



**NOTES:**

1. THE LOT SIZES INDICATED ON THIS MASTER PLAN ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE KENWOOD PLANNED UNIT DEVELOPMENT ORDINANCE (ORDINANCE NO. 2009-146).
2. THE KENWOOD PLANNED UNIT DEVELOPMENT ORDINANCE (ORDINANCE NO. 2009-146), DEES NOT SPECIFY NOR SET ANY RESIDENTIAL UNIT DENSITY MAXIMUM.
3. PRIOR MASTER PLAN APPROVALS:
  - ORIGINAL MASTER PLAN: JANUARY 5, 2004
  - REVISION 1: SEPTEMBER 19, 2005
  - REVISION 2: SEPTEMBER 19, 2005
  - REVISION 3: NOVEMBER 15, 2006
  - REVISION 4: FEBRUARY 2, 2009
  - REVISION 5: FEBRUARY 2, 2009
  - REVISION 6: OCTOBER 2, 2009
  - REVISION 7: JANUARY 20, 2010
  - REVISION 8: MAY 20, 2011
  - REVISION 9: MAY 20, 2011
  - REVISION 10: AUGUST 13, 2013
  - REVISION 11: FEBRUARY 20, 2015
  - REVISION 12: FEBRUARY 20, 2015
  - REVISION 13: FEBRUARY 20, 2015
  - REVISION 14: FEBRUARY 20, 2015
  - REVISION 15: FEBRUARY 20, 2015
  - REVISION 16: FEBRUARY 20, 2015
  - REVISION 17: FEBRUARY 20, 2015
  - REVISION 18: FEBRUARY 20, 2015
  - REVISION 19: FEBRUARY 20, 2015
  - REVISION 20: FEBRUARY 20, 2015
  - REVISION 21: FEBRUARY 20, 2015
  - REVISION 22: FEBRUARY 20, 2015
  - REVISION 23: FEBRUARY 20, 2015
  - REVISION 24: FEBRUARY 20, 2015
  - REVISION 25: FEBRUARY 20, 2015
  - REVISION 26: FEBRUARY 20, 2015
  - REVISION 27: FEBRUARY 20, 2015
  - REVISION 28: FEBRUARY 20, 2015
  - REVISION 29: FEBRUARY 20, 2015
  - REVISION 30: FEBRUARY 20, 2015
  - REVISION 31: FEBRUARY 20, 2015
  - REVISION 32: FEBRUARY 20, 2015
  - REVISION 33: FEBRUARY 20, 2015
  - REVISION 34: FEBRUARY 20, 2015
  - REVISION 35: FEBRUARY 20, 2015
  - REVISION 36: FEBRUARY 20, 2015
  - REVISION 37: FEBRUARY 20, 2015
  - REVISION 38: FEBRUARY 20, 2015
  - REVISION 39: FEBRUARY 20, 2015
  - REVISION 40: FEBRUARY 20, 2015
  - REVISION 41: FEBRUARY 20, 2015
  - REVISION 42: FEBRUARY 20, 2015
  - REVISION 43: FEBRUARY 20, 2015
  - REVISION 44: FEBRUARY 20, 2015
  - REVISION 45: FEBRUARY 20, 2015
  - REVISION 46: FEBRUARY 20, 2015
  - REVISION 47: FEBRUARY 20, 2015
  - REVISION 48: FEBRUARY 20, 2015
  - REVISION 49: FEBRUARY 20, 2015
  - REVISION 50: FEBRUARY 20, 2015
  - REVISION 51: FEBRUARY 20, 2015
  - REVISION 52: FEBRUARY 20, 2015
  - REVISION 53: FEBRUARY 20, 2015
  - REVISION 54: FEBRUARY 20, 2015
  - REVISION 55: FEBRUARY 20, 2015
  - REVISION 56: FEBRUARY 20, 2015
  - REVISION 57: FEBRUARY 20, 2015
  - REVISION 58: FEBRUARY 20, 2015
  - REVISION 59: FEBRUARY 20, 2015
  - REVISION 60: FEBRUARY 20, 2015
  - REVISION 61: FEBRUARY 20, 2015
  - REVISION 62: FEBRUARY 20, 2015
  - REVISION 63: FEBRUARY 20, 2015
  - REVISION 64: FEBRUARY 20, 2015
  - REVISION 65: FEBRUARY 20, 2015
  - REVISION 66: FEBRUARY 20, 2015
  - REVISION 67: FEBRUARY 20, 2015
  - REVISION 68: FEBRUARY 20, 2015
  - REVISION 69: FEBRUARY 20, 2015
  - REVISION 70: FEBRUARY 20, 2015
  - REVISION 71: FEBRUARY 20, 2015
  - REVISION 72: FEBRUARY 20, 2015
  - REVISION 73: FEBRUARY 20, 2015
  - REVISION 74: FEBRUARY 20, 2015
  - REVISION 75: FEBRUARY 20, 2015
  - REVISION 76: FEBRUARY 20, 2015
  - REVISION 77: FEBRUARY 20, 2015
  - REVISION 78: FEBRUARY 20, 2015
  - REVISION 79: FEBRUARY 20, 2015
  - REVISION 80: FEBRUARY 20, 2015
  - REVISION 81: FEBRUARY 20, 2015
  - REVISION 82: FEBRUARY 20, 2015
  - REVISION 83: FEBRUARY 20, 2015
  - REVISION 84: FEBRUARY 20, 2015
  - REVISION 85: FEBRUARY 20, 2015
  - REVISION 86: FEBRUARY 20, 2015
  - REVISION 87: FEBRUARY 20, 2015
  - REVISION 88: FEBRUARY 20, 2015
  - REVISION 89: FEBRUARY 20, 2015
  - REVISION 90: FEBRUARY 20, 2015
  - REVISION 91: FEBRUARY 20, 2015
  - REVISION 92: FEBRUARY 20, 2015
  - REVISION 93: FEBRUARY 20, 2015
  - REVISION 94: FEBRUARY 20, 2015
  - REVISION 95: FEBRUARY 20, 2015
  - REVISION 96: FEBRUARY 20, 2015
  - REVISION 97: FEBRUARY 20, 2015
  - REVISION 98: FEBRUARY 20, 2015
  - REVISION 99: FEBRUARY 20, 2015
  - REVISION 100: FEBRUARY 20, 2015

(Administrative Master Plan Update Only)

OWNER:

M. MULDOON LEAGUE GRANT SURVEY, A-18  
PERRY & AUSTIN LOWER LEAGUE SURVEY, A-18  
CITY OF LEAGUE CITY, GAVESON COUNTY, TEXAS  
TUSCAN LAKES DEVELOPMENT, L.P.



**EXISTING & PROJECTED EDU'S FOR KENWOOD P.U.D.**

COMMERCIAL	17.9
RECREATION	19.9
SPECIAL USE	1.2
SUBTOTAL	39.0
REMAINER NOT ALLOWED	2.08
TOTAL	41.08

PROVISIONS FOR OTHER SINGLE FAMILY RESIDENTIAL, COMMERCIAL AND MULTI-FAMILY RESIDENTIAL ACRES REFLECT THE ESTIMATED NUMBER AS SHOWN ON THE CURRENT MASTER PLAN. THESE PROVISIONS ARE SUBJECT TO CHANGE AS MASTER PLAN CONDITIONS DICTATE AS STATED IN THE KENWOOD P.U.D. DOCUMENT.

THIS MAP ILLUSTRATES THE EXISTING AND PROPOSED ADJACENT TRAVELING UNITS. EDU'S EXCEED 3,700 EDU'S PER THE APPROVED KENWOOD P.U.D. THIS MAP SHOWS A TOTAL OF 3,710 EDU'S, LEAVING A SURPLUS OF 10 EDU'S FOR THE PROJECT AS A WHOLE.

**Tuscan Lakes PUD and Master Plan Comparison**

Land Use/Zoning District	Kenwood PUD Average	Master Plan Average	Percentage of Original PUD	Percentage of Revised PUD	Percentage of Original PUD
Commercial	143.9	83.7	58.3%	18.5%	-37.9%
Industrial	111.5	0.0	0.0%	0.0%	-100.0%
Single-Family Residential (SFR)	154.2	177.9	115.4%	8.2%	+22.0%
Multi-Family Residential (MFR)	58.6	6.7%	11.4%	0.0%	-99.8%
Special Use Commercial/Recreation	10.0	0.0	0.0%	0.0%	-100.0%
Public	28.7	28.7	100.0%	2.8%	9%
State Parks/Tribal and Historical (SP)	0.0	0.0	0.0%	0.0%	0%
Recreation	19.1	19.1	100.0%	8.3%	33%
Open Space	69.0	11.3	16.4%	66.6%	-74.6%
Other	341.9	58.2	17.0%	7.1%	-15.3%
<b>TOTAL AVERAGE</b>	<b>870.4</b>	<b>670.4</b>	<b>77.1%</b>	<b>100.0%</b>	<b>6.1%</b>

**LEGEND**

Section Name/  
Land Use

Zoning Designation  
(Per Approved PUD) → **SF 60'-2'-1k** → **RSF** → **RSF**  
→ **RSF**

Phase Number  
(If applicable)

# of Lots  
(If applicable)

Area of 1/2 and  
in PUD

**Notes:**

1. The Master Plan is subject to change in accordance with the Master Plan Amendment Ordinance, No. 2009-146.
2. All landscape, open space and recreational areas will be maintained by the Homeowners Association.
3. The City of League City is a member of the League City Municipal Utility District. The City of League City is not responsible for the maintenance of the Leagle City Parkway. The City of League City is responsible for the maintenance of the Leagle City Parkway.
4. The City of League City is a member of the League City Municipal Utility District. The City of League City is not responsible for the maintenance of the Leagle City Parkway. The City of League City is responsible for the maintenance of the Leagle City Parkway.