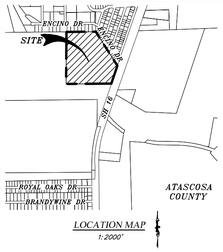


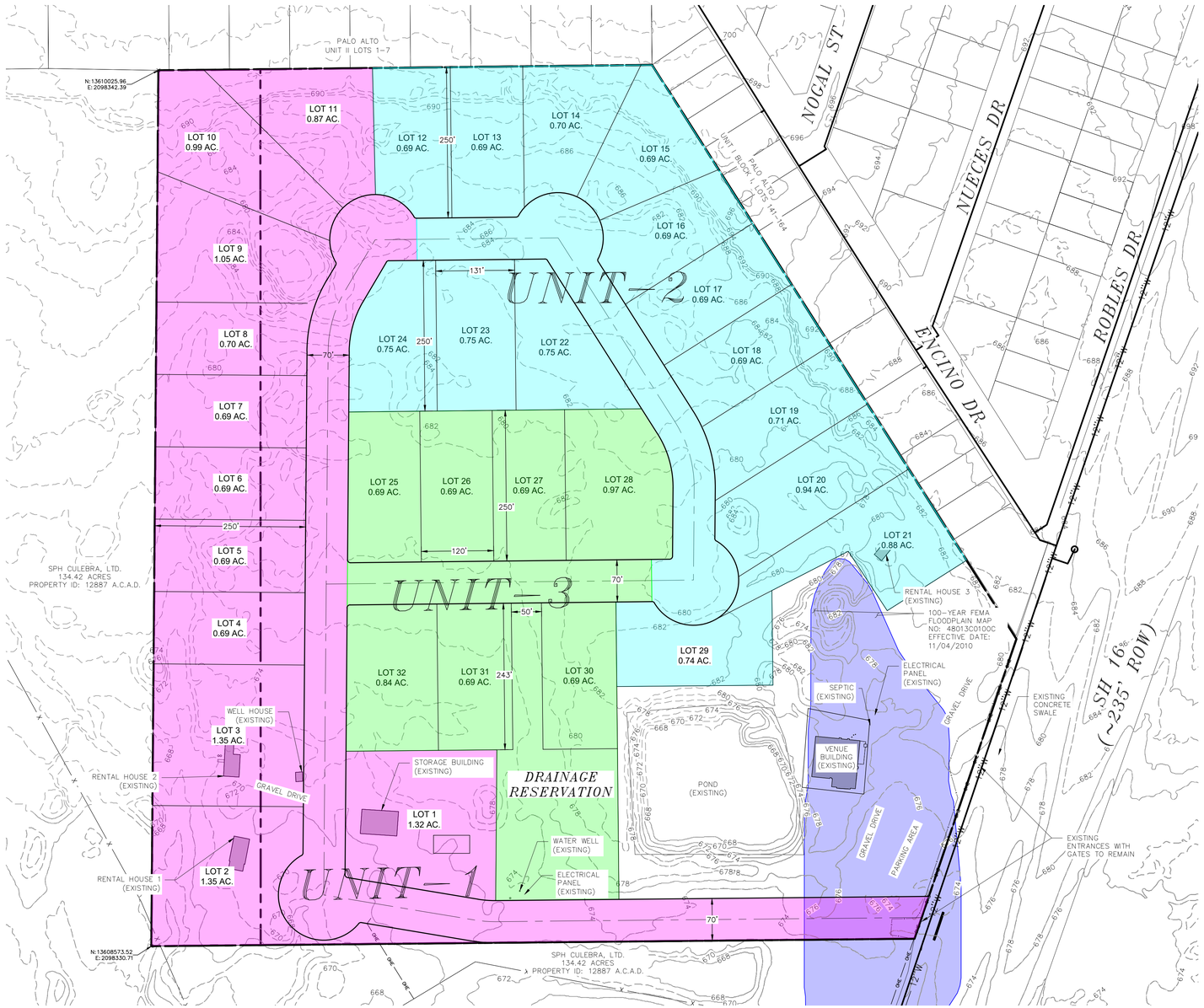

LOCATION MAP
1:2000'

*FLOODPLAIN NOTE:*

*THE LIMITS OF THIS MDP DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0100C EFFECTIVE NOVEMBER 4, 2010.*

| UNIT | ACREAGE | STREET LF | TOTAL LOTS | DENSITY |
|---|---|---|---|---|
| UNIT–1 | 14.16 | 2,181' | 11 | 0.77 |
| UNIT–2 | 12.17 | 933' | 14 | 1.15 |
| UNIT–3 | 7.50 | 539' | 7 | 0.93 |
| TOTAL | | | | |
| | ±33.83 | 3,653' | 32 | 0.95 |

| DEVELOPMENT PHASING SCHEDULE | |
|---|---|
| UNIT–1 | COMPLETION IN Q3 2026 – TBD |
| UNIT–2 | COMPLETION IN Q3 2028 – TBD |
| UNIT–3 | COMPLETION IN Q3 2030 – TBD |




100 0 100 200
SCALE OF FEET
1" = 100'

= EXISTING FLOODPLAIN
= PHASE 1
= PHASE 2
= PHASE 3

= PROPERTY LINE
= LOT LINE
= R.O.W.
= ADJOINER
650 = EXISTING 2' CONTOUR
= SETBACK LINES & UTILITY ESMT.
12"W = WATER LINE
= PARCEL BOUNDARIES
3 = LOT NUMBER
5.71 AC = LOT ACREAGE

NOTE:
THIS LAYOUT IS PRELIMINARY AND FOR EXHIBIT PURPOSES ONLY. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION AND SHALL NOT BE USED FOR THE TRANSFER OF REAL PROPERTY.

CERTIFICATE OF THE PRECINCT COMMISSIONER

I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBDIVIDED ACCORDING TO THE MASTER DEVELOPMENT PLAN TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID MASTER DEVELOPMENT AND THAT ALL REQUIREMENTS OF ATASCOSA COUNTY FOR THE PRESENTATION OF THE MASTER DEVELOPMENT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
COMMISSIONER PRECINCT 1

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS _____ DAY OF_____, 20___ A.D.

_____
ATASCOSA COUNTY JUDGE

_____ _____
COMMISSIONER PRECINCT 1 COMMISSIONER PRECINCT 2

_____ _____
COMMISSIONER PRECINCT 3 COMMISSIONER PRECINCT 4

CERTIFICATE OF THE RURAL DEVELOPMENT DIRECTOR

I, THE UNDERSIGNED RURAL DEVELOPMENT DIRECTOR IN ATASCOSA COUNTY IN WHICH THE LAND SUBDIVIDED ACCORDING TO THE MASTER DEVELOPMENT PLAN TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID MASTER DEVELOPMENT PLAN AND THAT ALL REQUIREMENTS OF ATASCOSA COUNTY FOR THE PRESENTATION OF THE MASTER DEVELOPMENT PLAN FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
RURAL DEVELOPMENT DIRECTOR

| DEED REFERENCE | |
|---|---|
| ATASCOSA COUNTY DEED NUMBER: | 233766 |

PROPERTY INFORMATION
PROPERTY ID: 64721
LEGAL ACRES: 34.21 AC
LEGAL DESC.: ABS A00320 L W GATES SV–336

PROPERTY INFORMATION
PROPERTY ID: 219004
LEGAL ACRES: 5.84
LEGAL DESC.: ABS A00320 L W GATES SV–336,& PT OF RR ROW

# LAKESIDE HORIZON
# MASTER DEVELOPMENT PLAN

17875 Hwy 16
Von Ormy, TX 78251

ENGINEER & SURVEYOR:
RAKOWITZ ENGINEERING AND SURVEYING
515 W OAKLAWN, SUITE A
PLEASANTON, TX 78064
(830) 281-4060

OWNER/DEVELOPER:
FONT INVESTMENT GROUP, LLC
PEDRO FONT
9603 TORRINGTON
SAN ANTONIO, TX 78251
(210) 632-5861

RAKOWITZ
Engineering & Surveying
Texas Registered Engineering Firm F-9155
Texas Registered Surveying Firm 101812-00
830-281-4060

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FONT INVESTMENT GROUP, LLC
MASTER DEVELOPMENT PLAN
ATASCOSA COUNTY, TEXAS

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| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

| JOB NO. | 24-3435B |
|---|---|
| DATE | AUG. 2025 |
| DESIGNER | CT |
| CHECKED | BK |
| DRAWN | CT |

MDP
SHEET 1 OF 1

Date: Aug 18, 2025, 4:48pm User ID: CAD1-2022
File: N:\Projects\2024\24-3435 Font Investment Group LLC Hwy 16 Feasibility\Civil\MDP\24-3435 MDP.dwg

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