

MEMORANDUM

To: Seguin Planning & Zoning Commission
From: Kyle Warren, Planner
Subject: Greenspoint Heights Unit 3B
Date: February 29, 2024

City Staff has reviewed the final plat for the Greenspoint Heights Unit 3B Subdivision for compliance with the Unified Development Code (UDC) and applicable City requirements. Greenspoint Heights is a single-family residential development divided into 7 Units. Unit 3B has 51 buildable lots.

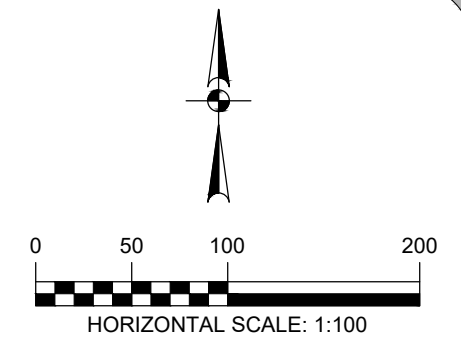
Staff has identified minor deficiencies that can be revised and reviewed by staff without further review of the Planning & Zoning Commission. Staff recommends approval of the Final Plat with the following conditions:

- Revise signature blocks – UDC Tech Manual Standardized signature block
- Update SHWSC plat notes
- Correct preamble to reflect acreage found in deed
- Update Standard GVEC detail
- Revise size and location of county clerk’s signature block
- Recordation of this plat is contingent on the build out of Unit 3C’s public improvements
- Remove non-relevant information from plat
- Correct missing and incorrect labeling issues on plat diagram

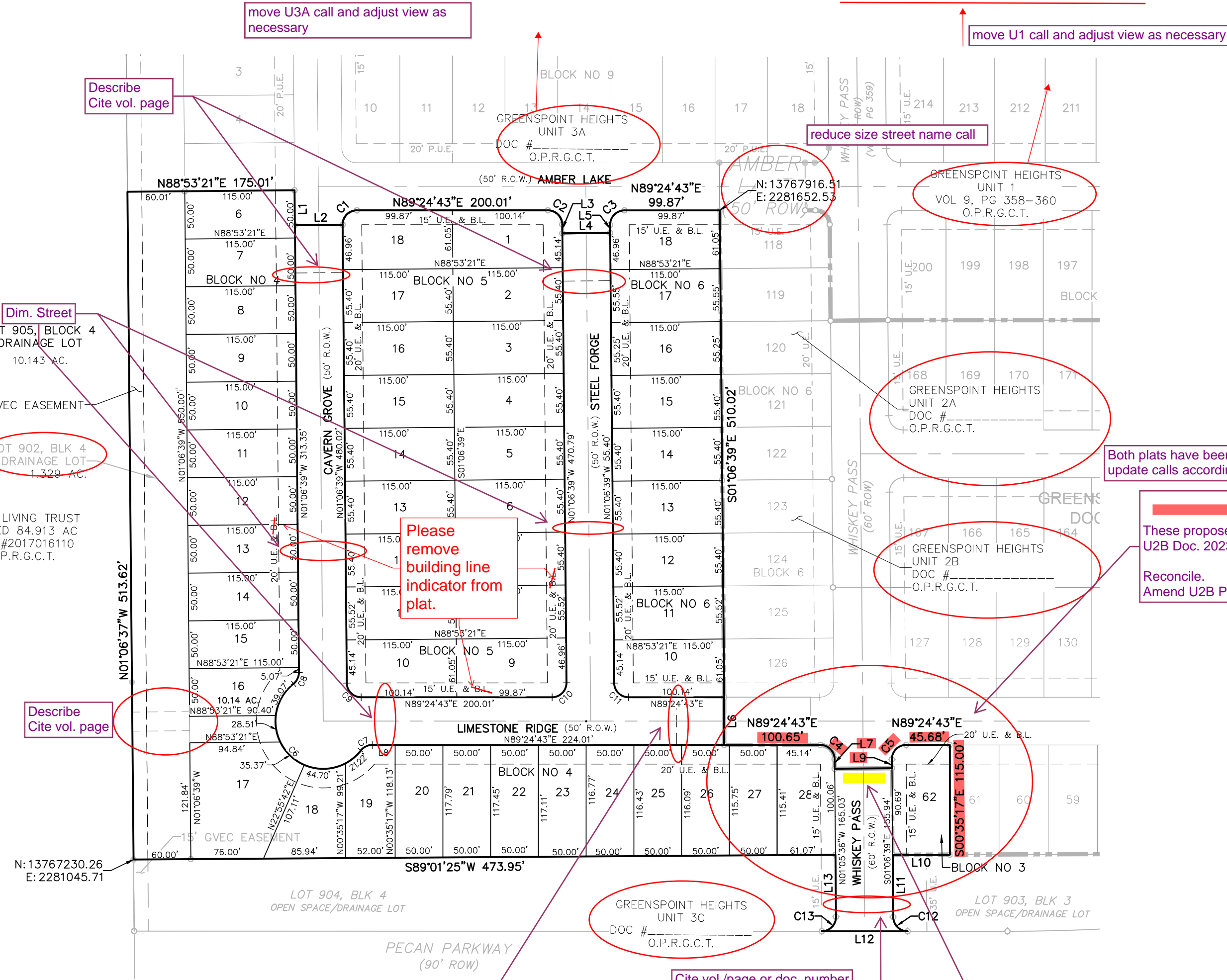
If an Approval with Conditions is granted by the Planning & Zoning Commission, the applicant will need to provide the revised final plat to City Staff to ensure conditions have been met before moving forward to recordation.

FINAL PLAT ESTABLISHING GREENSPPOINT HEIGHTS, UNIT 3B

BEING A 10.38 ACRE TRACT OF LAND SITUATED IN THE JOHN D. CLEMENTS SURVEY,
ABSTRACT NO. 11, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A 214.411
ACRE TRACT RECORDED IN DOCUMENT NO. 2018-99023476, OFFICIAL PUBLIC
RECORDS, GUADALUPE COUNTY, TEXAS.



- LEGEND:**
- = FND 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
(UNLESS NOTED OTHERWISE)
 - = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.G.C.T. = MAP AND PLAT RECORDS,
GUADALUPE COUNTY, TEXAS
 - O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS,
GUADALUPE COUNTY, TEXAS



| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 36.65' | S01°06'39"E |
| L2 | 50.00' | N88°53'21"E |
| L3 | 9.23' | S01°06'39"E |
| L4 | 50.00' | N88°53'21"E |
| L5 | 8.50' | N01°06'39"W |
| L6 | 50.00' | S00°35'17"E |
| L7 | 165.03' | N01°05'36"W |
| L8 | 24.01' | S89°24'43"W |
| L9 | 99.94' | N01°05'02"W |
| L10 | 59.77' | S89°24'40"W |
| L11 | 65.25' | S01°06'39"E |
| L12 | 90.08' | S89°25'17"W |
| L13 | 64.96' | N01°05'36"W |

| CURVE TABLE | | | | | | |
|-------------|---------|--------|------------|---------|--------------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD LENGTH | CHORD BEARING |
| C1 | 23.70' | 15.00' | 090°31'22" | 15.14' | 21.31' | S44°09'02"W |
| C2 | 23.43' | 15.00' | 089°28'38" | 14.86' | 21.12' | N45°50'58"W |
| C3 | 23.70' | 15.00' | 090°31'22" | 15.14' | 21.31' | S44°09'02"W |
| C4 | 23.50' | 15.00' | 089°46'13" | 14.94' | 21.17' | N45°42'13"W |
| C5 | 23.58' | 15.00' | 090°03'03" | 15.01' | 21.22' | N44°12'24"E |
| C6 | 168.88' | 50.00' | 193°31'03" | 421.89' | 99.31' | N45°50'58"W |
| C7 | 13.62' | 15.00' | 052°01'12" | 7.32' | 13.16' | S63°24'07"W |
| C8 | 13.62' | 15.00' | 052°01'12" | 7.32' | 13.16' | N24°53'57"E |
| C9 | 23.43' | 15.00' | 089°28'38" | 14.86' | 21.12' | S45°50'58"E |
| C10 | 23.70' | 15.00' | 090°31'22" | 15.14' | 21.31' | N44°09'02"E |
| C11 | 23.43' | 15.00' | 089°28'38" | 14.86' | 21.12' | S45°50'58"E |
| C12 | 23.42' | 15.00' | 089°28'04" | 14.86' | 21.11' | S45°50'41"E |
| C13 | 23.78' | 15.00' | 090°49'34" | 15.22' | 21.37' | N44°18'05"E |

Do not greyscale Lot call. This lot is being created herein, correct?

Dim. Street

LOT 902, BLK 4 DRAINAGE LOT - 1.329 AC.

RUSH LIVING TRUST CALLED 84.913 AC DOC #2017016110 O.P.R.G.C.T.

Describe Cite vol. page

Please remove building line indicator from plat.

Cite vol./page or doc. number

Describe Cite vol. page

Dim. Street

Add L14 Yes, We recognize that this boundary line will be vacated after recodation of 3B, but this is the mess created by HMT's phasing plan.

The Unit 3B Plat shall not be recorded until Unit 3C public improvements, included master development SWMP, are constructed and accepted for use.

Bonding of Public Improvements to record the Greenspoint U3B Plat will result in a hold on release of addresses and/or building permits.

Both plats have been recorded. update calls accordingly.

These proposed calls do not match recorded U2B Doc. 202399028112. Reconcile. Amend U2B Plat as required.

Update
PLAT PREPARED OCTOBER 11, 2023