

PARK DATA

BASED ON THE 254.69 ACRE TRACT THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 50.94 ACRES (20% OF TOTAL GROSS AREA BEING PLATTED).

THIS DEVELOPMENT IS PROPOSED IN PHASES AND HAS RESERVED 46.21 ACRES FOR PARK OR OPEN SPACE DEDICATION. THE REQUIRED DEDICATION WILL OCCUR AT A MINIMUM WITH SECTION 100-76 WHICH DEFINES TIMETABLE FOR TIMING OF IMPROVEMENTS AND DEDICATION.

PRIVATE PARK FACILITIES AND/OR OPEN SPACE RECREATIONAL IMPROVEMENTS WILL MEET THE REQUIREMENTS AND SHALL CONFORM TO THE ELEMENTS OF SECTION 100-76. THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE DEDICATED PARKS.

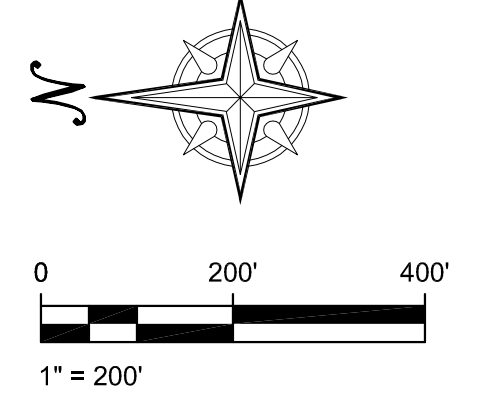
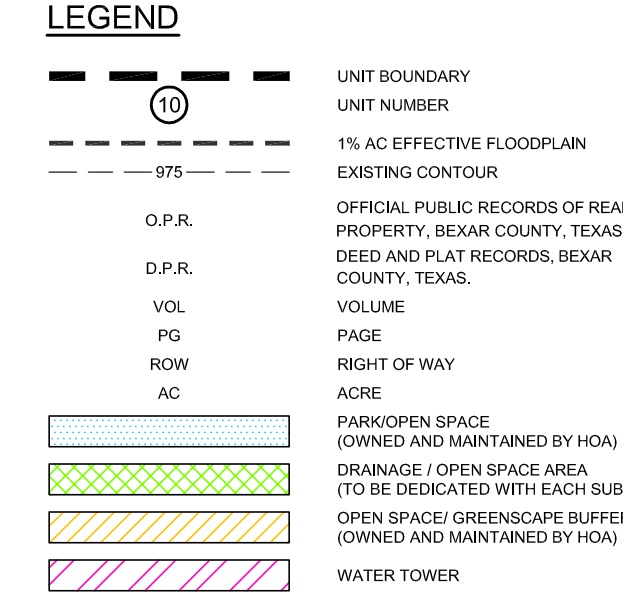
ADDITIONAL PARKLAND REQUIREMENT HAS BEEN ADDRESSED IN THE DEVELOPERS AGREEMENT, EXHIBIT D AND WITHIN SECTION 3.12.

MINIMUM BUILDING SETBACKS

	REGULAR LOTS	IRREGULAR LOTS
FRONT SETBACK	20'	15'
SIDE SETBACK	5'	
REAR SETBACK	20'	

*SEE "EXHIBIT F" IN DEVELOPERS AGREEMENT

- NOTES**
- THIS PUD FOLLOWS THE DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF CASTROVILLE, TEXAS AND MKT 179 INVESTMENTS, LLC (FORMERLY DICKERSON TAUSCH PROPERTIES, LLC) AND CROWN MONEY, LLC AND MKT 179, LLC AND KF FLAT CREEK LP.
 - ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL UNLESS OTHERWISE NOTED.
 - INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLATS.
 - ALL INTERNAL STREETS WITHIN THE P.U.D. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT, AND 9' PARKWAYS UNLESS OTHERWISE NOTED. ALL STREET TO BE PUBLIC UNLESS OTHERWISE NOTED.
 - LOCAL "A" STREETS ARE SHOWN FOR INFORMATIONAL PURPOSE AND MAY CHANGE AT THE TIME OF PLATTING.
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC SECTION 100-120. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FIVE (5) FEET IN WIDTH. THE MINIMUM WIDTHS OF SIDEWALKS IN COLLECTOR (MINIMUM 60 FEET OF RIGHT-OF-WAY WIDTH) AND FIVE (5) FEET FOR RESIDENTIAL LOCAL TYPE A (MINIMUM 50 FEET RIGHT-OF-WAY WIDTH). SEWER SERVICE TO BE PROVIDED BY CITY OF CASTROVILLE, WATER SERVICE TO BE PROVIDED BY CITY OF CASTROVILLE, & ELECTRIC AND GAS (IF AVAILABLE) SERVICE TO BE PROVIDED BY CITY PUBLIC SERVICE.
 - THIS DEVELOPMENT IS WITHIN THE MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT.
 - DEVELOPER WILL COMPLY WITH SECTION 100-53 OF THE UDC REGARDING PARKS/OPEN SPACE REQUIREMENTS IN EFFECT AT THE TIME OF THE P.U.D. SUBMITTAL.
 - A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS OF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
 - DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
 - NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - THE BASIS OF BEARING IS THE NORTHWEST LINE BETWEEN FOUND MONUMENTS SHOWN AND CALLED N 0° 01' 20" E AS OBTAINED BY GPS OBSERVATION BASED ON DATUM NAD83 (2011) - TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
 - PLATTED UNITS WILL FOLLOW THE APPROVED DEVELOPER AGREEMENT.
 - INTERNAL STREETS WILL MEET STREET INTERSECTION REQUIREMENTS PER UDC SECTION 100-113(f).
 - INTERNAL STREETS WILL MEET MAXIMUM STREET LENGTH REQUIREMENTS PER UDC SECTION 100-55(a).
 - BLOCK WILL MEET BLOCK LENGTH REQUIREMENTS PER UDC 100-55(a).

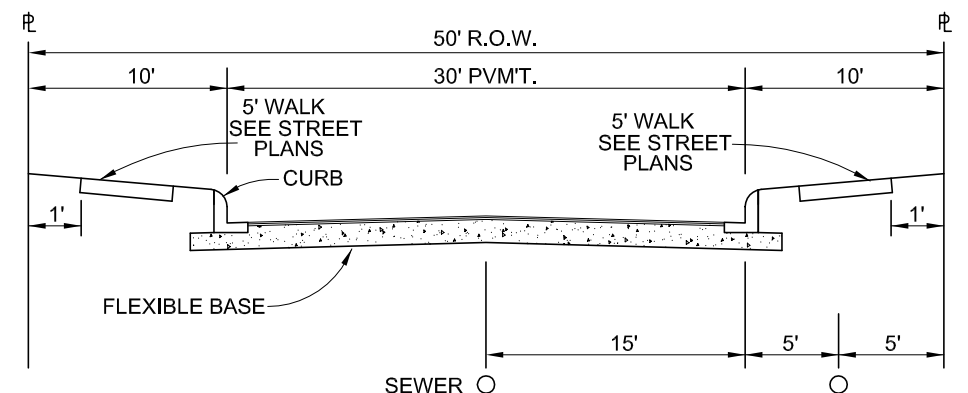
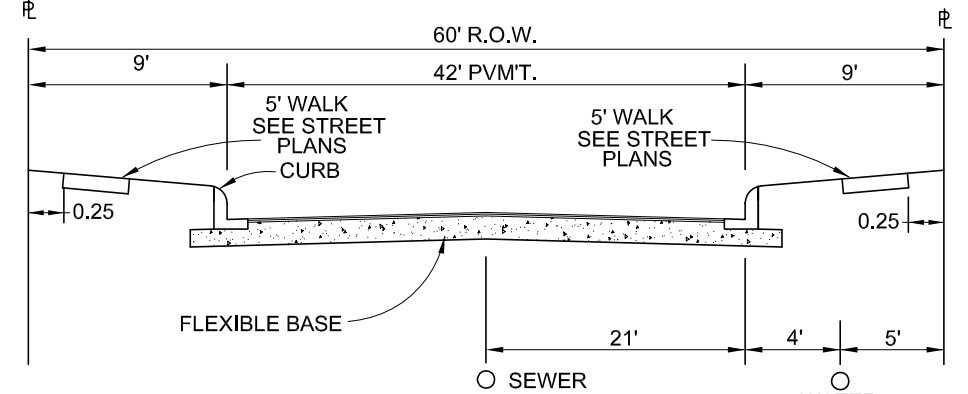
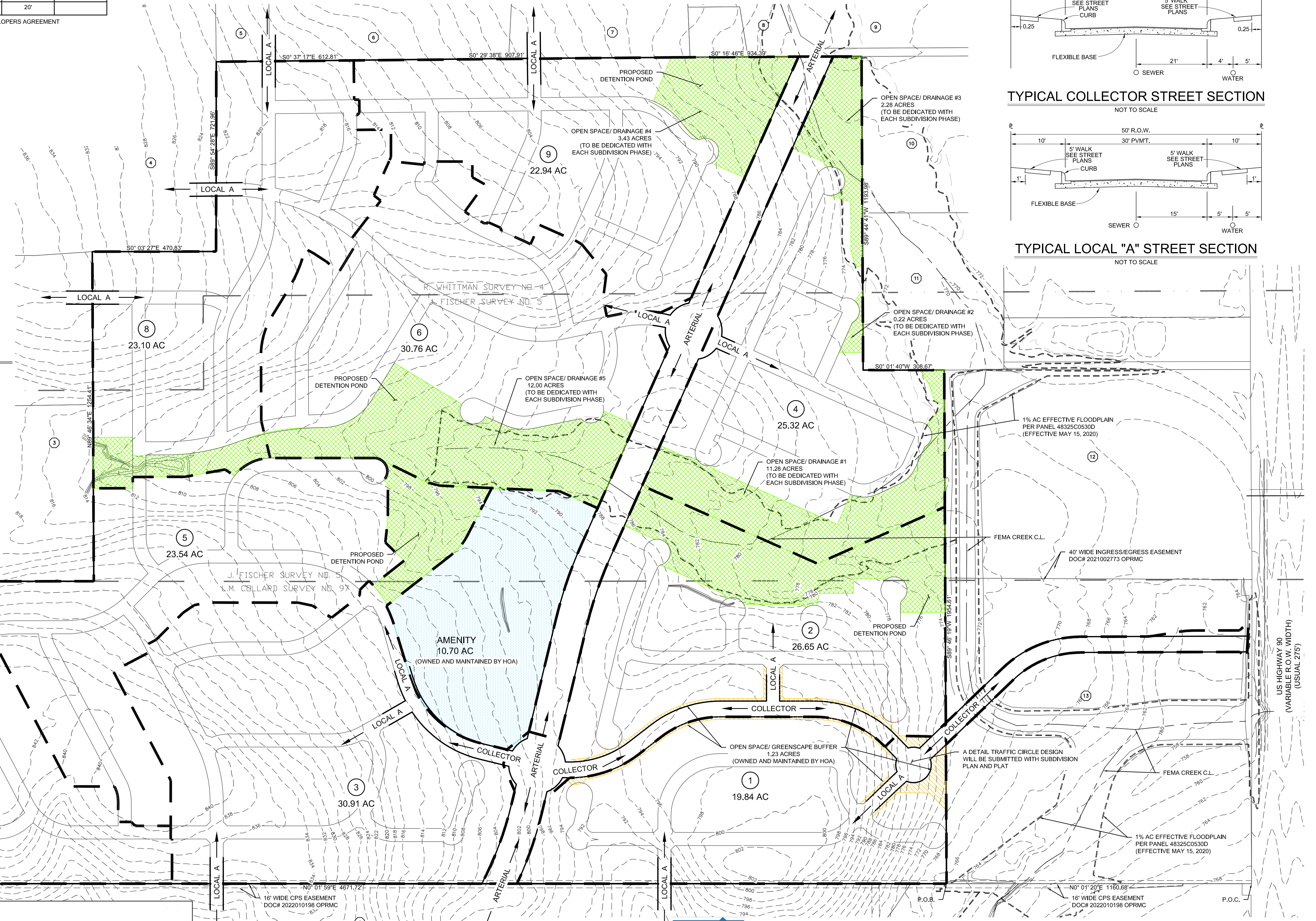


LAND USE AND DENSITY TABLE

UNIT #	LAND USE	GROSS AREA (ACREAGE)	MAX # OF DWELLING UNITS	PARK/ OPEN SPACE (ACRES)	DENSITY (DU/AC)	PHASING SEQUENCE
1	SINGLE FAMILY	19.84	62	0.85	3.13	2025
2	SINGLE FAMILY	26.65	70	6.62	2.63	2025
3	SINGLE FAMILY	30.91	81	2.70	2.82	2025
4	SINGLE FAMILY	25.32	64	7.54	3.32	2027
5	SINGLE FAMILY	23.54	76		3.23	2027
6	SINGLE FAMILY	30.76	81	7.58	2.63	2027
7	SINGLE FAMILY	27.90	69		2.47	2030
8	SINGLE FAMILY	23.10	77	1.72	3.33	2029
9	SINGLE FAMILY	22.94	73	3.43	3.18	2031
	NON-SINGLE FAMILY (AMENITY)	10.70		10.70		2025
	NON-SINGLE FAMILY (ARTERIAL)	7.96				2025
	NON-SINGLE FAMILY (TOWER)	5.07				2025
TOTAL		254.69	673	46.21	2.64	LOTS PER ACRE

NAME AND ADDRESS OF ADJACENT OWNERS

1 HWY 90 CASTROVILLE PARTNERS LTD 228.59 ACRES PO BOX 750209 SAN ANTONIO, TX 78279	6 RITZ JOSEPH PAUL & DEANNA C 50.07 ACRES 481 PRIVATE ROAD 4749 CASTROVILLE, TX 78009	11 CITY OF CASTROVILLE 5.00 ACRES 1209 FIORELLA CASTROVILLE, TX 78009 VOLUME 530, PAGE 063, O.P.R.
2 J2G PROPERTIES LTD 297.59 ACRES PO BOX 921 HELIXES, TX 78623	7 PERSYN HILDA AELVOET 5.59 ACRES 415 PRIVATE ROAD 4749 CASTROVILLE, TX 78009	12 JBS ASSOCIATES LLC 21.92 ACRES 210 EL RANCHO WAY SAN ANTONIO, TX 78209
3 CROWN MONEY LLC 20.20 ACRES PO BOX 7289 ARLINGTON, TX 79008	8 PIPER SHANE & JOHNE 0.53 ACRES 383 PRIVATE ROAD 4749 CASTROVILLE, TX 78009 VOLUME 403, PAGE 139, O.P.R.	13 DICKERSON TAUSCH PROPERTIES LLC 22.20 ACRES PO BOX 919 CASTROVILLE, TX 78009
4 KELLER BURNELL R & VICKI 50.06 ACRES 501 PRIVATE RD 4751 CASTROVILLE, TX 78009	9 PERSYN HILDA AELVOET 3.65 ACRES 415 PRIVATE ROAD 4749 CASTROVILLE, TX 78009	14 CROWN MONEY LLC 6.11 ACRES PO BOX 7289 ARLINGTON, TX 79008
5 KELLER BURNELL R & VICKI 4.17 ACRES 501 PRIVATE RD 4751 CASTROVILLE, TX 78009 VOLUME 90, PAGE 209, O.P.R.	10 CROWN MONEY LLC 6.11 ACRES PO BOX 7289 ARLINGTON, TX 79008	



LEGAL DESCRIPTION

BEING A TOTAL OF 254.69 ACRES OF LAND, BEING A PORTION OF A 153.76 ACRE TRACT OF LAND, CALLED 154.17, ALL OF A 41.58 ACRE TRACT OF LAND, CALLED TRACT 2, ALL OF A 41.46 ACRE TRACT OF LAND, CALLED TRACT 3, AND ALL OF A 48.41 ACRE TRACT OF LAND, CALLED TRACT 4, OF THE JOHN FISCHER ESTATE LANDS DIVISION, LYING IN THE JOSEPH FISCHER SURVEY NO. 5, ABSTRACT NO. 1269, THE L.M. COLLARD SURVEY NO. 97, ABSTRACT NO. 1259, AND THE ROMANUS WHITMAN SURVEY NO. 4, ABSTRACT NO. 1348, MEDINA COUNTY, TEXAS

OWNER/DEVELOPER:
KF FLAT CREEK, L.P.
2722 W. BITTERS, RD. SUITE 106
SAN ANTONIO, TEXAS 78259
(210) 662-0066



PREPARED BY:
KCI TECHNOLOGIES, INC.
2806 W. BITTERS, RD. SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9999
FAX: (210) 641-8440
REGISTRATION #F-10573 / #101943-65

PREPARED: APRIL 2024

REV	DATE	DESCRIPTION

SEAL:

KCI TECHNOLOGIES, INC.
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PHONE: (210) 641-9999
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REGISTRATION #F-10573 / #101943-65



FLAT CREEK SUBDIVISION

PLANNED UNIT DEVELOPMENT (P.U.D.)

DRAFTING: C.P.	CHECK: C.P.
DESIGN: C.P.	CHECK: M.S.
SUBMITTAL PHASE: MDR	
DATE: 03/20/24	
KCI JOB #: 762308213	
SHEET:	

PUD