

## **GENERAL LAND USE PLAN**

### **1. Definitions**

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, City of Seguin, Texas, herein after referred to as “the Code”

### **2. Property**

This General Land Use Plan (Plan) covers approximately 6.797 acres of land located in the city limits of Seguin, Texas, and more in particularly described in Exhibit A attached hereto.

### **3. Purpose**

The purpose of this Plan is to ensure a Planned Unit Development (“PUD”) development that 1) is equal to or superior to development that would occur under standard ordinance requirements, 2) is in harmony with the Comprehensive Plan, 3) does not have an adverse effect upon adjacent properties, the character of the neighborhood, traffic conditions, parking, utilities, or any other matters affecting the public health, safety, and welfare, 4) will be developed and maintained so as to not to dominate, by scale or any massing of structures, the immediate neighboring properties or interfere with their development nor used in accordance with any existing zoning district.

### **4. Applicability of City Ordinances**

#### **a. Zoning Ordinance**

The Property shall be regulated for purposes for zoning by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections in the Code for MF-2 designation.

#### **b. Other Ordinances**

All other Ordinances within the Code shall apply to the Property, except where clearly modified by this Plan. Any items not specifically identified herein will follow MF-2 zoning and Chapter 5 requirements.

### **5. Permitted Use**

The permitted use of the property shall be single-family build-to-rent homes, duplexes, and multi-family, which shall all be classified as multi-family dwellings.

## **6. Building Materials**

Finishes for residential buildings will consist of Hardie siding, or equivalent, with that will blend with the surrounding area. Metal structure and roofing are not permitted for residential or multi-family uses.

## **7. Landscape/Fencing**

### **a. Buffer Adjacent to the Single Family Neighborhood**

Fencecrete or equivalent privacy fencing 8 ft. tall, similar to what is located between the residential neighborhood and the Medical Offices, Gg's Cafe, and Social Security Building located to the north of property, shall be installed along the south property line going west for approximately 490 ft. starting at the existing southeast point of the 25 ft. setback along Harry Miller Pass. Communicate with adjacent property owners to replace the existing wood fencing located along their north property line with the new Fencecrete or equivalent fencing.

A 20 ft. landscape buffer shall be provided to the north of the new 8 ft. Fencecrete or equivalent fencing. The property owners shall maintain the vegetative buffer. Vegetative buffer will be a combination of trees and native shrubs for screening of the residential neighborhood. The buffer will have a single row of shade canopy trees with a minimum four-inch caliper planted every forty (40') feet from each other. No parking or encroachment of parking into the dedicated landscape buffer.

### **b. Other fencing**

A 6' wrought iron fence along Harry Miller Pass situated along the property line fronting the public right-of-way will be provided, or a 6' wood privacy fence along the right-of-way will be provided and will be in compliance with the setback requirements seen in Section 5.7.5. Location and height regulations of the City's UDC. Fencing for private yards on individual units will be a minimum of 5' in height. Chain link fencing is not permitted for use within development.

### **c. General Landscaping Requirements**

General landscaping requirements of the Code shall apply to the remainder of the Property where not properly addressed in this plan.

For multi-family development, 15% of the developed lot area shall be devoted to landscaping. One (1) large shade tree, 2 shrubs shall be planted for every 400 square feet of required landscaping. Thirty percent (30%) of required landscaping shall be located between the front property line and the building.

## **8. Lighting**

External lighting shall not project light on the surrounding residential properties. Dark-sky light fixtures will be installed in parking areas and on buildings.

## **9. Parking**

Parking will comply to the current ADA and City Codes for development type. Multi-family uses will provide parking at a ratio of 1.50 spaces per one (1) bedroom unit and 2.00 spaces for two (2) bedroom units in accordance with city code. Parking areas adjacent to the public right-of-way to be screened with a combination of trees and native shrubs and fencing.

One landscape island shall be provided for every 10 parking spaces. The island shall be a minimum of 9' wide and 18' deep. Landscape islands will be protected from vehicular encroachment by use of curb or wheel stops. Landscape materials shall consist of a combination of shrubs, trees and grasses.

## **10. Sidewalks**

Sidewalks along dedicated R.O.W.'s shall be 5' in width; internal sidewalks shall be 4' in width and meet ADA requirements for development.

## **11. Signage**

Signage will consist of a monument sign on the front northwest point of the property closest to 123 bypass. Monument sign will match the general architecture of the development and shall follow the sign ordinance per Chapter 82 Signs. Any signage affixed to a building will not exceed one square foot of facing. Signage at entrance to development must provide landscape area(s) equal to two times the area of the sign area being installed.

## **12. Density**

The property will be limited to a maximum 12 units per acre.

## **13. Impervious Cover**

The property will be limited to a maximum 70% of lot area.

## **14. Building Setbacks along property lines**

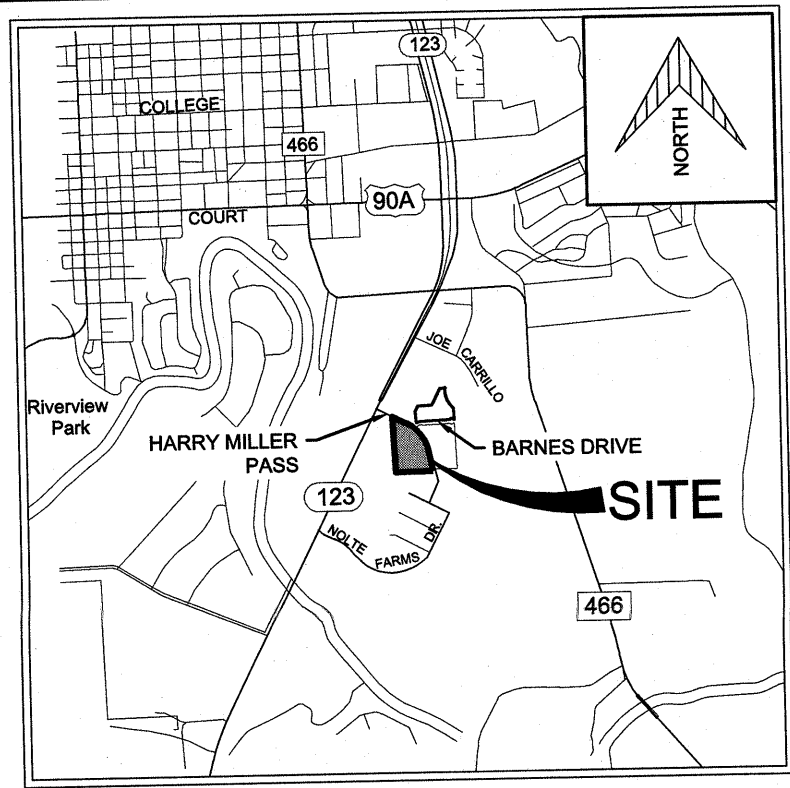
Front yard setback – 25'  
Rear yard setback – 15'  
Side yard setback – 15'

**15. Building Height**

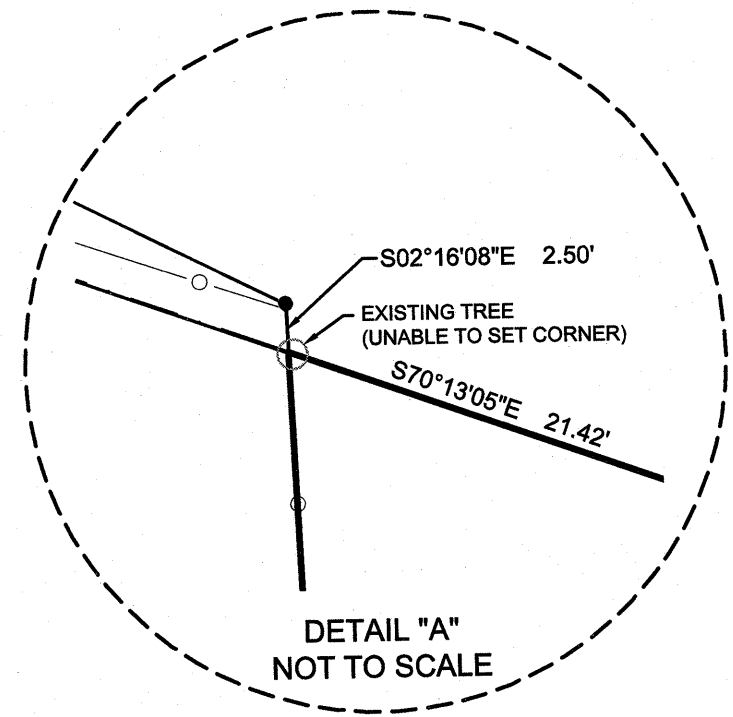
Building heights will not exceed 35 feet or two (2) stories.

**16. Parkland/Open Space**

All proposed units will pay a fee in lieu of parkland dedication per city code. Parkland dedication fee-in-lieu will be paid \$1,200.00 per unit (\$400 for the land and \$800 for the development).



LOCATION MAP  
NOT TO SCALE



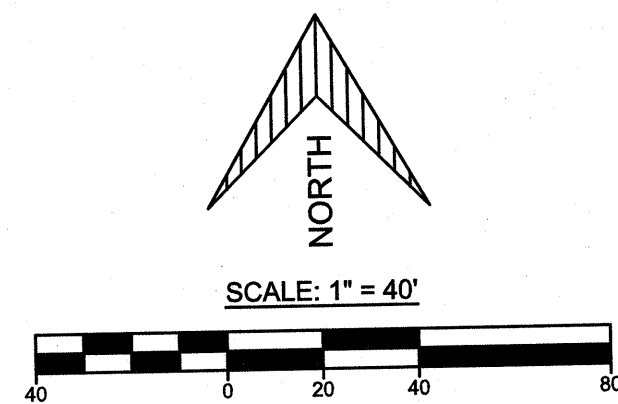
#### SCHEDULE B EXCEPTIONS

1. RESTRICTIVE COVENANTS:  
AS APPEAR ON PLAT RECORDED IN VOLUME 6, PAGES 714 - 715, GUADALUPE COUNTY PLAT RECORDS.
2. DELETED
3. ANY AND ALL RESTRICTIONS, ASSESSMENTS, BUILDING SETBACK LINES, EASEMENTS, COVENANTS AND CONDITIONS AS SET FORTH ON PLAT RECORDED IN VOLUME 6, PAGES 714 - 715, GUADALUPE COUNTY PLAT RECORDS. (AS TO EASEMENTS - SHOWN HEREON)
4. DELETED
5. BUILDING SETBACK LINES, TWENTY-FIVE FEET (25') FROM STREET - FACING LOT LINE, AS SHOWN ON PLAT RECORDED IN VOLUME 6, PAGES 714 - 715, GUADALUPE COUNTY PLAT RECORDS. (SHOWN HEREON)
6. FLOATING GUY WIRE EASEMENT, TEN FEET (10') BY THIRTY FEET (30'), AS SET FORTH ON PLAT RECORDED IN VOLUME 6, PAGES 714 - 715, GUADALUPE COUNTY PLAT RECORDS.
7. CENTERLINE EASEMENT, TWENTY FEET (20') ON ALL EXISTING ELECTRIC LINES, AS SET FORTH ON PLAT RECORDED IN VOLUME 6, PAGES 714 - 715, GUADALUPE COUNTY PLAT RECORDS.
8. UTILITY EASEMENT, THIRTY FEET (30') ALONG SOUTH LOT LINE, AS SHOWN ON PLAT RECORDED IN VOLUME 6, PAGES 714 - 715, GUADALUPE COUNTY PLAT RECORDS. (SHOWN HEREON)
9. TERMS AND CONDITIONS OF DEED RECORDED IN VOLUME 92, PAGE 59, GUADALUPE COUNTY DEED RECORDS. (NOT PLOTTABLE)
10. EASEMENT FOR TELEPHONE LINE AS REFERENCED IN DEED VOLUME 272, PAGE 60, GUADALUPE COUNTY DEED RECORDS. (NOT PLOTTABLE)
11. EASEMENT GRANTED TO SAN ANTONIO PUBLIC SERVICE COMPANY AS RECORDED IN VOLUME 103, PAGE 16, GUADALUPE COUNTY DEED RECORDS. (NOT PLOTTABLE)
12. EASEMENT GRANTED SINGULAR REFINING COMPANY AS RECORDED IN VOLUME 217, PAGE 96 GUADALUPE COUNTY, DEED RECORDS. (NOT PLOTTABLE)
13. RIGHT-OF-WAY EASEMENT GRANTED TO SINGULAR REFINING COMPANY AS RECORDED IN VOLUME 223, PAGE 456, AND AMENDED BY VOLUME 251, PAGE 251, GUADALUPE COUNTY, DEED RECORDS. (NOT PLOTTABLE)
14. RIGHT-OF-WAY EASEMENT GRANTED SPRINGS HILL WATER SUPPLY CORP. AS RECORDED IN VOLUME 450, PAGE 378, AND VOLUME 770, PAGE 712, GUADALUPE COUNTY DEED RECORDS. (NOT PLOTTABLE)
15. RIGHT-OF-WAY EASEMENT GRANTED TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. AS RECORDED IN VOLUME 819, PAGE 53, GUADALUPE COUNTY OFFICIAL RECORDS. (NOT PLOTTABLE)
16. SANITARY SEWER EASEMENT AS RECORDED IN VOLUME 1671, PAGE 563, AND UNDER DOCUMENT NO. 2017006214, GUADALUPE COUNTY OFFICIAL RECORDS. (APPEARS TO HAVE BEEN VACATED PER NOTE ON PLAT RECORDED IN VOLUME 6, PAGES 714 - 715)
17. UTILITY EASEMENT GRANTED TO THE CITY OF SEGUIN AS RECORDED IN VOLUME 1571, PAGE 558, GUADALUPE COUNTY OFFICIAL RECORDS. (DOES NOT FALL WITHIN THE SUBJECT TRACT)
18. RIGHT-OF-WAY EASEMENT GRANTED GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. AS RECORDED IN VOLUME 1754, PAGE 773, GUADALUPE COUNTY OFFICIAL RECORDS, AND AS SHOWN ON PLAT RECORDED IN VOLUME 6, PAGES 714 - 715, GUADALUPE PLAT RECORDS. (SHOWN HEREON)
19. RIGHT-OF-WAY EASEMENT GRANTED GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. AS RECORDED UNDER DOCUMENT NO. 2017021694, GUADALUPE COUNTY OFFICIAL RECORDS. (DOES NOT FALL WITHIN THE SUBJECT TRACT)

#### SURVEYOR NOTES:

- 1) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON MAP NUMBER 481870220F DATED NOVEMBER 2, 2007 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP. FLOOD ZONE DESIGNATION:  
FOR MORE INFORMATION PLEASE CONSULT FLOOD MAP(S).
- 2) MACINA, BOSE, COPELAND AND ASSOCIATES, INC. (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY TITLE RESOURCES GUARANTY COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT:  
GP NO. 231179  
EFFECTIVE DATE: AUGUST 14, 2023  
ISSUED DATE: SEPTEMBER 13, 2023
- 3) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
- 4) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	522.97'	570.00'	52°34'00"	S 36°56'16" E	504.82'
C1	523.80'	570.00'	52°38'00"	S 36°08'13" E	505.86'



#### LEGEND

- FIRE HYDRANT
- TRAFFIC SIGN
- GUY ANCHOR
- POWER POLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- WOOD FENCE
- WROUGHT IRON FENCE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- OVERHEAD ELECTRIC / UTILITY LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- 1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET (UNLESS NOTED OTHERWISE)
- RECORD
- MEASURED

MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS



LAND TITLE SURVEY OF:  
LOT 5, BLOCK 1, THE COUNTRYSIDE UNIT 6 SUBDIVISION, SITUATED IN THE CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGES 714 - 715, OF THE MAP OR PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

REVISIONS:	DATE	DESCRIPTION
1	09-26-2023	ISSUED

DESIGN: JJA  
DRAWN: JJA  
CHECKED: JJA  
DATE: 09-26-2023  
JOB NO. 13455-GUADALUPE  
SHT. 1 OF 1



TO: TRIPLE M DEVELOPMENT CORPORATION;  
LINDQUEST ACQUISITIONS, LLC;  
TITLE RESOURCES GUARANTY COMPANY;  
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.  
JOEL CHRISTIAN JOHNSON  
JOHNSON@MBCENGINEERS.COM  
R.P.L.S. NO. 5578