

MEMORANDUM

To: Seguin Planning and Zoning Commission

From: Armando Guerrero, Planning Manager

Subject: Swenson Heights Subdivision, Unit 5C- Final Plat

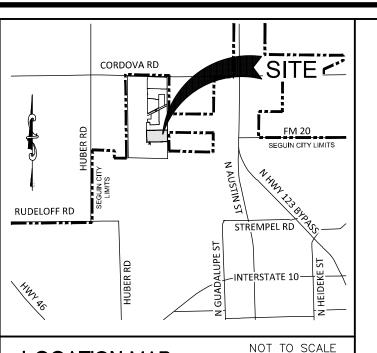
Date: March 12, 2024

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.



LOCATION MAP

<u>LEGEND</u>

ACRES CENTERLINE EASE EASEMENT ESM'T. EASEMENT GUADALUPE VALLEY G.V.E.C. ELECTRIC COOPERATIVE PG.(S) PAGE(S) 0.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS R.O.W. RIGHT OF WAY VOL. VOLUME

_____ EXISTING CONTOUR

KEYNOTES

- A 15' PUBLIC UTILITY ESM'T.

- D LOT 919 BLOCK 21 ~ (0.041 AC.)
 OPEN SPACE/DRAINAGE LOT
- E LOT 921 BLOCK 16~ (0.385 AC.)
 OPEN SPACE/DRAINAGE LOT
- G LOT 923 BLOCK 29 ~ (1.275 AC.)
 OPEN SPACE/DRAINAGE LOT
- H 50' UTILITY, WATER, ACCESS, & DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INTO PLATTED RIGHT OF WAY
- 15' PUBLIC UTILITY EASEMENT SWENSON HEIGHTS SUBDIVISION, UNIT 5B (VOL. 10, PG. 180-181 O.P.R.G.C.T.)
- 2) 30' UTILITY EASEMENT (VOL.10, PG. 180-181 O.P.R.G.C.T.)
- 3 15' DRAINAGE EASEMENT

HARRY HAUSMAN

STEPHANIE L. JAMES

5950

RAYMOND TARIN, JR

87060

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 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS

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.F. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210)698-5051

- CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED. MONUMENTS OR PINS WERE FOUND

- LOTS BEING CREATED:

- 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
- STORM WATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE OF RUNOFF FROM LAND
- DEVELOPMENT IS REQUIRED.

 12. 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.

 13. 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. City to provide water service to the transfer area that includes the land. Notwithstanding the foregoing, withholding pending the City's determination that water service is readily available to serve the land."

addressing is provided by the City of Seguin for such lots, no building permits for the construction of habitable

REPETITIVE BEARING

AND/OR DISTANCE

(B) 30' PUBLIC UTILITY ESM'T.

- C LOT 918 BLOCK 21 ~ (0.041 AC.)
- OPEN SPACE/DRAINAGE LOT
- F LOT 922 BLOCK 29 ~ (0.041 AC.)
 OPEN SPACE/DRAINAGE LOT
- INCORPORATION OF ANY PORTION
- SWENSON HEIGHTS SUBDIVISION, UNIT 5B
- SWENSON HEIGHTS SUBDIVISION, UNIT 5B (VOL.10, PG. 180-181 O.P.R.G.C.T.)

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

STATE OF TEXAS COUNTY OF BEXAR

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

- 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
- 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.
- 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
- 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

Pending a final order from the PUC, the City and Springs Hill intend to enter into an interim agreement for the pursuant to applicable City of Seguin ordinances, certain development and building permits may be subject to

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 structures on the lots will be issued and no construction requiring a building permit will be allowed."

4 VARIABLE WDTH 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.)

LINE	LENGTH	BEARING
L1	13.00'	S00°19'09"E
L2	95.00'	S00°22'00"E
L3	50.00'	S89°38'00"V
L4	90.00'	N00°22'00"V
L5	120.00'	S89°38'00"V
L6	109.99	S00°19'09"E
L7	50.00'	S89°38'00"V
L8	109.99	N00°19'09"W
L9	115.00'	S00°22'00"E
L10	50.00'	S89°38'00"V
L11	110.00'	S00°22'00"E
L12	110.01'	N00°19'09"V
L13	120.00'	N89°40'51"E
L14	120.00'	N89*40'51"E
L15	120.00'	N89°38'00"E
L16	120.00'	N89°38'00"E
L17	120.00'	S89°38'00"V
L18	120.00'	N89°38'00"E
L19	220.00'	S00°19'09"E
L20	220.00'	N00°22'00"\

LINE TABLE

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	10.00'	90°02'51"	10.01'	15.72'	14.15'	S45°20'34"E
C2	10.00'	89*57'09"	9.99'	15.70'	14.14'	S44°39'26"W
С3	10.00'	90°02'51"	10.01'	15.72'	14.15'	N45°20'34"W
C4	10.00'	90°00'00"	10.00'	15.71'	14.14'	S44°38'00"W
C5	10.00'	90°00'00"	10.00'	15.71'	14.14'	S45°22'00"E
C6	10.00'	89 ° 57'09"	9.99'	15.70'	14.14'	N44°39'26"E
C7	10.00'	90°02'51"	10.01'	15.72	14.15'	N45°20'34"W
C8	10.00'	89*57'09"	9.99'	15.70'	14.14'	N44°39'26"E
C9	10.00'	90°00'00"	10.00'	15.71'	14.14'	S45°22'00"E
C10	10.00'	90°00'00"	10.00'	15.71'	14.14'	S44°38'00"W

		SHE	ET 2 OF 2				
INDEX MAP NOT TO SCALE							

14. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENTS,

15. 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.

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.

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

ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30-FOOT CENTERLINE EASEMENT,

FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.

ANY EASEMENT DESIGNATED AS A GVEC 20'X 20' UTILITY EASEMENT SHALL REMAIN OPEN

ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT

LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

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

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

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

INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.

DRAINAGE LOTS AND/OR OPEN SPACE LOTS

WATER: CITY OF SEGUIN
ELECTRIC: GUADALUPE VALLEY ELECTRIC COOPERATIVE.

TYPICAL FOR METER LOCATIONS (SKETCH ATTACHED).

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

LOCATION NOT BEING WITHIN A FENCED AREA

FEES WILL BE PAID IN ACCODANCE WITH CITY OF SEGUIN'S UDC.

UTILITY PROVIDERS

GVEC NOTES:

OF THE COOPERATIVE.

WASTEWATER: CITY OF SEGUIN CABLE/TELEPHONE: AT&T

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

STATE OF TEXAS

COUNTY OF BEXAR:

CONSIDERATION THEREIN EXPRESSED.

DAY OF_

PROPERTY OWNER/AGENT:

STATE OF TEXAS COUNTY OF BEXAR:

CHAIRPERSON

CITY ENGINEER

DIRECTOR OF PLANNING

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS <u>SWENSON HEIGHTS SUBDIVISION</u>, <u>UNIT 5C</u>, GUADALUPE COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES DRAINS, EASEMENTS, AND PUBLIC PLACES FOR THE PURPOSE AND

HLH DEVELOPMENT, LLC 13438 BANDERA ROAD, SUITE 104

HARRY HAUSMAN

(210) 695-5490

HELOTES, TEXAS 78023

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATION, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES OF CONSIDERATIONS THEREIN EXPRESSED AND CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____ 2023. THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SEGUIN TEXAS, OR ITS AGENT IN TESTIMONY WHERE OF WITNESS OF THE OFFICIAL

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

RECORDER

DATE

DATE

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



SAN ANTONIO, TEXAS 78249

 Engineers Surveyors Planners

FAX: (210) 698-5085

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051

DATE OF PREPARATION: FEBRUARY 5, 2024

PLAT NOTES APPLY TO EVERY PAGE OF

OPEN SPACE/ DRAINAGE LOTS

ACREAGE

0.041

0.041

0.385

0.041

1.275

1.783

LOT

918

919

921

922

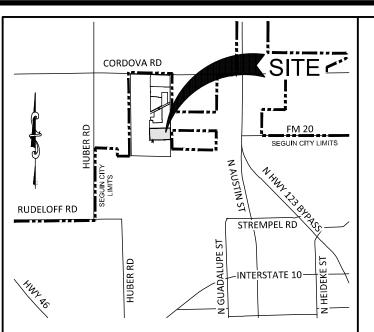
923

TOTAL

ACREAGE

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

THIS MULTIPLE PAGE PLAT



LOCATION MAP

NOT TO SCALE

<u>LEGEND</u>

ACRES CENTERLINE EASEMENT EASE ESM'T. EASEMENT GUADALUPE VALLEY G.V.E.C. ELECTRIC COOPERATIVE PG.(S) PAGE(S) 0.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS R.O.W. RIGHT OF WAY VOL. VOLUME

REPETITIVE BEARING AND/OR DISTANCE ____ EXISTING CONTOUR — — — - **592** –

KEYNOTES

- A 15' PUBLIC UTILITY ESM'T.
- (B) 30' PUBLIC UTILITY ESM'T.
- C LOT 918 BLOCK 21 ~ (0.041 AC.) OPEN SPACE/DRAINAGE LOT
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HARRY HAUSMAN HLH DEVELOPMENT, LLC 13438 BANDERA ROAD, SUITE 104 HELOTES, TEXAS 78023 (210) 695-5490

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increase to two places

N: 13,774,512<mark>.6</mark>

after decimal.

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(VOL.10, PG. 180-181 O.P.R.G.C.T.)

(VOL. 1526, PG. 975 O.P.R.G.C.T.)

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(VOL. 1594, PG. 160 O.P.R.G.C.T.)

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BLOCK 21

N89°38'00"E

10

11

12

13

14

BLOCK 21

15

16

N89°38'00"E

17

L18

19

18 L17

20

62.10

├⁄A

20

52.10' 55.00'

DIAN 50'R O

\⊕>

52.34' 55.00'

19

62.25

62.25

18

62.25

HLH DEVELOPMENT, LLC REMAINDER OF CALLED

50.315 ACRES

OCUMENT NO. 201899008151

lot is 120.00' deep.

reconcile call.

L9 = 5.00' S00d00'22"E

radius of C4 + 115.00' = 125.00'

lot call inside property may be 110.00'

pin which does not have a symbol.

L9 at 115' appears to be for the boundary

19

- 14. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENTS, DRAINAGE LOTS AND/OR OPEN SPACE LOTS
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- UTILITY PROVIDERS
- WATER: CITY OF SEGUIN
 ELECTRIC: GUADALUPE VALLEY ELECTRIC COOPERATIVE.

VILLAGE RUN

N89°38'00"E 1031.31

14

52.00'

BLOCK 26

52.00

14

52.00

rΦ

13

52.00

8

52.00

13

GLADYS RUN

52.00

BOLD RUN

12

50.00'

50.00

12

50.00'

HLH DEVELOPMENT, LLC REMAINDER OF CALLED 50.232 ACRES

DOCUMENT NO. 201899008150 O.P.R.G.C.T.

SWENSON HEIGHTS SUBDIVISION, UNIT 5B

(VOL. 10 PGS. 180-181 O.P.R.G.C.T.)

BLOCK 27

·2.00′ | 52.00′ N89*38'00"E 551.4

15

52.00

52.00

52.00

15

52.00'

N89°38'00"E 551.01

S89'38'00"W 601.01

N89°38'00"E 531.40'

N89°38'00"E 531.34'

N89°38'00"E 551.25' 52.00' 52.00'

52.00'

16

S89°38'00"W 531.16'

S89°38'00"W 531.10'

52.00'

4

BLOCK 27

17

52.00

17

52.00'

BLOCK 25

- 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 ACCODANCE WITH CITY OF SEGUIN'S UDC.

71

BLOCK 16

LOT 901

74

120.00

N89°40'51"E

120.00

N89°40'51"E

BLOCK 29

+15.00' **/** 15.00'---

5

N89°38'00"E

120.00

6

N89°38'00"E

S89*38'00"W 259.91

-REMAINDER OF THE TEMPORARY UTILITY-& DRAINAGE EASEMENT TO EXPIRE

JPON INCORPORATION INTO PLATTED

RIGHT-OF-WAY OR LOT (6.457 AC) SWENSON HEIGHTS SUBDIVISION, UNIT

(VOL. 9, PG. 470-475; O.P.R.G.C.T.)

LOT 921

139.84

LOT 923

1.275 AC.

 $\langle A \rangle^{\prime}$

N89°38'00"E 249.83

S89°38'00"W 249.86

(6)

10

 \triangle_{Λ}

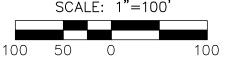
51.99'

61.90

11

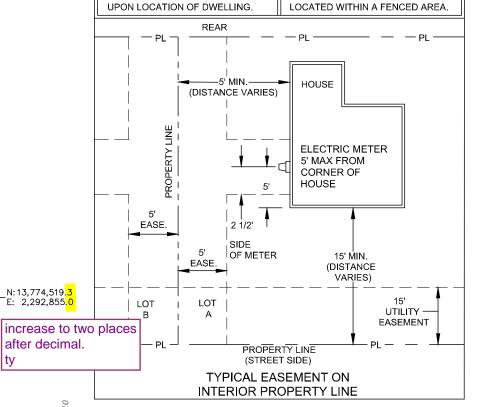
LBE





G.V.E.C. SHALL HAVE ACCESS

TO THE METER LOCATIONS



NOTE: G.V.E.C. WILL MAINTAIN

ENTRANCE TO DWELLING THIS

EASEMENT WILL VARY DEPENDING

5' EASEMENT FOR SERVICE

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.



- Engineers Surveyors Planners
- 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 DATE OF PREPARATION: FEBRUARY 5, 2024

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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





_N:13,773,952<mark>.3</mark> _E: 2,292,858<mark>.3</mark>