

# MEMORANDUM

**To:** Seguin Planning and Zoning Commission  
**From:** Kyle Warren, Planner  
**Subject:** Jefferson Place, Unit 2 – Final Plat  
**Date:** July 31, 2024

City staff has reviewed the final plat for the Jefferson Place, Unit 2 Subdivision for compliance with the Unified Development Code (UDC) and applicable City requirements. Jefferson Place, Unit 2 Subdivision is zoned Duplex 2, DP-2; this zoning allows for a maximum density of fourteen (14) units per acre. The plat for Jefferson Place, Unit 2 Subdivision totals 2.571 acres.

Staff have 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:

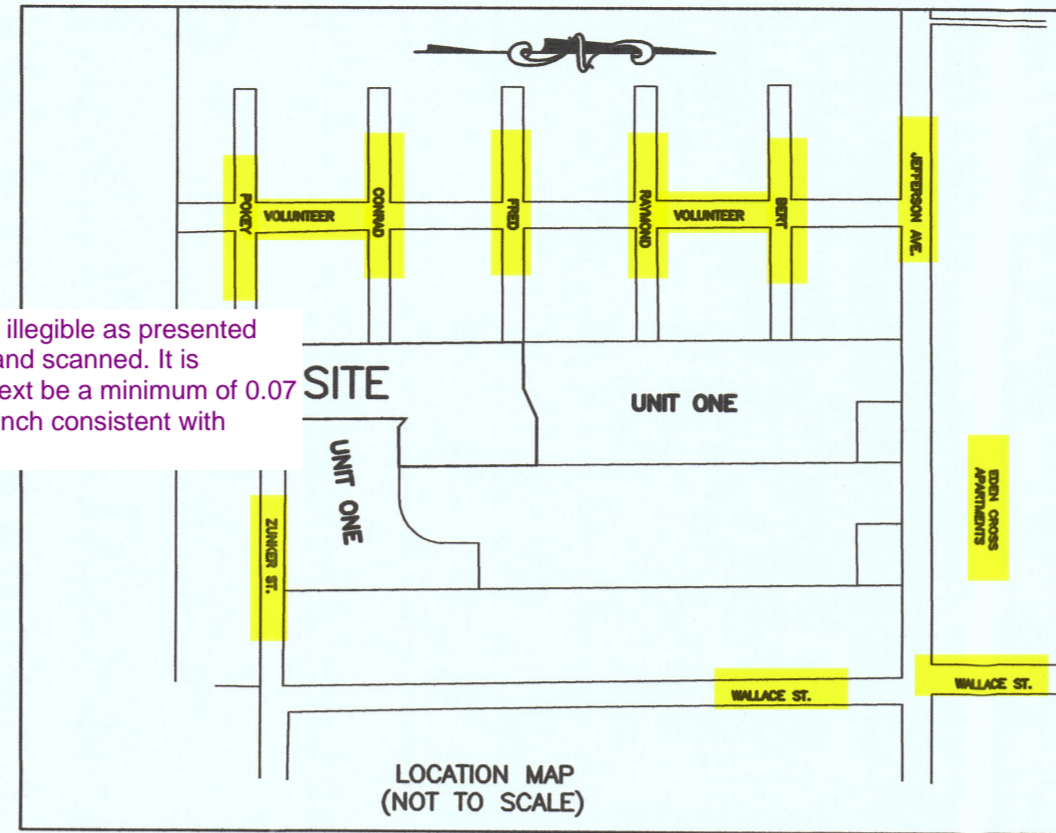
- Update panel and date on FEMA note
- Remove restrictive covenants in the right-of-way
- Remove utilities from plat
- Preamble is incomplete (UDC Technical Manual, Engineering Checklist)
- Edit/update surrounding properties deed and document number references (UDC Technical Manual, Engineering Checklist)
- Miscellaneous labeling issues (UDC, Technical Manual)
- Signature block corrections needed (UDC Technical Manual, standardized signature blocks)
- Add fee-in-lieu parkland dedication note to plat notes

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.

COORDINATE FILE: 26890.CRD  
 DRAWING FILE: 27831 JEFFERSON PLACE UNIT TWO GOOD.DWG  
 NOTES: 889-028  
 TECH/DATE: GRS 4-29-2020  
 TECH/DATE: DDH 12-18-2020  
 TECH/DATE: DDH 12-29-2020  
 TECH/DATE: DDH 10-28-21 (REVISE D.E.'S)

Remove. Not relevant information to this plat.

- MAN HOLE
- FIRE HYDRANT
- GLY WIRE
- WM (WATER METER)
- UTILITY POLE
- 1/2" REBAR FOUND (UNLESS NOTED OTHERWISE)
- 1/2" REBAR SET W/ CAP "B&A RPLS 2633"
- CONCRETE MARKER FOUND
- LEAD PLUG & TACK
- TRB (TELEPHONE RISER BOX)
- BEARINGS & DISTANCES OF RECORD
- MAP RECORDS
- M.R.
- OVERHEAD ELECTRIC LINE
- WIRE FENCE
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- ELECTRIC FENCE
- UNDERGROUND STORM SEWER LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE



increase text height. illegible as presented and once recorded and scanned. It is recommended that text be a minimum of 0.07 inch, preferably 0.1 inch consistent with drafting standards.

Please add the following Note:  
 This is a 100% fee-in-lieu of parkland dedication and development subdivision. The developer will pay the fee-in-lieu of parkland dedication and development in

See Seguin's technical Manual for correct signature blocks.

NOTES :

- 1.) The tract of land shown hereon is located in Zone X as shown on the Federal Emergency Management Agency's Federal Insurance Rate Map Panel Number 48187C0280F, dated 11-2-2007.
- 2.) Water is to be supplied by City of Seguin. Check panel and date.
- 3.) Electricity is to be supplied by City of Seguin.
- 4.) Sanitary Sewer is to be supplied by City of Seguin.
- 5.) The tract of land shown hereon lies within the Seguin Independent School District.
- 6.) Developer : JEFFERSON PLACE, LP.  
 Address: 730 S. MESQUITE  
 NEW BRAUNFELS, TEXAS
- 7.) 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 repair of all overhead and underground utilities.
- 8.) Sidewalks meeting ADA requirements are required along all residential streets 4ft in width.
- 9.) This Subdivision plat is subject to the City of Seguin "Unified Development Code".
- 10.) The management of stormwater 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.
- 11.) Storm water runoff management to mitigate the increase of runoff from Land Development is required for residential properties.
- 12.) The 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.

STATE OF TEXAS:  
 COUNTY OF GUADALUPE:  
 CITY OF SEGUIN:

This plat is hereby approved by the Planning Commission of the City of Seguin, Texas or its agent. In testimony whereof, witness the official signature.

Chairperson Agent \_\_\_\_\_ Recorder \_\_\_\_\_ City Engineer \_\_\_\_\_  
 Approved by the Planning Commission on this the \_\_\_\_\_ day of \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF GUADALUPE

I (We) the undersigned owner(s) of the land shown on the plat, and designated herein as JEFFERSON PLACE UNIT TWO, County of Guadalupe, Texas, and whose name is subscribed hereto, do hereby subdivide part of my land as shown, and dedicate the road and easements for the purposes shown hereon.  
 \_\_\_\_\_ (Agent)

OWNER : JEFFERSON PLACE, LP.  
 ADDRESS : 730 S. MESQUITE ST.,  
 NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS  
 COUNTY OF GUADALUPE

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_

Notary Public, State of Texas \_\_\_\_\_ Print Name \_\_\_\_\_

provide citation for Unit 1. identify ownership of adjoining lots.

STATE OF TEXAS  
 COUNTY OF GUADALUPE

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned Ken L. Reininger, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with City and State survey regulations and laws and made on the ground and that the corner monuments were properly placed under my supervision.

Ken L. Reininger, R.P.L.S. # 2633  
 BETTERS WORTH & ASSOC.  
 111 E. Mountain St.  
 Seguin, Texas 78155



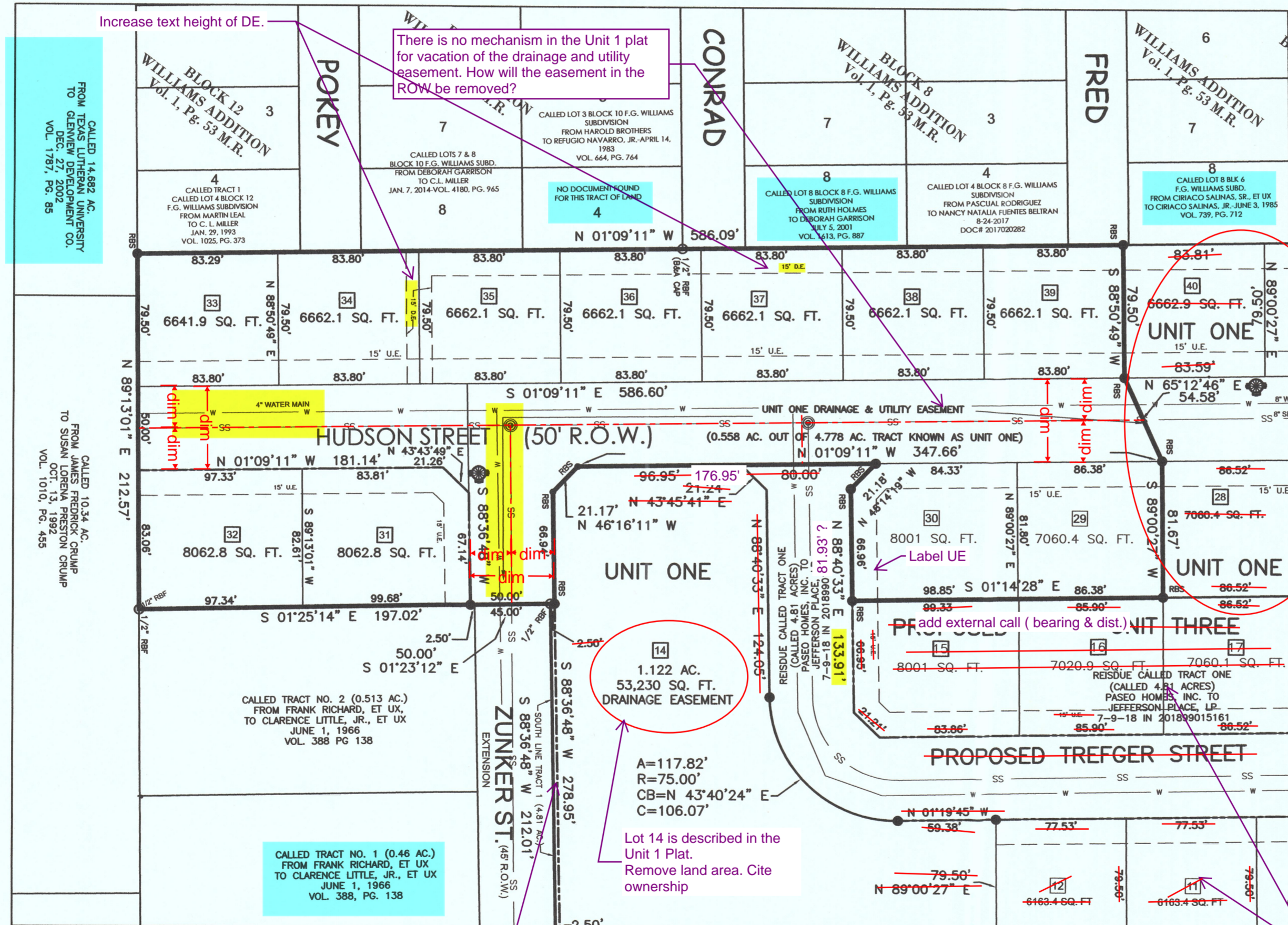
STATE OF TEXAS  
 COUNTY OF GUADALUPE

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_ by Ken L. Reininger.

Notary Public, State of Texas \_\_\_\_\_ Print Name \_\_\_\_\_

Remove all references of Unit 3. Depict current adjacent property. PID #51423, owned by Jefferson Place LP. cite deed.

A 4" x 3" tall clear space shall be provided on the plat for the County Clerk Recordation stamp.



There is no mechanism in the Unit 1 plat for vacation of the drainage and utility easement. How will the easement in the ROW be removed?

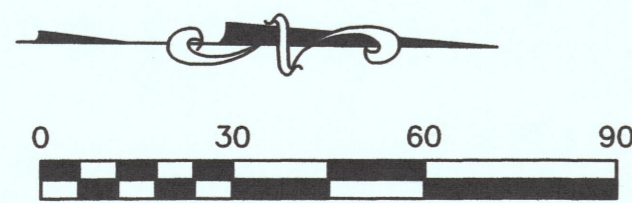
Increase text height of DE.

Information is no longer valid. Update adjoining properties

remove utilities from ROW. Depict centerline, dimension roadway which locate the centerline.

**JEFFERSON PLACE UNIT TWO**  
 2.571 AC. LOCATED IN THE  
 H. BRANCH SURVEY, A-6  
 SEGUIN, GUADALUPE COUNTY, TEXAS  
 BETTERS WORTH & ASSOCIATES, INC.  
 111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155  
 PH: 830.379.5552 FX: 830.379.5553  
 E-MAIL: ken@bettersworthassoc.com  
 ENGINEERING FIRM NO. F-11731  
 SURVEYING FIRM NO. F-10128700

This block lacks a preamble which includes current ownership of the land and deed reference.



BASIS OF BEARINGS: Add scale  
 GRID NORTH SCALE: 1" = XX'  
 GPS OBSERVATION 12-26-2017