

MEMORANDUM

To: Seguin Planning and Zoning Commission

From: Kyle Warren, Planner

Subject: Meadows of Mill Creek, Unit 2 – Final Plat

Date: July 1, 2024

City staff has reviewed the final plat for the Meadows of Mill Creek, Unit 2 for compliance with the Unified Development Code (UDC) and applicable City requirements. Meadows of Mill Creek is a single-family residential subdivision with 3 units/phases and 376 lots. The plat for Unit 2 has 110 residential lots and one (1) non-residential lot (drainage or open space).

Staff finds that the final plat for Meadows of Mill Creek, Unit 2, meets the City's requirements except for a few minor issues. Staff recommend approval with the following conditions of the final plat for the Meadows of Mill Creek, Unit 2.

- Removal of duplicate plat notes
- Remove note 8 of plat notes
- Include Planning Director signature block
- Revise surveyor notes
- Revise curve and line tables to match with Unit 1 plat calls, or amend Unit 1 to match new calls
- Provide deed information for surrounding properties on plat
- Show existing and proposed floodplains on plat
- Revise Harvest Moon to match street name on approved Concept Plan
- Revise Lot 903 Block 1 to be shown in full on page 4
- Revise Lot 903 Block 1 to show public access easements
- Provide permit for dedication of easement on Lot 903 Block 1

Upon the decision by the Planning and Zoning Commission, an updated plat must be submitted with the noted issues before recordation.

SUBDIVISION PLAT OF MEADOWS OF MILL CREEK, UNIT 2

BEING A 57.05 ACRE TRACT INCLUDING 0.025 ACRES OF OFF-LOT EASEMENTS SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS, BEING OUT OF A CALLED 153.125 ACRE TRACT CONVEYED TO PBGPH, LLC, RECORDED IN DOCUMENT NUMBER 201899018185, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

SHWSC NOTES:

1. THE TRACT IS WITHIN THE BOUNDARIES OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 10666, WHICH IS POSSESSED BY SHWSC. SHWSC HAS EXISTING INFRASTRUCTURE IN THE VICINITY OF THE TRACT AVAILABLE TO SERVE THE TRACT.

SHWSC WILL PROVIDE WATER SERVICE AND FIRE FLOW TO SERVE 111 LIVING UNIT EQUIVALENTS TO BE CONSTRUCTED ON THE REFERENCED TRACT, PURSUANT TO A NON-STANDARD SERVICE AGREEMENT THAT HAS BEEN EXECUTED BY SHWSC AND THE LANDOWNER THAT ASSUMES THE COMPLETION OF THE FOLLOWING PUBLIC INFRASTRUCTURE:

WATER SERVICE TO MEADOWS OF MILL CREEK UNIT 2 WILL BE PROVIDED THROUGH THREE CONNECTIONS TO THE EXISTING 8" WATERLINES IN MEADOWS OF MILL CREEK UNIT 1. A WATER MAIN EXTENSION FROM THE EXISTING MAIN WILL NOT BE REQUIRED TO CONNECT THE NEW WATER INFRASTRUCTURE WITHIN THE DEVELOPMENT TO THE EXISTING SPRINGS HILL WSP PUBLIC WATER SYSTEM INFRASTRUCTURE.
2. SHWSC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS SHWSC UTILITY EASEMENTS SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
4. ALL SHWSC EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING, BUT NOT LIMITED TO, REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY SHWSC FACILITY LOCATED WITHIN SAID EASEMENT.

AUTHORIZED AGENT
SPRINGS HILL WATER SUPPLY CORPORATION

NOTES:

1. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. THE CONCENTRATED RELEASE OF STORM WATER VIA A STREET OR DRIVEWAY TO THE STATE ROADWAY PAVEMENT WILL NOT BE PERMITTED.
2. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
3. THE MANAGEMENT OF STORM WATER RUNOFF IF THE RESPONSIBILITY OF THE PROPERTY OWNERS(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.
4. SIDEWALKS MEETING ADA REQUIREMENTS ARE REQUIRED ALONG ALL STREETS AND ROADWAYS (4 FOOT RESIDENTIAL STREETS 5 FOOT ON COLLECTOR STREETS). SIDEWALK LOCATIONS SHALL BE BASED ON ZONING REQUIREMENTS.
5. LOTS ARE SUBJECT TO THE CITY OF SEGUIN TREE PROTECTION ORDINANCE.
6. SITE DEVELOPMENT SUBJECT TO THE SEGUIN GENERAL LANDSCAPE ORDINANCE.
7. STORMWATER DETENTION PLANS WILL BE PROVIDED FOR REVIEW AND APPROVAL IN COMPLIANCE WITH ESTABLISHED STORMWATER MANAGEMENT REGULATIONS AND APPROVED BY THE CITY ENGINEER PRIOR TO SIDE DEVELOPMENT AND ON SITE CONSTRUCTION ACTIVITIES.
8. LOMR # 19-06-2683R APPROVED ON APRIL 6, 2021.
9. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF SEGUIN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
10. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND / OR ASSIGNS. NO STRUCTURES, BUILDINGS OR AN INCREASE IN IMPERVIOUS COVER IS ALLOWED IN THE OPEN SPACE LOTS AND DRAINAGE EASEMENTS UNLESS APPROVED BY CITY ENGINEER.
11. ONE POINT OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
12. REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP PANEL NO. 280 OF 480 AND 48187C0280F, DATED NOVEMBER 1, 2007.
13. LANDSCAPE AND WALL EASEMENTS WILL BE MAINTAINED AND IRRIGATED BY THE HOME OWNERS ASSOCIATION.
14. LOT 901, BLOCK 10, LOT 903, BLOCK 1 ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
15. STORM WATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE OF RUNOFF FROM LAND DEVELOPMENT IS REQUIRED FOR RESIDENTIAL PROPERTIES.
16. THE DRAINAGE EASEMENTS 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.
17. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

Revisit note. Check panel reference and effective date.

Duplicated notes. Review, reduce, and only provide once.

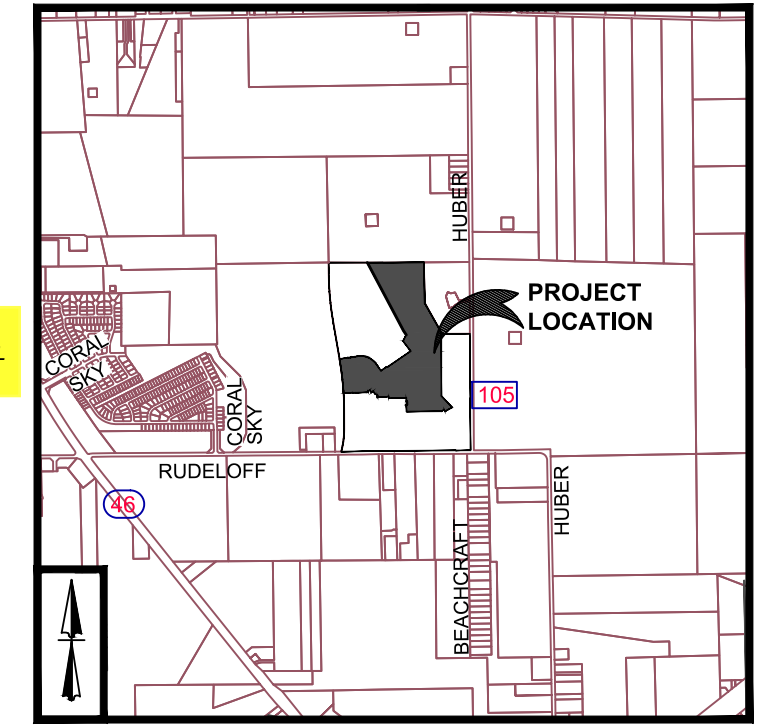
Review will resume at 2nd submittal.

remove space

Not for this development.

SURVEYOR NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. BEARINGS AND DISTANCES ARE IN SURFACE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. NO PORTION OF ANY LOTS ON THIS PLAT ARE IN THE SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD MAP PANEL NO. 280 OF 480 AND 48187C0280F, DATED NOVEMBER 1, 2007.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12).
5. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 0.99985250349.



LOCATION MAP
NOT TO SCALE

KFW

ENGINEERS + SURVEYING
has joined Colliers Engineering & Design
640 North Walnut Ave, Suite 1101, New Braunfels, Tx. 78130
Phone #: (830) 220-6042 • Fax #: (830) 627-9097
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER:
PBGPH, LLC.
P.O. BOX 171374
SAN ANTONIO, TEXAS 78217

STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE SUBDIVISION TO THE CITY OF SEGUIN, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____ DATE _____
PBGPH, LLC.
P.O. BOX 171374
SAN ANTONIO, TEXAS 78217

move down

move here

NOTES:

1. THIS FINAL PLAT FOR MEADOWS OF MILL CREEK UNIT 2 IS A TOTAL OF 57.05 ACRES & 111 BUILDABLE RESIDENTIAL LOTS.
2. THE STREET LAYOUT, LOT SIZES AND DIMENSIONS, AND STREET STANDARDS ARE VESTED IN ACCORDANCE WITH THE REGULATIONS THAT WERE EFFECTIVE IN THE CITY OF SEGUIN ETJ AT THE TIME THE MASTER DEVELOPMENT PLAN WAS SUBMITTED TO THE CITY OF SEGUIN.
3. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. THE CONCENTRATED RELEASE OF STORM WATER VIA A STREET OR DRIVEWAY TO THE STATE ROADWAY PAVEMENT WILL NOT BE PERMITTED.
4. THE MANAGEMENT OF STORM WATER RUNOFF IF THE RESPONSIBILITY OF THE PROPERTY OWNERS(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.
5. SIDEWALKS MEETING ADA REQUIREMENTS ARE REQUIRED ALONG ALL STREETS AND ROADWAYS. (4 FOOT RESIDENTIAL STREETS 5 FOOT ON COLLECTOR STREETS)
6. LOTS ARE SUBJECT TO THE CITY OF SEGUIN TREE PROTECTION ORDINANCE.
7. SITE DEVELOPMENT SUBJECT TO THE SEGUIN GENERAL LANDSCAPE ORDINANCE.
8. THE OVERALL DEVELOPMENT IS WITHIN THE JURISDICTION OF THE CITY OF SEGUIN.
9. STORM WATER DETENTION PLANS WILL BE PROVIDED FOR REVIEW AND APPROVAL IN COMPLIANCE WITH ESTABLISHED STORMWATER MANAGEMENT REGULATIONS AND APPROVED BY THE CITY ENGINEER PRIOR TO SIDE DEVELOPMENT AND ON SITE CONSTRUCTION ACTIVITIES.
10. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF SEGUIN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
11. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND / OR ASSIGNS.
12. ONE POINT OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
13. REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN & ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED, AS SCALED FROM FEMA FLOOD MAP 480, COMMUNITY PANEL NO. 48187C0126F, DATED NOVEMBER 2, 2007.
14. LANDSCAPE AND WALL EASEMENTS WILL BE MAINTAINED AND IRRIGATED BY THE HOME OWNERS ASSOCIATION.
15. LOT 901 BLOCK 10, AND LOT 903 BLOCK 1 ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
16. STORM WATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE OF RUNOFF FROM LAND DEVELOPMENT IS REQUIRED FOR RESIDENTIAL PROPERTIES.
17. THE 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.
18. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
19. EXTENSION OF SANITARY SEWER SERVICE TO SERVE PROPOSED DEVELOPMENT IS RESPONSIBILITY OF THE OWNER/DEVELOPER.
20. DEVELOPMENT IS SUBJECT TO THE PARKLAND REQUIREMENTS THAT WERE EFFECTIVE IN THE CITY OF SEGUIN ETJ AT THE TIME THE MDP WAS SUBMITTED TO SEGUIN. THIS IS A 100% PARKLAND DEDICATION AND DEVELOPMENT SUBDIVISION.
21. THE STREET LAYOUT AND THE LOT SIZES AND DIMENSIONS, AND STREET STANDARDS ARE VESTED IN ACCORDANCE WITH THE REGULATIONS THAT WERE EFFECTIVE IN THE CITY OF SEGUIN ETJ AT THE TIME THE MASTER DEVELOPMENT PLAN WAS SUBMITTED TO SEGUIN.
22. REFERENCE APPROVED TRAFFIC IMPACT ANALYSIS ON FILE WITH THE CITY OF SEGUIN FOR REQUIRED IMPROVEMENTS TO MITIGATE DEVELOPMENT OF THIS PROPERTY.

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC _____
GUADALUPE COUNTY TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTER OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFIRMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THIS VARIANCES GRANTED BY THE CITY OF SEGUIN.

REGISTERED PROFESSIONAL ENGINEER

BURT WELLMANN, P.E.
KFW ENGINEERS

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441
FIRM LICENSE NO. 10122300

Please include signature block for planning director. Example found in Seguin's technical manual

APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____ 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 SIGNATURE.

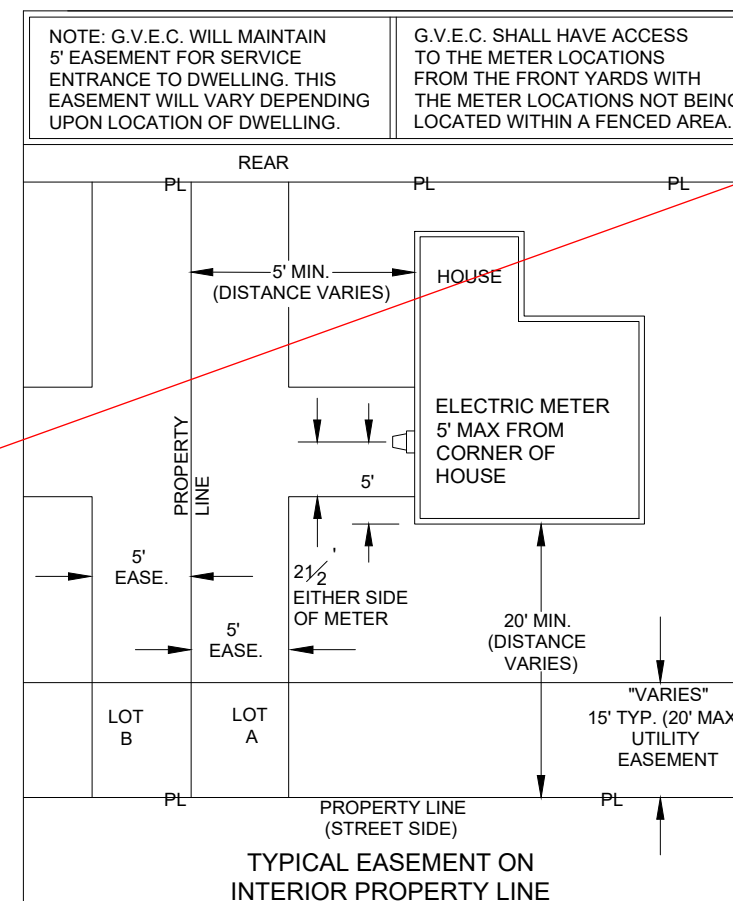
CHAIRPERSON/AGENT _____ RECORDER _____
MELISSA REYNOLDS, P.E., MPA, CFM _____ DATE _____
CITY ENGINEER

GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC) NOTES:

- 1) 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.
- 2) GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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 MEADOWS OF MILL CREEK, UNIT 2 SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.



PREPARED: MAY, 2024

PAGE 1 OF 4

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TX
- D.R. = DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TX
- 970 --- = PROPOSED CONTOURS
- 970 --- = EXISTING MAJOR CONTOURS
- 970 --- = EXISTING MINOR CONTOURS
- 970 --- = STREET CENTERLINE

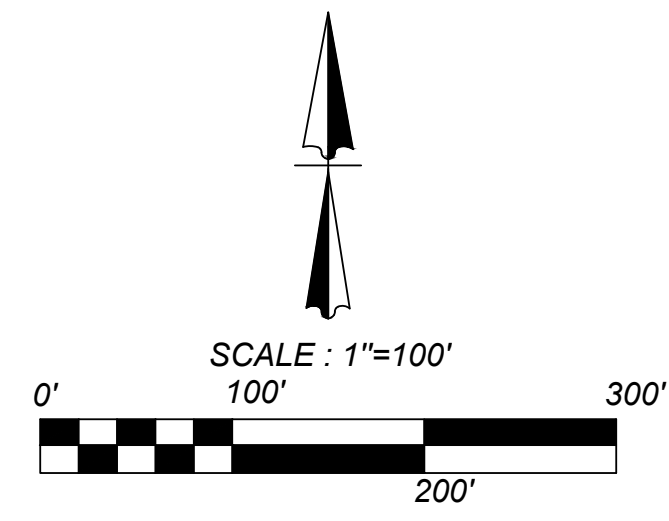
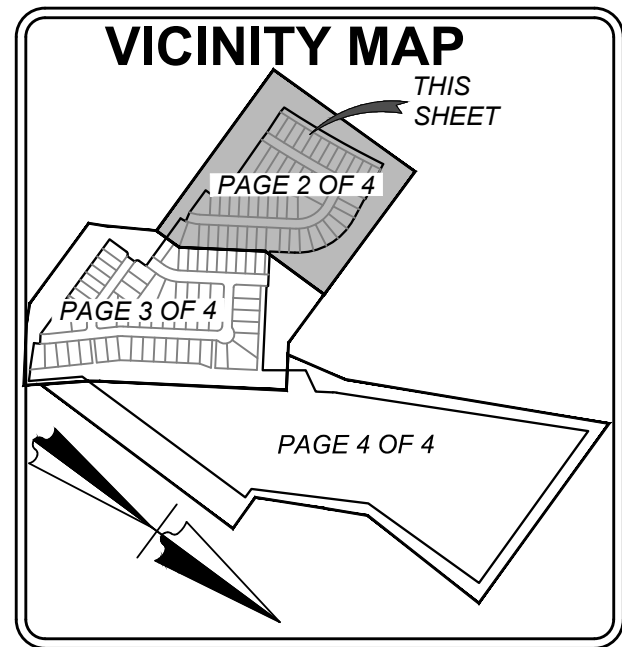
KEYNOTES

- 1 15' PUBLIC UTILITY EASEMENT
- 2 22' DRAINAGE EASEMENT
- 3 20' DRAINAGE EASEMENT
- 4 30' ROW DEDICATION TO CITY OF SEGUIN
- 5 ADDITIONAL 50' ROW DEDICATION
- 6 ADDITIONAL 60' ROW DEDICATION
- 7 20' PUBLIC UTILITY EASEMENT
- 1 EXISTING 15' PUBLIC UTILITY EASEMENT MEADOWS OF MILL CREEK UNIT 1 (DOC.# 202399009452)
- 2 EXISTING 19' DRAINAGE EASEMENT MEADOWS OF MILL CREEK UNIT 1 (DOC.# 202399009452)
- 3 EXISTING 30' ROW DEDICATION TO CITY OF SEGUIN MEADOWS OF MILL CREEK UNIT 1 (DOC.# 202399009452)
- 4 EXISTING OFF-LOT 55' RADIUS PUBLIC UTILITY AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.08 AC.) (PERMEABLE) (DOC# 202399009452)

Provide permit and documentation of this existing easement.

SUBDIVISION PLAT OF MEADOWS OF MILL CREEK, UNIT 2

BEING A 57.05 ACRE TRACT INCLUDING 0.025 ACRES OF OFF-LOT EASEMENTS SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS, BEING OUT OF A CALLED 153.125 ACRE TRACT CONVEYED TO PBGPH, LLC, RECORDED IN DOCUMENT NUMBER 201899018185, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



data does not match C58 U1 Plat V.10 Pg. 55

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	547.65'	5000.00'	6°16'32"	547.38'	N06°32'43"W
C2	371.93'	330.00'	64°34'34"	352.56'	S66°11'59"E
C3	83.02'	325.00'	14°38'07"	82.79'	N35°12'54"W
C4	43.29'	275.00'	9°01'06"	43.24'	S38°01'23"E
C5	23.56'	15.00'	90°00'00"	21.21'	N44°32'32"E
C6	23.56'	15.00'	90°00'00"	21.21'	N45°27'28"W
C7	40.99'	205.00'	11°27'20"	40.92'	N10°38'09"W
C8	102.90'	5205.00'	1°07'58"	102.90'	N03°53'24"W
C9	98.36'	5155.00'	1°05'35"	98.35'	S03°54'36"E
C10	554.81'	5030.00'	6°19'11"	554.53'	S06°31'23"E
C11	472.72'	5155.00'	5°15'15"	472.56'	N07°05'01"W
C12	71.19'	5205.00'	0°47'01"	71.19'	S09°19'07"E
C13	23.45'	15.00'	89°33'39"	21.13'	S53°42'26"E
C14	231.05'	205.00'	64°34'34"	219.01'	S66°11'59"E
C15	62.79'	205.00'	17°32'52"	62.54'	S25°08'15"E
C16	45.03'	155.00'	16°38'41"	44.87'	N25°35'21"W
C17	174.70'	155.00'	64°34'34"	165.59'	N66°11'59"W
C18	23.45'	15.00'	89°33'40"	21.13'	S36°43'54"W
C19	326.34'	5205.00'	3°35'32"	326.29'	S06°15'09"E
C20	87.58'	150.00'	33°27'14"	86.34'	N17°11'05"W
C21	23.56'	15.00'	90°00'00"	21.21'	S78°54'42"E
C22	13.62'	15.00'	52°02'30"	13.16'	N30°04'03"E
C23	169.36'	50.00'	194°04'02"	99.25'	S78°55'11"E
C24	13.62'	15.00'	52°01'32"	13.16'	S07°53'56"E
C25	23.32'	155.00'	8°37'16"	23.30'	S38°13'20"E
C26	23.15'	15.00'	88°26'33"	20.92'	N86°45'14"W
C27	144.97'	205.00'	40°31'03"	141.97'	S69°17'01"W
C28	107.20'	155.00'	39°37'38"	105.08'	N69°43'43"E
C29	24.20'	15.00'	92°26'52"	21.66'	N03°41'28"E
C30	30.85'	205.00'	8°37'16"	30.82'	N38°13'20"W
C31	39.27'	25.00'	90°00'00"	35.36'	N78°54'42"W
C32	23.56'	15.00'	90°00'00"	21.21'	S11°05'18"W
C33	122.61'	210.00'	33°27'14"	120.88'	S17°11'05"E
C34	10.59'	100.00'	6°03'54"	10.58'	N30°52'45"W
C35	10.01'	155.00'	3°41'57"	10.01'	S15°25'02"E
C36	22.57'	150.00'	8°37'12"	22.55'	S38°13'22"W
C37	24.82'	165.00'	8°37'12"	24.80'	N38°13'22"W

LINE	LENGTH	BEARING
L1	50.00'	S85°32'37"W
L2	30.23'	N86°02'24"W
L3	46.55'	N9°42'38"W
L4	10.00'	N9°42'38"W
L5	15.21'	S9°42'38"E
L6	120.34'	N81°30'44"E
L7	120.00'	N56°05'18"E
L8	10.00'	N33°54'42"W
L9	18.53'	S33°54'42"E
L10	54.20'	N89°19'51"E
L11	46.65'	S61°12'55"W
L12	12.83'	S50°27'49"W
L13	51.03'	N42°31'58"W
L14	50.00'	S47°28'02"W
L15	51.03'	S42°31'58"E
L16	11.44'	N89°32'32"E
L17	50.00'	N0°27'28"W
L18	11.44'	S89°32'32"W
L19	55.02'	N0°27'28"W
L20	60.00'	S89°32'32"W
L21	50.08'	S76°25'56"W
L22	32.89'	N0°27'28"W
L23	54.44'	N57°12'26"W
L24	50.00'	N33°54'42"W
L25	39.03'	S56°05'18"W
L26	50.00'	N33°54'42"W
L27	35.58'	S56°05'18"W
L28	20.54'	S1°40'21"E
L29	46.57'	N9°42'38"W
L30	44.15'	N9°42'38"W
L31	50.00'	N80°17'26"E
L32	44.15'	S9°42'38"E
L33	60.00'	N56°05'18"E
L34	10.00'	S0°27'28"E
L35	11.12'	S42°31'58"E
L36	22.19'	S0°00'00"E
L37	27.47'	N42°31'58"W
L38	1.22'	N74°21'37"W
L39	2.22'	S72°12'33"W
L40	16.96'	N28°17'38"E
L41	22.62'	N33°54'42"W

OWNER/DEVELOPER:
data does not match L10 U1 Plat V.10 Pg. 55
P.O. BOX 171374
SAN ANTONIO, TEXAS 78217



Label

SEE PAGE 1 OF 4 FOR NOTES

LEGEND

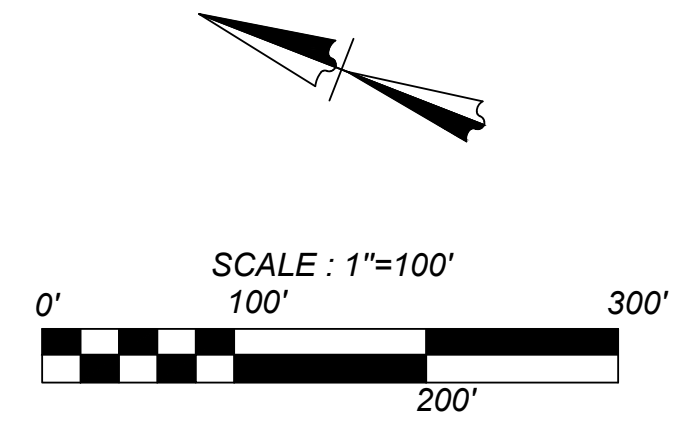
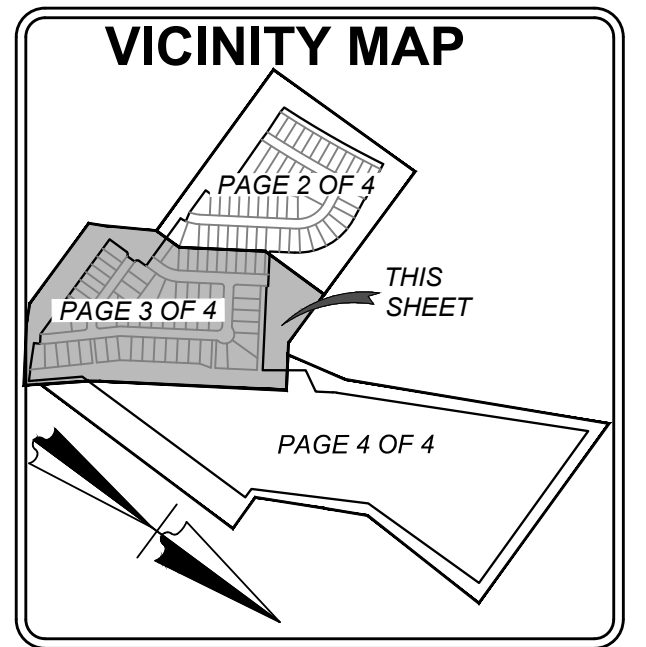
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TX
- D.R. = DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TX
- PROPOSED CONTOURS
- - - EXISTING MAJOR CONTOURS
- - - EXISTING MINOR CONTOURS
- €— STREET CENTERLINE

KEYNOTES

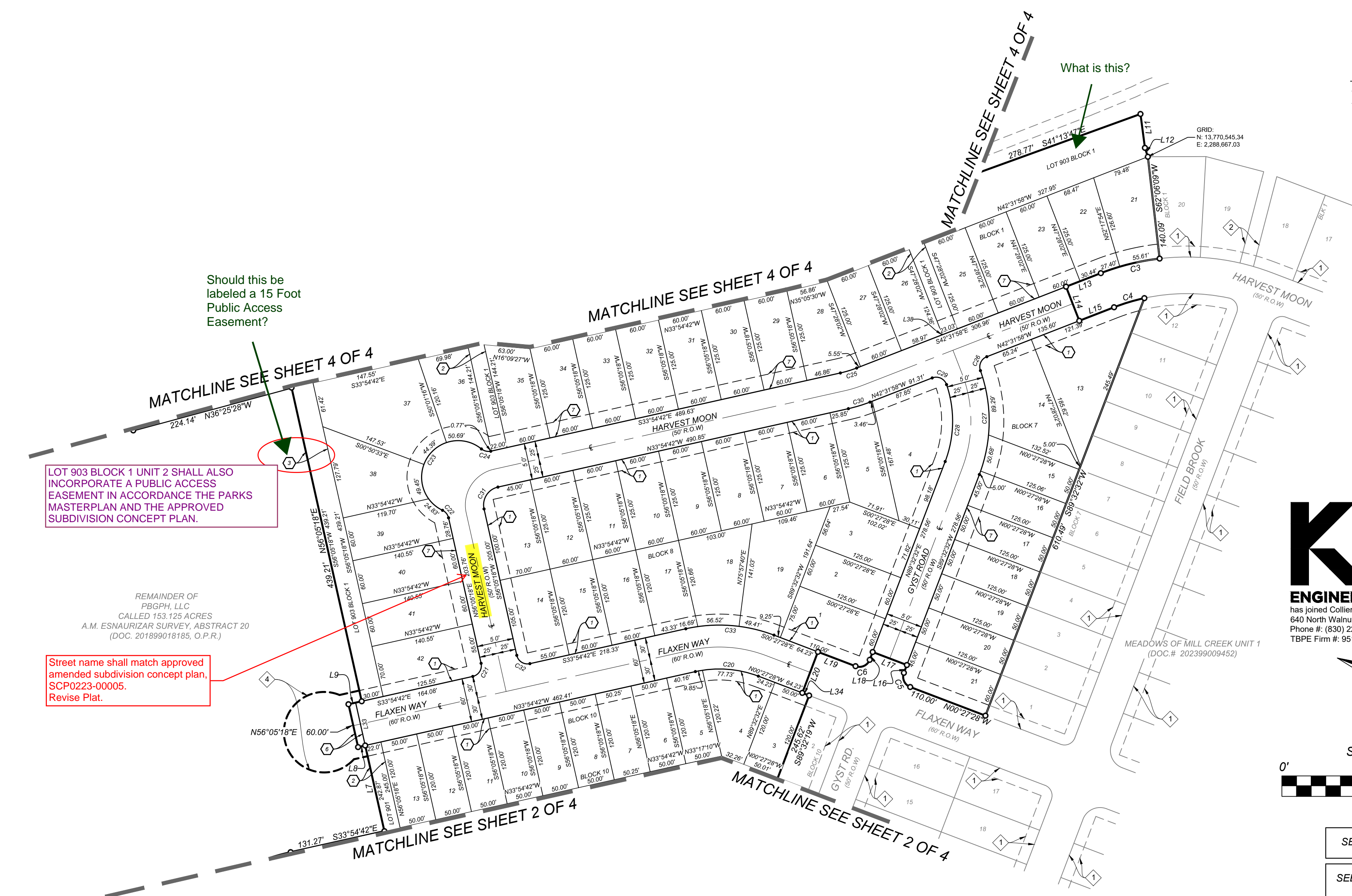
- ① 15' PUBLIC UTILITY EASEMENT
- ② 22' DRAINAGE EASEMENT
- ③ 20' DRAINAGE EASEMENT
- ④ 30' ROW DEDICATION TO CITY OF SEGUIN
- ⑤ ADDITIONAL 50' ROW DEDICATION
- ⑥ ADDITIONAL 60' ROW DEDICATION
- ⑦ 20' PUBLIC UTILITY EASEMENT
- ① EXISTING 15' PUBLIC UTILITY EASEMENT MEADOWS OF MILL CREEK UNIT 1 (DOC.# 202399009452)
- ② EXISTING 19' DRAINAGE EASEMENT MEADOWS OF MILL CREEK UNIT 1 (DOC.# 202399009452)
- ③ EXISTING 30' ROW DEDICATION TO CITY OF SEGUIN MEADOWS OF MILL CREEK UNIT 1 (DOC.# 202399009452)
- ④ EXISTING OFF-LOT 55' RADIUS PUBLIC UTILITY AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.06 AC.) (PERMEABLE) (DOC.# 202399009452)

**SUBDIVISION PLAT OF
MEADOWS OF MILL CREEK, UNIT 2**

BEING A 57.05 ACRE TRACT INCLUDING 0.025 ACRES OF OFF-LOT EASEMENTS SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS, BEING OUT OF A CALLED 153.125 ACRE TRACT CONVEYED TO PBGPH, LLC, RECORDED IN DOCUMENT NUMBER 201899018185, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



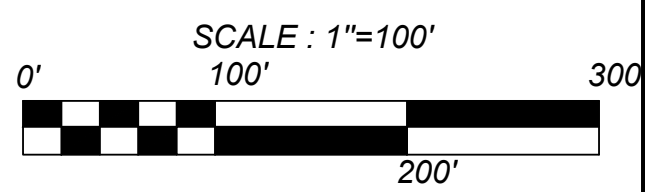
OWNER/DEVELOPER:
PBGPH, LLC.
P.O. BOX 171374
SAN ANTONIO, TEXAS 78217



LOT 903 BLOCK 1 UNIT 2 SHALL ALSO INCORPORATE A PUBLIC ACCESS EASEMENT IN ACCORDANCE THE PARKS MASTERPLAN AND THE APPROVED SUBDIVISION CONCEPT PLAN.

Street name shall match approved amended subdivision concept plan, SCP0223-00005. Revise Plat.

KFW
ENGINEERS + SURVEYING
has joined Colliers Engineering & Design
640 North Walnut Ave. Suite 1101, New Braunfels, Tx. 78130
Phone #: (830) 220-6042 • Fax #: (830) 627-9097
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



SEE PAGE 1 OF 4 FOR NOTES
SEE PAGE 2 OF 4 FOR CURVE & LINE TABLES

Date: May 20, 2024, 7:41am User ID: rwalden
File: U:\Projects\8050102\Design\Civil\PLAT\PL8050102.dwg

KEYNOTES

- ① 15' PUBLIC UTILITY EASEMENT
- ② 22' DRAINAGE EASEMENT
- ③ 20' DRAINAGE EASEMENT
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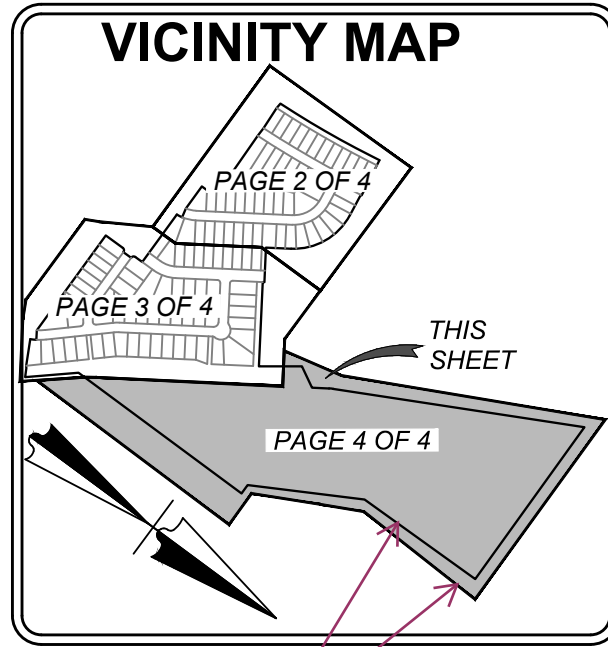
SUBDIVISION PLAT OF
 MEADOWS OF MILL CREEK, UNIT 2

BEING A 57.05 ACRE TRACT INCLUDING 0.025 ACRES OF OFF-LOT EASEMENTS SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS, BEING OUT OF A CALLED 153.125 ACRE TRACT CONVEYED TO PBGPH, LLC, RECORDED IN DOCUMENT NUMBER 201899018185, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

OWNER/DEVELOPER:
 PBGPH, LLC.
 P.O. BOX 171374
 SAN ANTONIO, TEXAS 78217

LEGEND

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- D.R. = DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TX
- (0.75)— = PROPOSED CONTOURS
- (979)— = EXISTING MAJOR CONTOURS
- ()— = EXISTING MINOR CONTOURS
- €— = STREET CENTERLINE



What does these two lines signify?

What property is this?

Where are the floodplains, existing and proposed by KFW, shown?

What property is this?

MATCHLINE SEE THIS SHEET

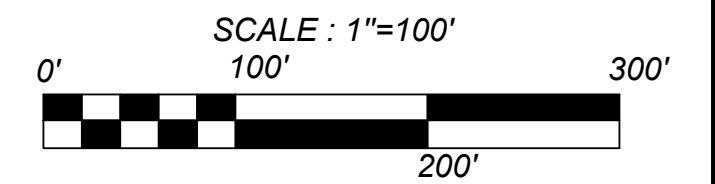
MATCHLINE SEE THIS SHEET

KENNETH & MARIE LIVINGSTON
 CALLED 19.00 ACRES
 (VOL. 2632, PG. 378 O.P.R.)

REMAINDER OF
 PBGPH, LLC
 CALLED 153.125 ACRES
 A.M. ESNAURIZAR SURVEY, ABSTRACT 20
 (DOC. 201899018185, O.P.R.)

Revise that the scale of this sheet to depict this lot in full, include the boundaries along the existing properties, residential blocks, and remainder tract to establish relationships, rather than the proposed cut view.

scale of text and information should be appropriately sized.



Should be labeled "Private/HOA Park" I believe.

What is this property ?

Should this be labeled a 15 Foot Public Access Easement?

Should this be labeled a 15 foot Public Access Easement?

Provide permit for dedication of this easement.

Should this be labeled a 15 foot Public Access Easement?

MATCHLINE SEE SHEET 3 OF 4

MATCHLINE SEE SHEET 3 OF 4

SEE PAGE 1 OF 4 FOR NOTES

SEE PAGE 2 OF 4 FOR CURVE & LINE TABLES

PREPARED: MAY, 2024

PAGE 4 OF 4