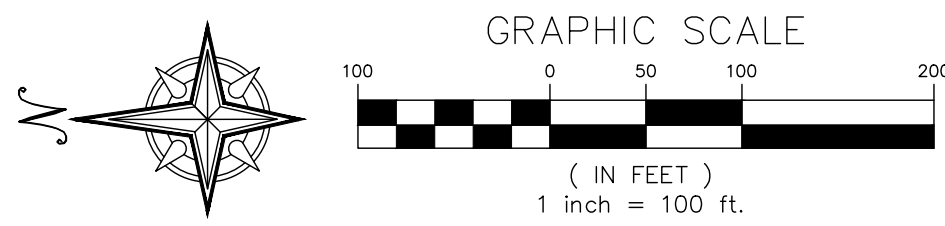
**TAX CERTIFICATE:**  
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MEDINA COUNTY OFFICIAL RECORDS.

**CLEAR VISION:**  
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF.



SUBDIVISION PLAT  
ESTABLISHING  
FLAT CREEK  
SUBDIVISION UNIT 2

BEING A TOTAL OF 30.452 ACRES OF LAND OUT OF THE CALLED 123.23 ACRES TRACT RECORDED IN DOCUMENT NO. 2023008356, DEED RECORDS, CALLED 131.46 ACRES RECORDED IN DOCUMENT NO. 2023008359 DEED RECORDS, ALL OF MEDINA COUNTY, AND LYING IN THE S&M COLLARD SURVEY NO. 97, ABSTRACT NO. 1259, THE J. FISCHER SURVEY NO. 5, ABSTRACT NO. 1268, MEDINA COUNTY, TEXAS.



**KCI TECHNOLOGIES, INC.**  
2806 W. BITTERS RD, SUITE 218  
SAN ANTONIO, TEXAS 78248  
PHONE: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-10573 / #101943-65

DATE OF PREPARATION: 08/2024

STATE OF TEXAS  
COUNTY OF MEDINA  
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: JEFFREY CZAR, JR.  
KF FLAT CREEK, LP  
2722 WEST BITTERS RD, SUITE 106  
SAN ANTONIO, TX 78248

DULY AUTHORIZED AGENT:  
STATE OF TEXAS  
COUNTY OF MEDINA  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFREY CZAR, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

NOTARY PUBLIC, MEDINA COUNTY, TEXAS

THIS PLAT OF FLAT CREEK SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CASTROVILLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY: \_\_\_\_\_  
CHAIR

BY: \_\_\_\_\_  
SECRETARY

THIS PLAT OF FLAT CREEK SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CASTROVILLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

MAYOR

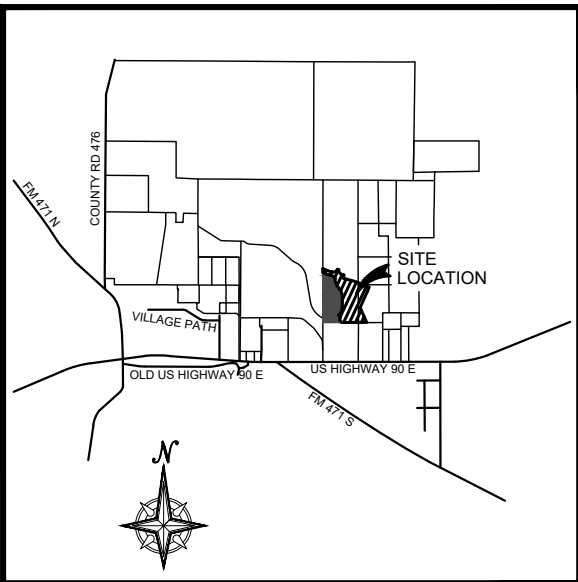
CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MEDINA

I, GINA CHAMPION, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET \_\_\_\_\_ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY CLERK'S OFFICE OF SAID COUNTY, AT MY OFFICE IN HONDO, TEXAS, THE DATE SHOWN ABOVE WRITTEN.

GINA CHAMPION, COUNTY CLERK  
MEDINA COUNTY, TEXAS

SEE LINE & CURVE TABLE ON SHEET 1 OF 4 OF THIS PLAT  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



LOCATION MAP  
NTS

LEGEND

- 1. BUILDING SETBACK LINE \_\_\_\_\_ B.S.L.
- 2. VEHICULAR NON-ACCESS EASEMENT \_\_\_\_\_ V.N.A.E.
- 3. FINISHED FLOOR ELEVATION \_\_\_\_\_ F.F.E.
- 4. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT \_\_\_\_\_ G.E.T.V.E.
- 5. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, MEDINA COUNTY, TEXAS- O.P.R.
- 6. DEED AND PLAT RECORDS, MEDINA COUNTY, TEXAS- D.P.R.
- 7. COUNTY BLOCK \_\_\_\_\_ C.B.
- 8. VARIABLE \_\_\_\_\_ VAR.
- 9. VOLUME \_\_\_\_\_ VOL.
- 10. PAGE \_\_\_\_\_ PG.
- 11. EASEMENT \_\_\_\_\_ ESM'T
- 12. RIGHT OF WAY \_\_\_\_\_ R.O.W.
- 13. ACRES \_\_\_\_\_ AC
- 14. LINEAR FEET \_\_\_\_\_ LF
- 15. STREET CENTERLINE \_\_\_\_\_ CL
- 16. EXISTING CONTOUR \_\_\_\_\_ 890
- 17. PROPOSED FINISHED CONTOUR \_\_\_\_\_ 890
- 18. EFFECTIVE FLOODPLAIN \_\_\_\_\_ 890
- 19. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN \_\_\_\_\_
- 20. 1/2" IRON ROD FOUND W/ KCI CAP \_\_\_\_\_
- 21. 1/2" IRON ROD SET W/ KCI CAP \_\_\_\_\_

SURVEY NOTES:

- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM WAD83 (2011) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017.
- MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "KCI" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
- THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) BETWEEN END MONUMENT SHOWN HEREON CALLED 589°45'54".
- THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON DECEMBER, 2023.

FLOODPLAIN VERIFICATION NOTE:

A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325C05300 EFFECTIVE MAY 15, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERAL AND/OR APPURTENANCES THERETO (THE "UTILITIES")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR PREPARING THE UTILITIES.

- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURE OR OTHER IMPROVEMENTS.
- THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CUSTOMARY PRACTICES.

STATE OF TEXAS  
COUNTY OF MEDINA

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CASTROVILLE.

REGISTERED PROFESSIONAL ENGINEER  
LANCE T. ELLING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

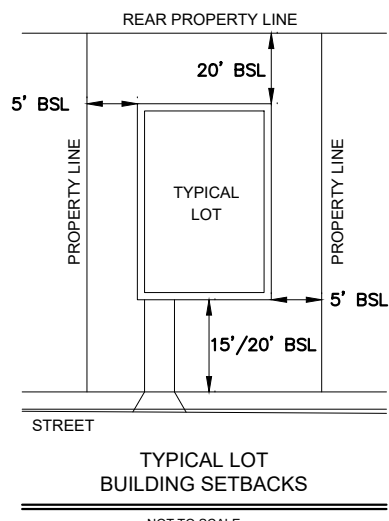
STATE OF TEXAS  
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PUBLIC SURVEYOR  
GARY B. NEILL, R.F.L.S. #3964

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS



TYPICAL LOT  
BUILDING SETBACKS

NOT TO SCALE

SIDEWALK NOTES:

FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

FENCE NOTES:

EASEMENT ACCESS AT FENCES; DOUBLE SWING GATES OR A REMOVABLE FENCE PANEL SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY EASEMENTS.

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS

CAPITAL RECOVERY FEE ASSESSMENT:

ASSESSMENT AND COLLECTION OF THE CITY OF CASTROVILLE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 239.

OPEN SPACE:

LOT 901, BLOCK 4, LOT 902, BLOCK 4, ARE DESIGNATED TO OPEN SPACE, PUBLIC DRAINAGE

LOT 900, BLOCK 4, LOT 903, BLOCK 4, LOT 904, BLOCK 4, LOT 905, BLOCK 4 ARE DESIGNATED TO OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF CASTROVILLE.

THE TOTAL PUBLIC OPEN SPACE ACREAGE INCLUDES ALL 900 SERIES LOT. THE TOTAL RESERVED PUBLIC OPEN SPACE REQUIRED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT IS SHOWN ON THE APPROVED PLANNED UNIT DEVELOPMENT PLAN FOR THIS PLAT.

EASEMENT NOTES:

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE. ESTABLISH OR CHANGE STREAM EMBANKMENTS WITH THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

TAX CERTIFICATE:

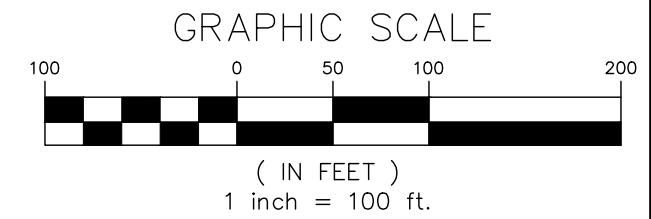
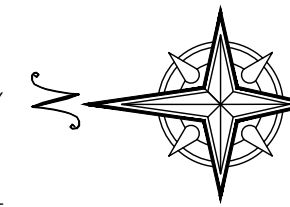
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MEDINA COUNTY OFFICIAL RECORDS.

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF.

SUBDIVISION PLAT  
ESTABLISHING  
FLAT CREEK  
SUBDIVISION UNIT 2

BEING A TOTAL OF 30.452 ACRES OF LAND OUT OF THE CALLED 123.23 ACRES TRACT RECORDED IN DOCUMENT NO. 2023008356, DEED RECORDS, CALLED 131.46 ACRES RECORDED IN DOCUMENT NO. 2023008359 DEED RECORDS, ALL OF MEDINA COUNTY, AND LYING IN THE AND L.M. COLLARD SURVEY NO. 97, ABSTRACT NO. 1259, THE J. FISCHER SURVEY NO. 5, ABSTRACT NO. 1268, MEDINA COUNTY, TEXAS.



KCI TECHNOLOGIES, INC.

2806 W. BITTERS RD, SUITE 218  
SAN ANTONIO, TEXAS 78248  
PHONE: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-10573 / #101943-65

DATE OF PREPARATION: 08/2024

STATE OF TEXAS  
COUNTY OF MEDINA

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: JEFFREY CZAR, JR.  
KF FLAT CREEK, LP  
2722 WEST BITTERS RD, SUITE 106  
SAN ANTONIO, TX 78248

DULY AUTHORIZED AGENT:

STATE OF TEXAS  
COUNTY OF MEDINA  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFREY CZAR, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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BY: \_\_\_\_\_  
CHAIR

BY: \_\_\_\_\_  
SECRETARY

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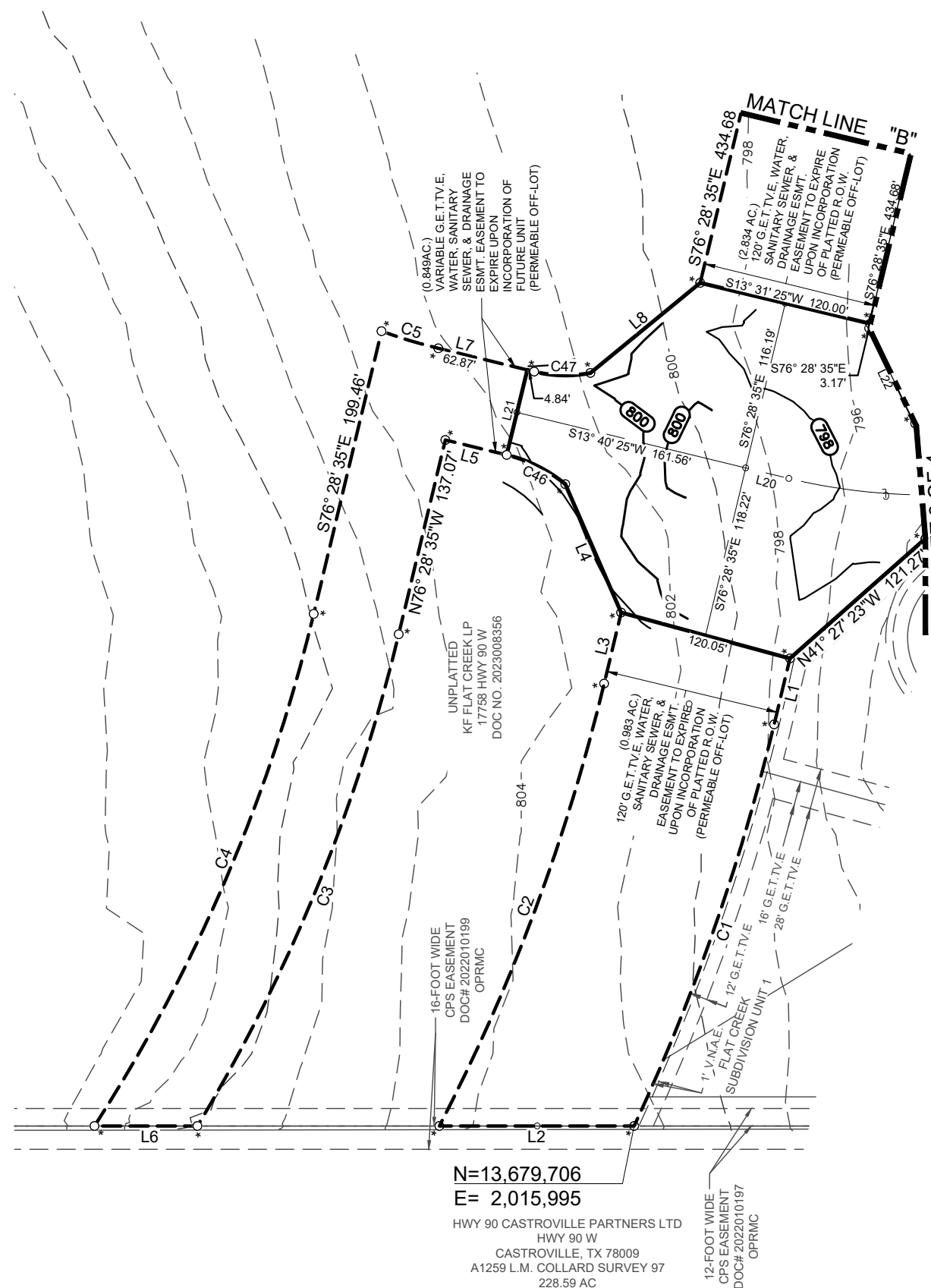
MAYOR

CITY SECRETARY

STATE OF TEXAS  
COUNTY OF MEDINA

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GINA CHAMPION, COUNTY CLERK  
MEDINA COUNTY, TEXAS



N= 13,679,706  
E= 2,015,995

HWY 90 CASTROVILLE PARTNERS LTD  
HWY 90 W  
CASTROVILLE, TX 78009  
A1259 L.M. COLLARD SURVEY 97  
228.99 AC

1/2" IRON ROD SET W/ KCI CAP  
CPS EASEMENT  
DOCH# 2022010197  
OPRMC

SEE LINE & CURVE TABLE ON SHEET 1 OF 4 OF THIS PLAT

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT