

MEMORANDUM

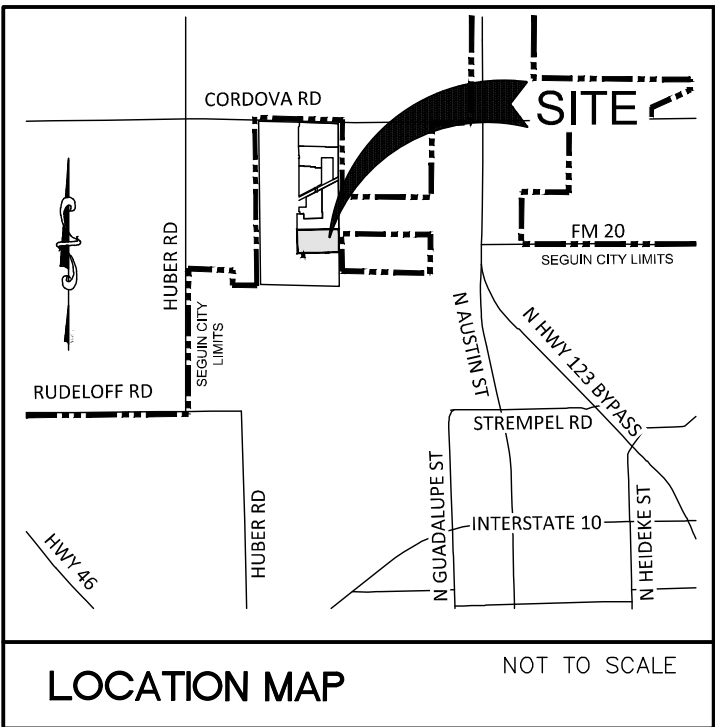
To: Seguin Planning and Zoning Commission
From: Armando Guerrero, Planning Manager
Subject: Swenson Heights Subdivision, Unit 5C– Final Plat
Date: March 12, 2024

City staff has reviewed the final plat for the Swenson Heights Subdivision, Unit 5C for compliance with the Unified Development Code (UDC) and applicable City requirements. Swenson Heights Subdivision, Unit 5C is zoned Single-Family Residential (R-2); this plat will contain sixty (60) residential lots and five (5) open space/drainage lots. The plat for the Swenson Heights Subdivision, Unit 5C totals 13.774 acres.

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:

- Reserve a 3" x 4" square in the lower right-hand corner (UDC Technical Manual)
- Include City of Seguin plat note (UDC Technical Manual, Standardized Plat Notes)
- Labeling issues (UDC, Technical Manual)

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.



LEGEND	
AC.	ACRES
⊕	CENTERLINE
EASE	EASEMENT
ESM'T.	EASEMENT
G.V.E.C.	GUADALUPE VALLEY ELECTRIC COOPERATIVE
PG.(S)	PAGE(S)
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
"	REPETITIVE BEARING AND/OR DISTANCE
MIN.	MINIMUM
---	EXISTING CONTOUR

- KEYNOTES**
- ① 15' PUBLIC UTILITY ESM'T. SWENSON HEIGHTS SUBDIVISION, UNIT 5B (VOL. 10, PG. 180-181 O.P.R.G.C.T.)
- ② 30' UTILITY EASEMENT SWENSON HEIGHTS SUBDIVISION, UNIT 5B (VOL.10, PG. 180-181 O.P.R.G.C.T.)
- ③ 15' DRAINAGE EASEMENT LOT 901 BLOCK 16 SWENSON HEIGHTS SUBDIVISION, UNIT 5B (VOL.10, PG. 180-181 O.P.R.G.C.T.)
- ④ VARIABLE WIDTH DRAINAGE EASEMENT LOT 900 BLOCK 16 SWENSON HEIGHTS SUBDIVISION, UNIT 5B (VOL.10, PG. 180-181 O.P.R.G.C.T.)
- ⑤ 125' RIO NOGALES POWER PROJECT, L.P. (VOL. 1526, PG. 975 O.P.R.G.C.T.)
- ⑥ 30' PNG UTILITY COMPANY NATURAL GAS PIPELINE EASEMENT (VOL. 1594, PG. 160 O.P.R.G.C.T.)

HARRY HAUSMAN
HLH DEVELOPMENT, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
(210) 695-5490

STATE OF TEXAS
COUNTY OF BEXAR

I, STEPHANIE L. JAMES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, INDICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS TRUE AND CORRECT, CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION.

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SEGUIN.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
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PHONE: (210) 698-5051

- NOTES**
- SITE SURVEY DATE: AUGUST 18, 2021
 - BASE OF BEARING AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM: NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
 - PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED. MONUMENTS OR PINS WERE FOUND OR SET AT EACH CORNER OF SURVEY BOUNDARY IN ACCORDANCE WITH THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.
 - THIS PLAT IS SUBJECT TO THE CITY OF SEGUIN UNIFIED DEVELOPMENT CODE.
 - SIDEWALKS MEETING ADA REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SEGUIN UNIFIED DEVELOPMENT CODE.
 - BUILDING SETBACK LINES SHALL BE PRESCRIBED UNDER THE DESIGNATED ZONING DISTRICT AS ESTABLISHED BY THE CITY OF SEGUIN.
 - LOTS BEING CREATED:
LOT: 74-75, 921 BLOCK: 16
LOT: 9-19, 918-919 BLOCK: 21
LOT: 1-10 BLOCK: 25
LOT: 1-20 BLOCK: 26
LOT: 11-20 BLOCK: 27
LOT: 1-7, 922-923 BLOCK: 29
 - OWNER/DEVELOPER: HLH DEVELOPMENT, LLC
ADDRESS: 13438 BANDERA RD. SUITE 104, HELOTES, TEXAS, 78023
 - THE TRACT OF LAND SHOWN HEREON LIES WITHIN THE NAVARRO INDEPENDENT SCHOOL DISTRICT.
 - THE TRACT OF LAND SHOWN HEREON IS LOCATED IN UNSHADED ZONE X (AREAS OUTSIDE 0.2% ANNUAL FLOOD CHANCE) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEDERAL INSURANCE RATE MAP PANEL NUMBER 48187C0280F, EFFECTIVE NOVEMBER 02, 2007.
 - STORM WATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE OF RUNOFF FROM LAND DEVELOPMENT IS REQUIRED.
 - THE MANAGEMENT OF STORM WATER RUNOFF IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THEIR ASSIGNED AGENT. STORMWATER MANAGEMENT INCLUDES, BUT IS NOT LIMITED TO: CONSTRUCTION, MAINTENANCE, AND ONSITE FACILITIES WHETHER TEMPORARY (EROSION/SEDIMENTATION CONTROL) OR PERMANENT INCLUDING CONVEYANCE, STORAGE, DISCHARGE AND REGULATORY COMPLIANCE CONSISTENT WITH APPLICABLE CITY CODES, ORDINANCES, AND STATE AND FEDERAL LAW.
 - THE DRAINAGE EASEMENT INDICATED SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THE EASEMENT EXCEPT BY APPROVED METHODS.

Add City of Seguin plat note - "The land shown on this Plat is located in the Springs Hill Water Supply Corporation water CCN area, but applications are being filed with the PUC to transfer a portion of the CCN area that includes the land to the City of Seguin, which has adequate capacity to provide water to the land. Pending a final order from the PUC, the City and Springs Hill intend to enter into an interim agreement for the City to provide water service to the transfer area that includes the land. Notwithstanding the foregoing, pursuant to applicable City of Seguin ordinances, certain development and building permits may be subject to withholding pending the City's determination that water service is readily available to serve the land."

Add City of Seguin plat note - "No addressing of individual lots will be provided by the City of Seguin until potable water is available to serve any habitable structures on such lots. For avoidance of doubt, until addressing is provided by the City of Seguin for such lots, no building permits for the construction of habitable structures on the lots will be issued and no construction requiring a building permit will be allowed."

- OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENTS, DRAINAGE LOTS AND/OR OPEN SPACE LOTS.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE, (INCLUDING BUT NOT LIMITED TO THE REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND THE REPAID OF ALL OVERHEAD AND UNDERGROUND UTILITY INFRASTRUCTURE AND APPURTENANCES.
- UTILITY PROVIDERS:
WATER: CITY OF SEGUIN
ELECTRIC: GUADALUPE VALLEY ELECTRIC COOPERATIVE.
WASTEWATER: CITY OF SEGUIN
CABLE/TELEPHONE: AT&T
- DEVELOPMENT IS SUBJECT TO THE CITY OF SEGUIN'S PARKLAND DEDICATION ORDINANCE. HOMEOWNER'S ASSOCIATION (HOA)/PRIVATE PARKLAND DEDICATION AND OTHER COMMON AREAS WILL BE MAINTAINED IN PERPETUITY BY THE HOA. ALL PARK AMENITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PARK DEVELOPMENT AGREEMENT. THE FEE IN-LIEU-OF WILL BE IN ACCORDANCE WITH THE PARK DEVELOPMENT AGREEMENT.
- THIS IS A 100% FEE-IN-LIEU PARKLAND DEDICATION AND DEVELOPMENT SUBDIVISION. FEES WILL BE PAID IN ACCORDANCE WITH CITY OF SEGUIN'S UDC.

GVEC NOTES:

TYPICAL FOR METER LOCATIONS (SKETCH ATTACHED).

WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.

GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.

ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.

ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30-FOOT CENTERLINE EASEMENT, 15- FEET ON EACH SIDE OF LINE.

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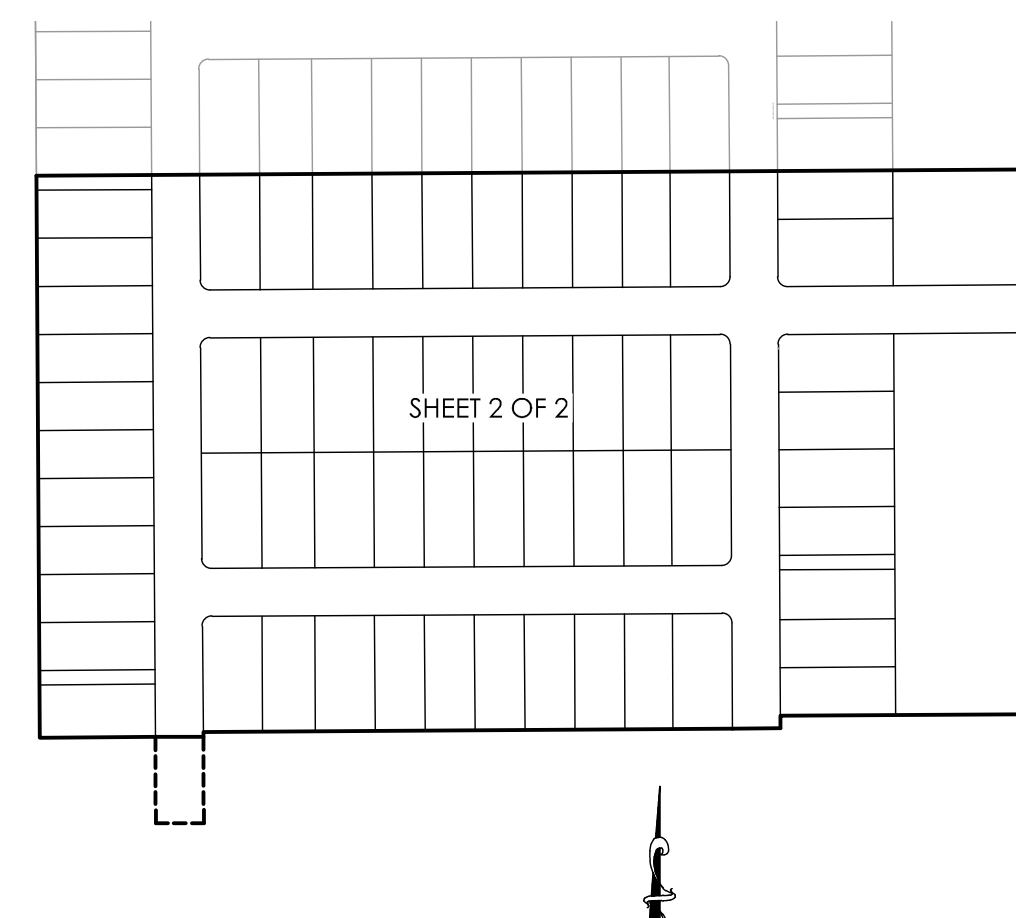
ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, AND MAINTAINING THE ELECTRICAL FACILITIES.

ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.

THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF SWENSON HEIGHTS SUBDIVISION, UNIT 5C, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR 'GUADALUPE VALLEY ELECTRIC COOP., INC.



Reposition to allow for a minimum of 3"x4" space for Guadalupe County Clerk to place their recording information

SUBDIVISION PLAT ESTABLISHING SWENSON HEIGHTS SUBDIVISION, UNIT 5C

A 13.774 ACRE (600,018.93 SQUARE FEET) TRACT OF LAND SITUATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT NUMBER 20, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 50.315 ACRE TRACT AS CONVEYED TO HLH DEVELOPMENT, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 201899008151, A PORTION OF THE REMAINDER OF A CALLED 50.232 ACRE TRACT AS CONVEYED TO HLH DEVELOPMENT, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 201899008150, AND A PORTION OF THE REMAINDER OF A 100.193 ACRE TRACT AS CONVEYED TO HLH DEVELOPMENT, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2017027385, ALL OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

OPEN SPACE/ DRAINAGE LOTS	
LOT	ACREAGE
918	0.041
919	0.041
921	0.385
922	0.041
923	1.275
TOTAL ACREAGE	1.783

UNIT 5C	
RESIDENTIAL LOTS	60
RESIDENTIAL LOTS ACREAGE	11.991
OPEN SPACE/DRAINAGE LOTS	5
OPEN SPACE/DRAINAGE ACREAGE	1.783
TOTAL ACRES	13.774
TOTAL LOTS	65

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

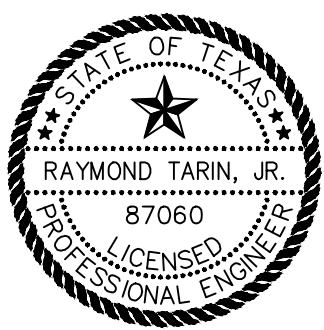


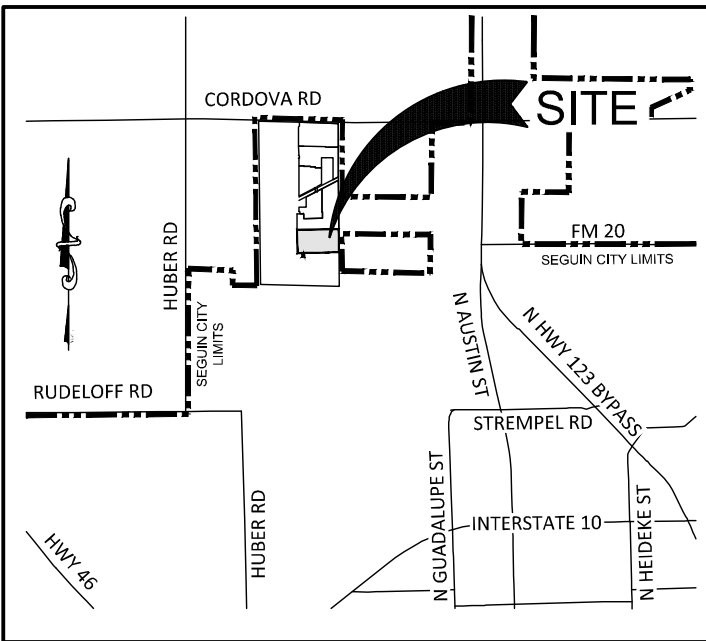
Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

DATE OF PREPARATION: FEBRUARY 5, 2024





LOCATION MAP

NOT TO SCALE

LEGEND

AC.	ACRES
℄	CENTERLINE
EASE	EASEMENT
ESM'T.	EASEMENT
G.V.E.C.	GUADALUPE VALLEY ELECTRIC COOPERATIVE
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KEYNOTES

- 15' PUBLIC UTILITY ESM'T.
 - 30' PUBLIC UTILITY ESM'T.
 - LOT 918 BLOCK 21 ~ (0.041 AC.) OPEN SPACE/DRAINAGE LOT
 - LOT 919 BLOCK 21 ~ (0.041 AC.) OPEN SPACE/DRAINAGE LOT
 - LOT 921 BLOCK 16~ (0.385 AC.) OPEN SPACE/DRAINAGE LOT
 - LOT 922 BLOCK 29 ~ (0.041 AC.) OPEN SPACE/DRAINAGE LOT
 - LOT 923 BLOCK 29 ~ (1.275 AC.) OPEN SPACE/DRAINAGE LOT
 - 50' UTILITY, WATER, ACCESS, & DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION OF ANY PORTION INTO PLATTED RIGHT-OF-WAY (0.103 AC.)
- 15' PUBLIC UTILITY EASEMENT SWENSON HEIGHTS SUBDIVISION, UNIT 5B (VOL. 10, PG. 180-181 O.P.R.G.C.T.)
 - 30' UTILITY EASEMENT SWENSON HEIGHTS SUBDIVISION, UNIT 5B (VOL.10, PG. 180-181 O.P.R.G.C.T.)
 - 15' DRAINAGE EASEMENT LOT 901 BLOCK 16 SWENSON HEIGHTS SUBDIVISION, UNIT 5B (VOL.10, PG. 180-181 O.P.R.G.C.T.)

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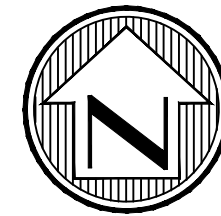
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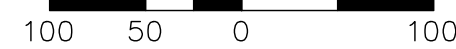
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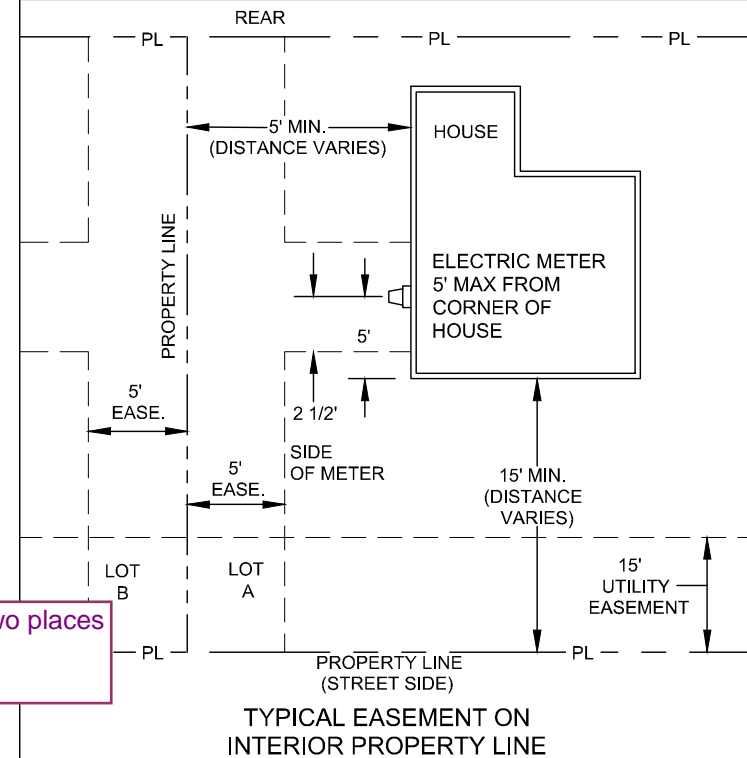


SCALE: 1"=100'



NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



increase to two places after decimal.
ty

ANTONIO MARIA
ESNAURIZAR SURVEY
ABSTRACT NUMBER 20

MICHAEL J. WAHL, AS HIS
SEPARATE PROPERTY AND ESTATE
59.733 ACRES TRACT
SWENSON HEIGHTS SUBDIVISION, UNIT 5C
DOCUMENT NUMBER 202099025606
O.P.R.G.C.T.

SUBDIVISION PLAT ESTABLISHING SWENSON HEIGHTS SUBDIVISION, UNIT 5C

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DATE OF PREPARATION: FEBRUARY 5, 2024

SHEET 2 OF 2

PLAT NOTES APPLY TO EVERY PAGE OF
THIS MULTIPLE PAGE PLAT

NOTE:
SEE SHEET 1 OF 2 FOR CURVE AND LINE
TABLES

L9 = 5.00' S00d00'22"E
radius of C4 + 115.00' = 125.00'
lot is 120.00' deep.

lot call inside property may be 110.00'
reconcile call.
L9 at 115' appears to be for the boundary
pin which does not have a symbol.

