

Bitterblue, Inc.
...developing a difference.

11 LYNN BATTS LANE #100
SAN ANTONIO, TEXAS 78218

PHONE: 210.338.3099
EMAIL: hello@bitterblue.com

Walnut Springs Subdivision

Seguin, Tx

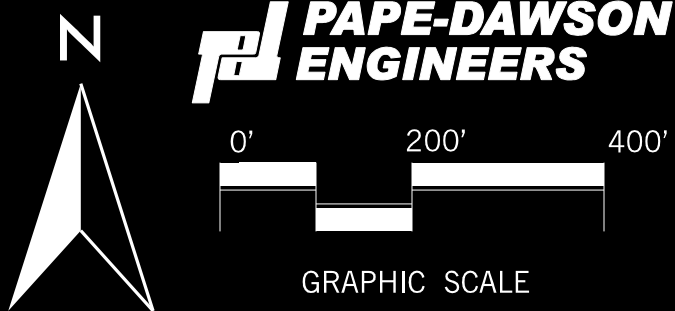
MAP DATE: May 27, 2021

PREPARED BY: BDB

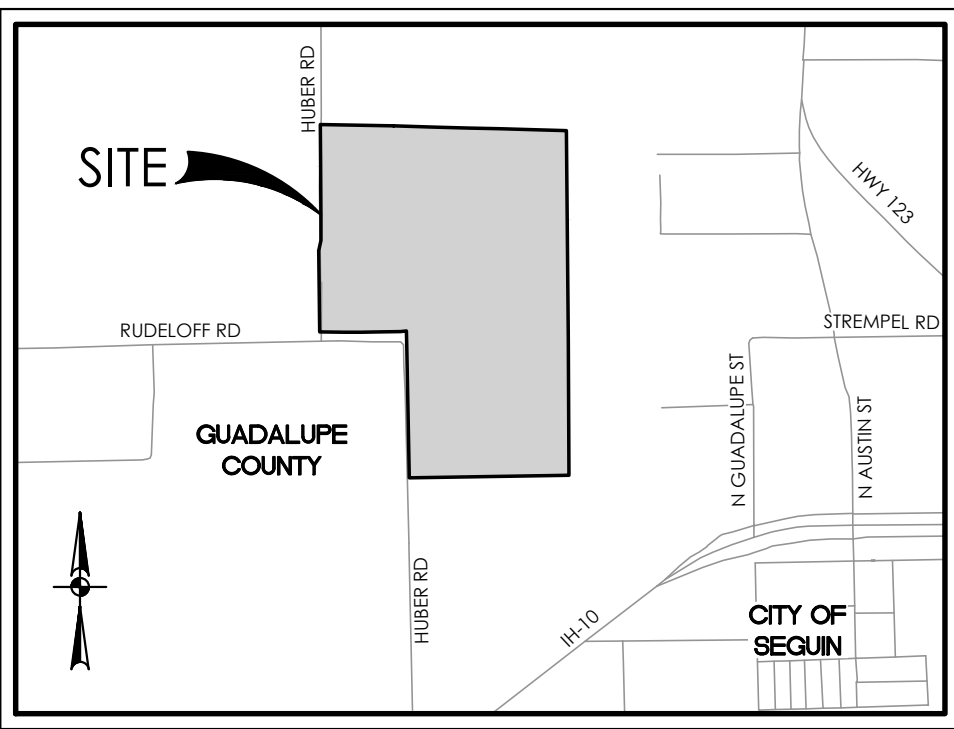
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SITE PLAN – 415.1± AC
WALNUT SPRINGS
CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS
JUNE 2, 2021

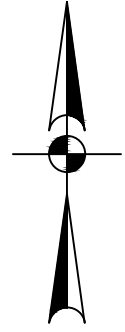


PAPE-DAWSON ENGINEERS



LOCATION MAP

SCALE: 1"=3000'



SCALE: 1"= 300'



LEGEND

- P (SCHOOL)
(15.57 ACRES)
- NC (NEIGHBORHOOD COMMERCIAL)
(7.66 ACRES)
- R-2 (40' LOT MINIMUM)
(111.75 ACRES)
- R-2 (50' LOT MINIMUM)
(91.07 ACRES)
- R-2 (60' LOT MINIMUM)
(51.85 ACRES)
- R-2 (70' LOT MINIMUM)
(49.75 ACRES)
- OPEN SPACE
(63.46 ACRES)
- ROADWAY
(23.99 ACRES)

TOTAL ACREAGE OF PROPOSED DEVELOPMENT: 415.10 ACRES

GENERAL LAND USE PLAN (GLUP) NOTES:

1. THE ALIGNMENT OF THE COLLECTOR ROAD IS NOT APPROVED AS DEPICTED. THIS ROAD IS IDENTIFIED ON THE SEGUIN MASTER THOROUGHFARE PLAN, AND IS A PART OF A REGIONAL TRANSPORTATION NETWORK IN WHICH THE EXACT ALIGNMENT IS STILL PENDING. THE EXACT ALIGNMENT ARE SUBJECT TO THE CITY OF SEGUIN'S APPROVAL.
2. THE REALIGNMENT OF HUBER ROAD IS NOT APPROVED AS DEPICTED. THE PROPOSED ALIGNMENT IS GENERALLY ACCEPTABLE BUT IS SUBJECT TO THE CITY OF SEGUIN'S APPROVAL.
3. CHANGES TO THE ROAD ALIGNMENTS MAY NECESSITATE MINOR CHANGES IN THE AREAS OF THE LAND USES AND LOT TYPES AS IDENTIFIED IN THE LEGEND. THESE MINOR CHANGES CAN BE REVIEWED AND APPROVED ADMINISTRATIVELY BY THE PLANNING DIRECTOR AS LONG AS THE ACREAGES DO NOT CHANGE SIGNIFICANTLY. MAJOR CHANGES AS DEEMED BY THE PLANNING DIRECTOR THAT SIGNIFICANTLY ALTER THE DISTRIBUTION OF THE LOT TYPE, ESPECIALLY IF THEY DECREASE THE AREAS FOR THE LARGER LOTS, WILL REQUIRE AN APPLICATION OF GLUP AMENDMENT TO THE PLANNING & ZONING COMMISSION.
4. THE SCHOOL SITE WILL BE DEVELOPED AS 40' LOTS IN THE EVENT THE SCHOOL DOES NOT PURCHASE THIS SITE.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPEL FIRM REGISTRATION #470 | TPELS FIRM REGISTRATION #10028800

WALNUT SPRINGS
SEGUIN, TEXAS
GENERAL LAND USE PLAN

PLAT NO.	-
JOB NO.	11684-01
DATE	JUNE 2021
DESIGNER	RD
CHECKED	--- DRAWN SR
SHEET	1 OF 1



PERRY HOMES

A Tradition of Excellence

40' Product Book

1593W E90



2100W E1



1650W E30



1743W E52



1593W E90



1650W E30



1743W E90



2330W E30



1593W E30



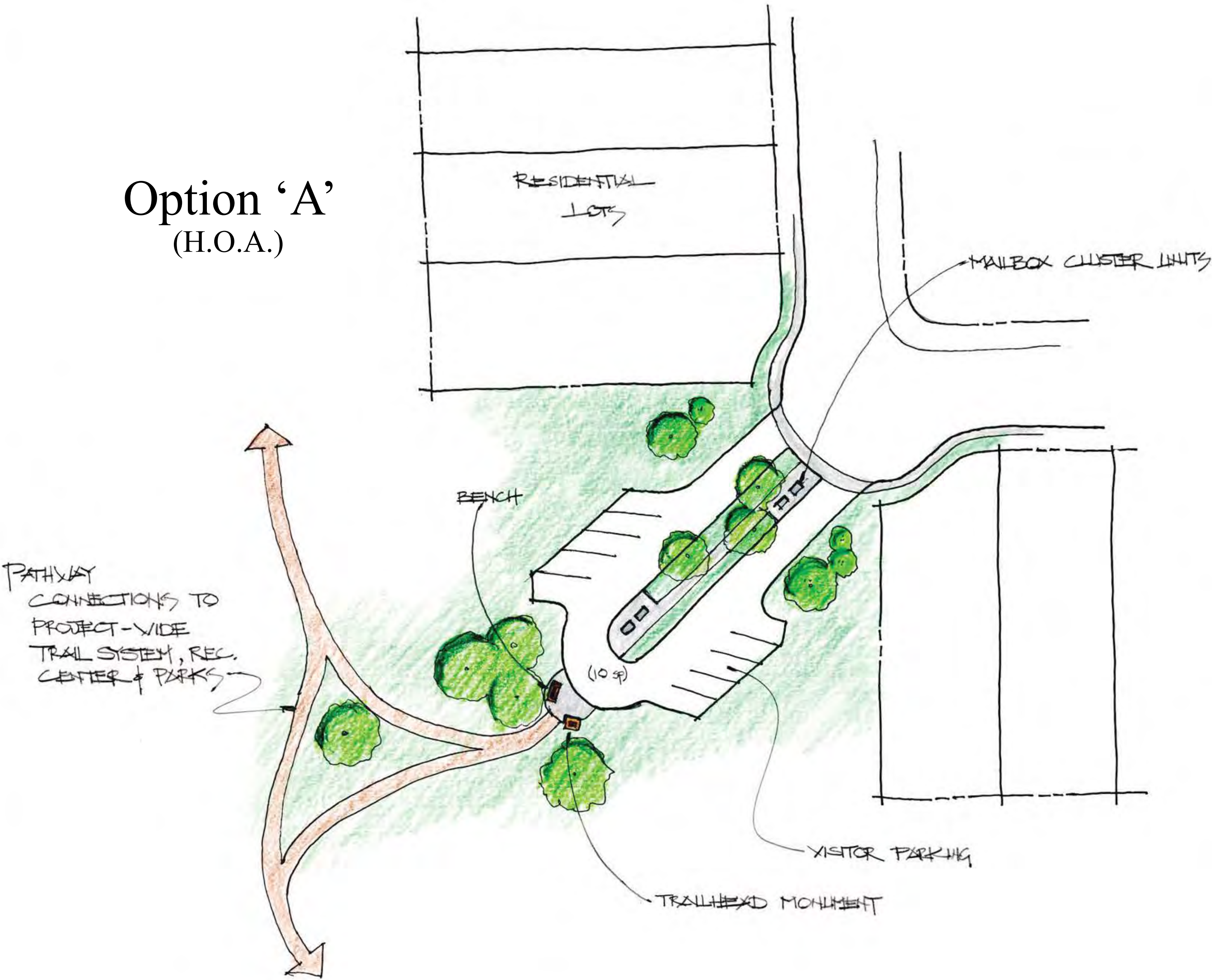
1736W E51



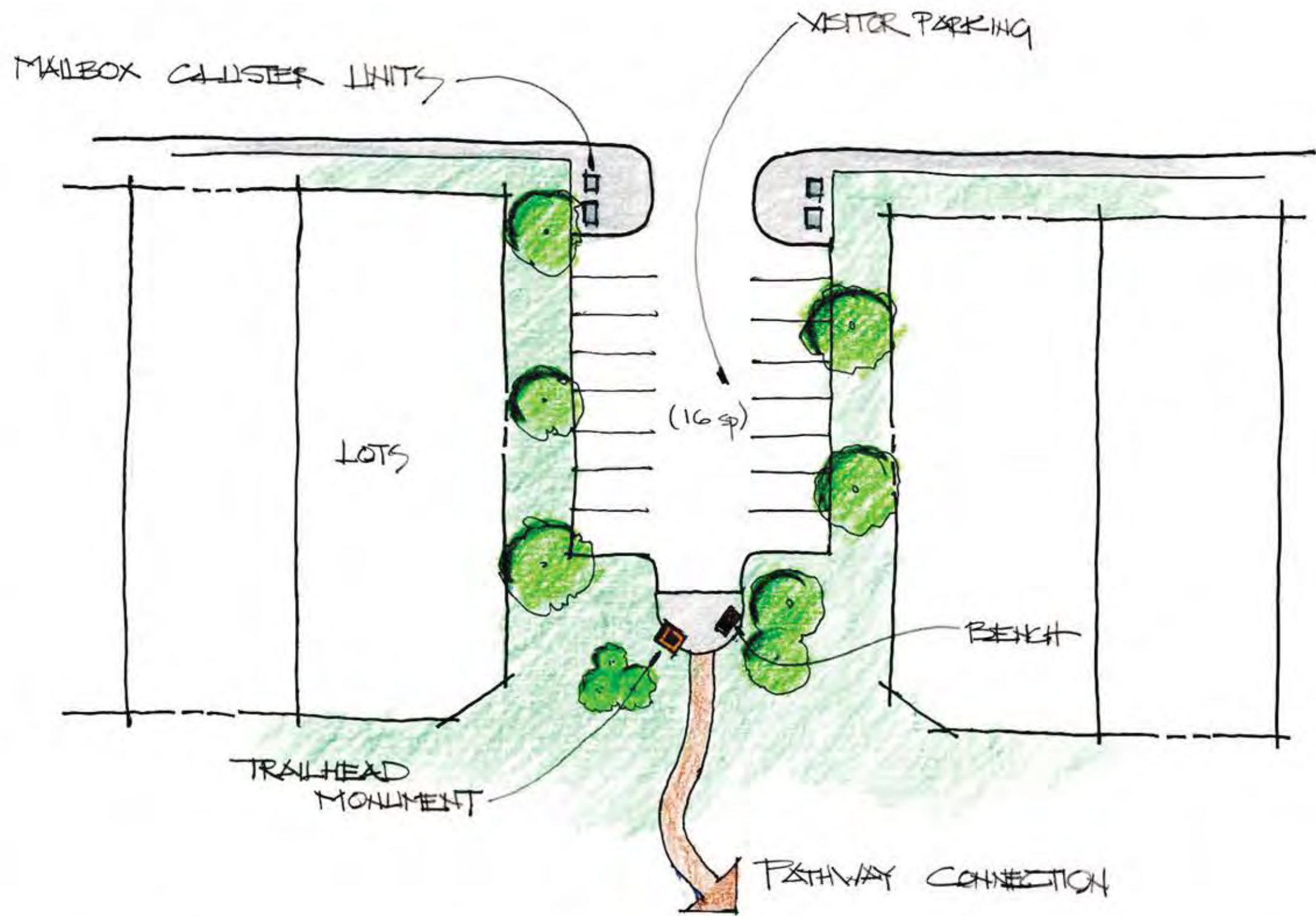
WALNUT SPRINGS

Prototype Options for Design* Element Clusters

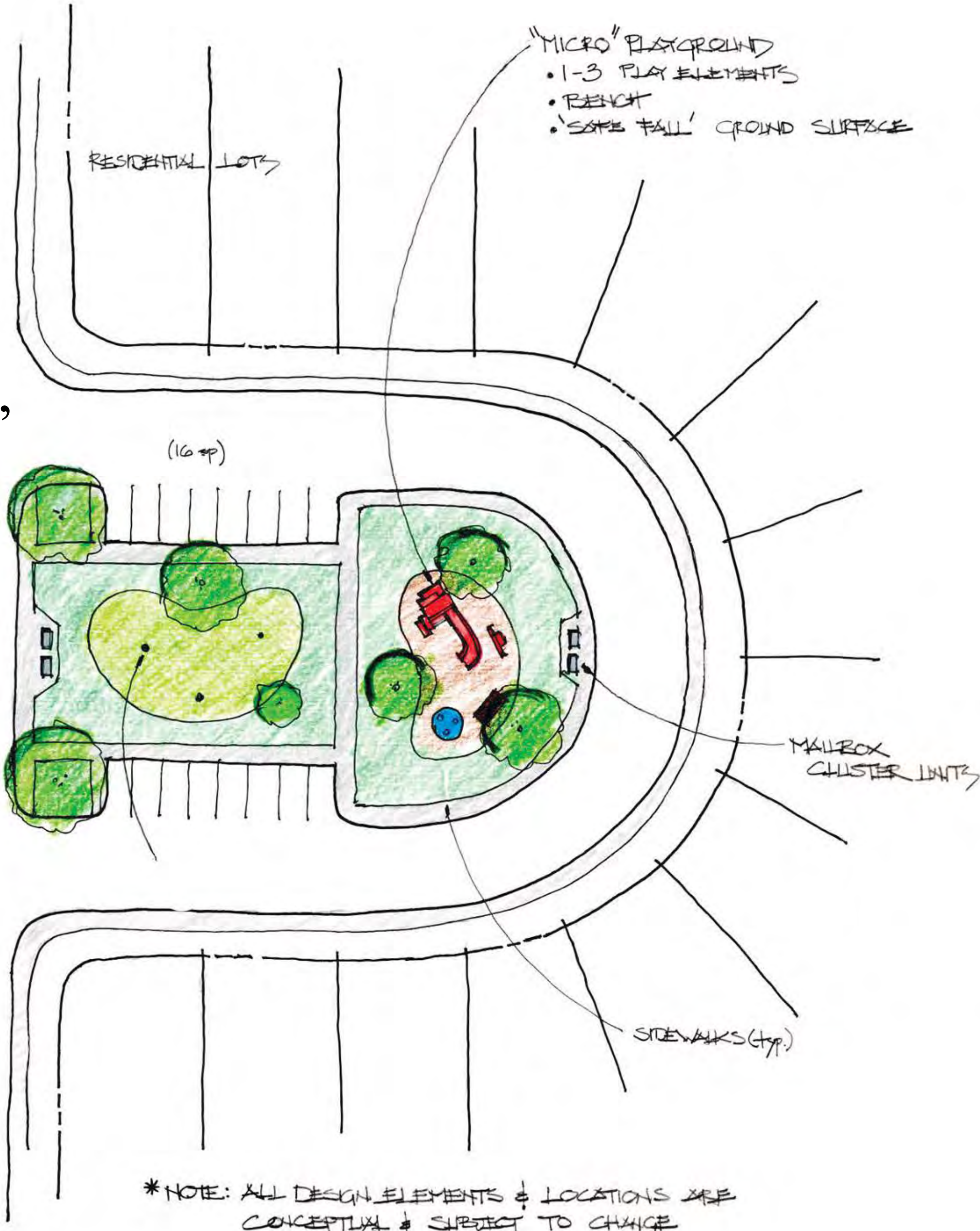
Option 'A'
(H.O.A.)



Option 'B'
(H.O.A.)

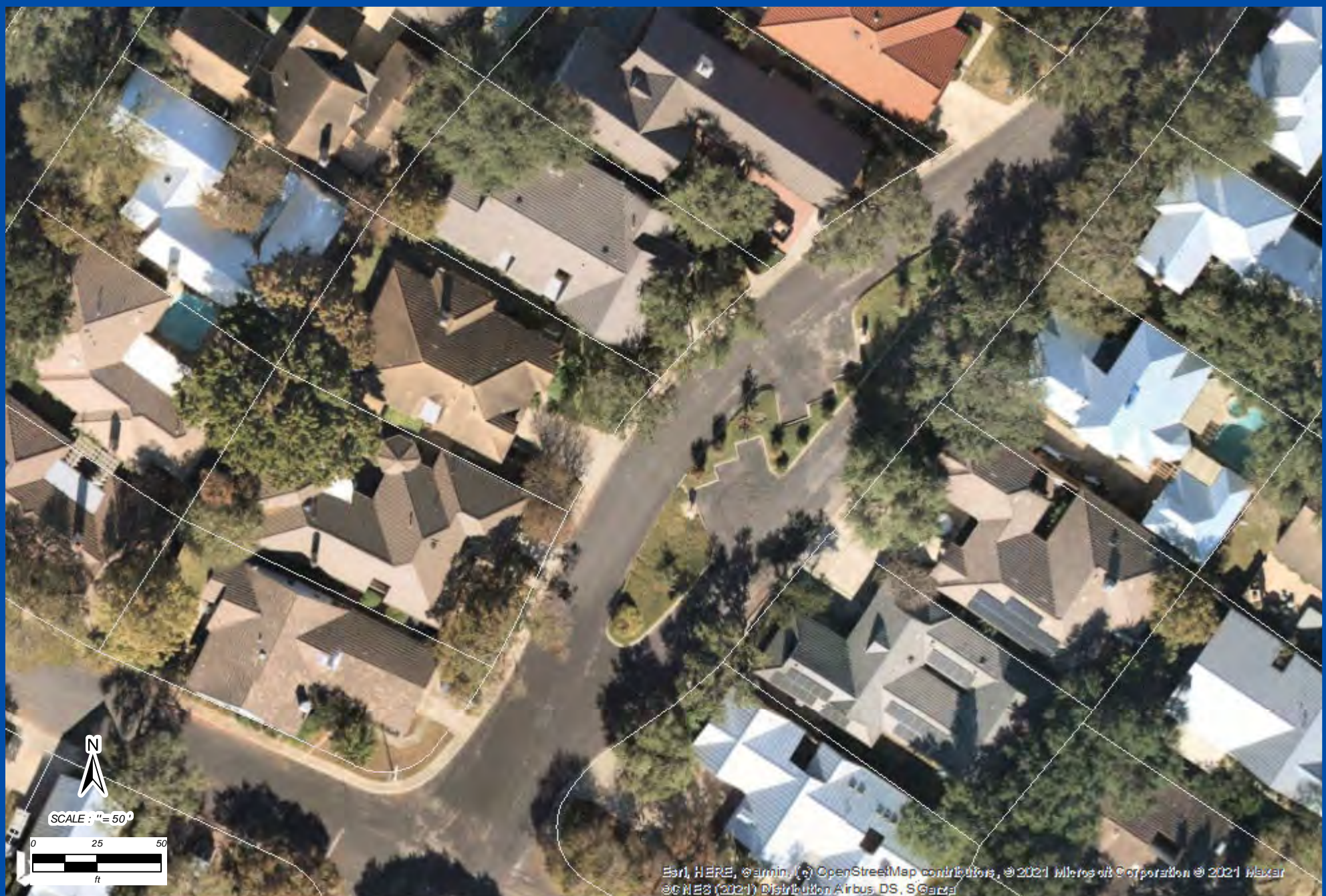


Option 'C'
(Public)



Note: This drawing is conceptual and subject to change.





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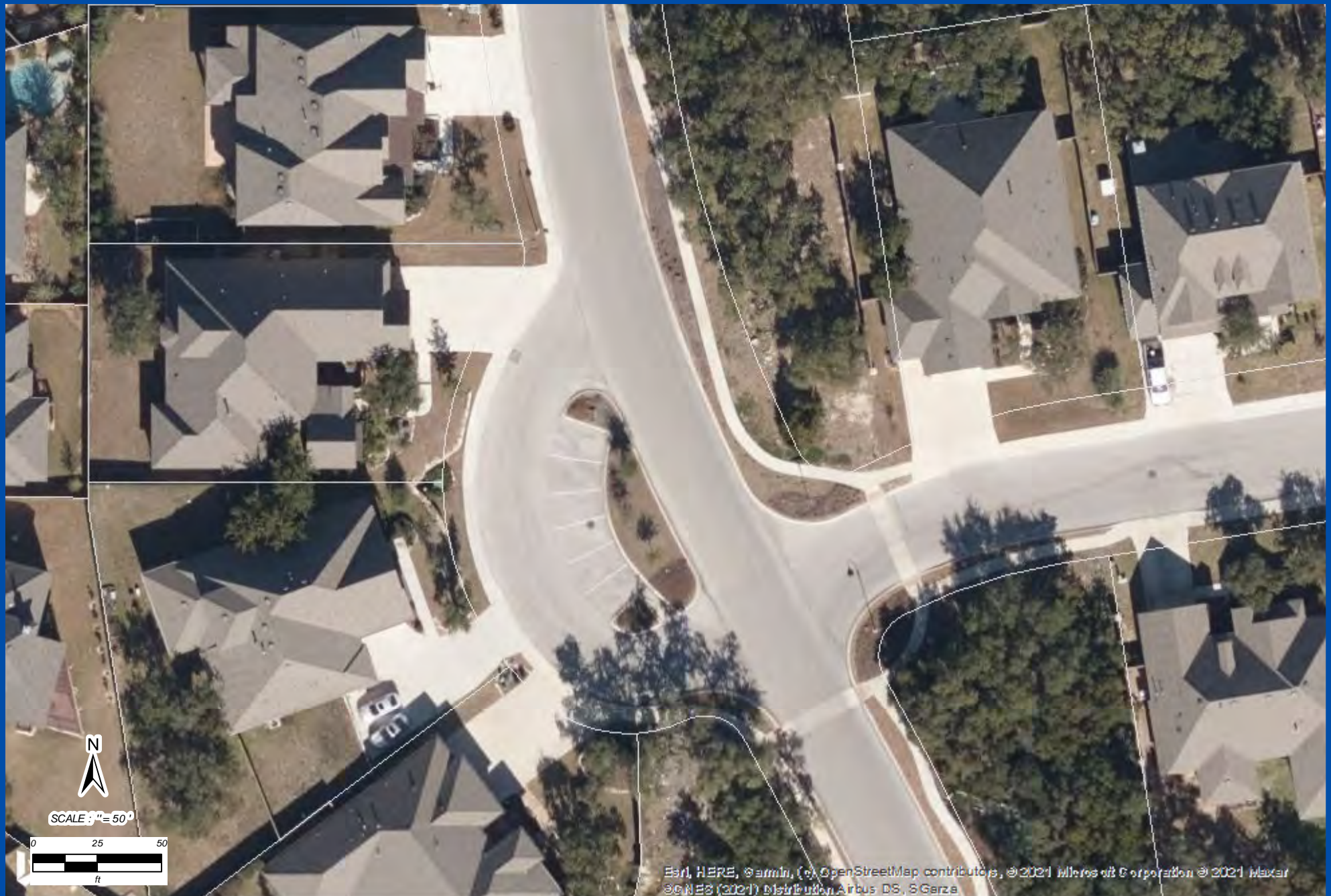
Oak Well Farms Parking Pod

Campden Ct
Alamo Heights, TX

MAP DATE: June 02, 2021

PREPARED BY: BDB

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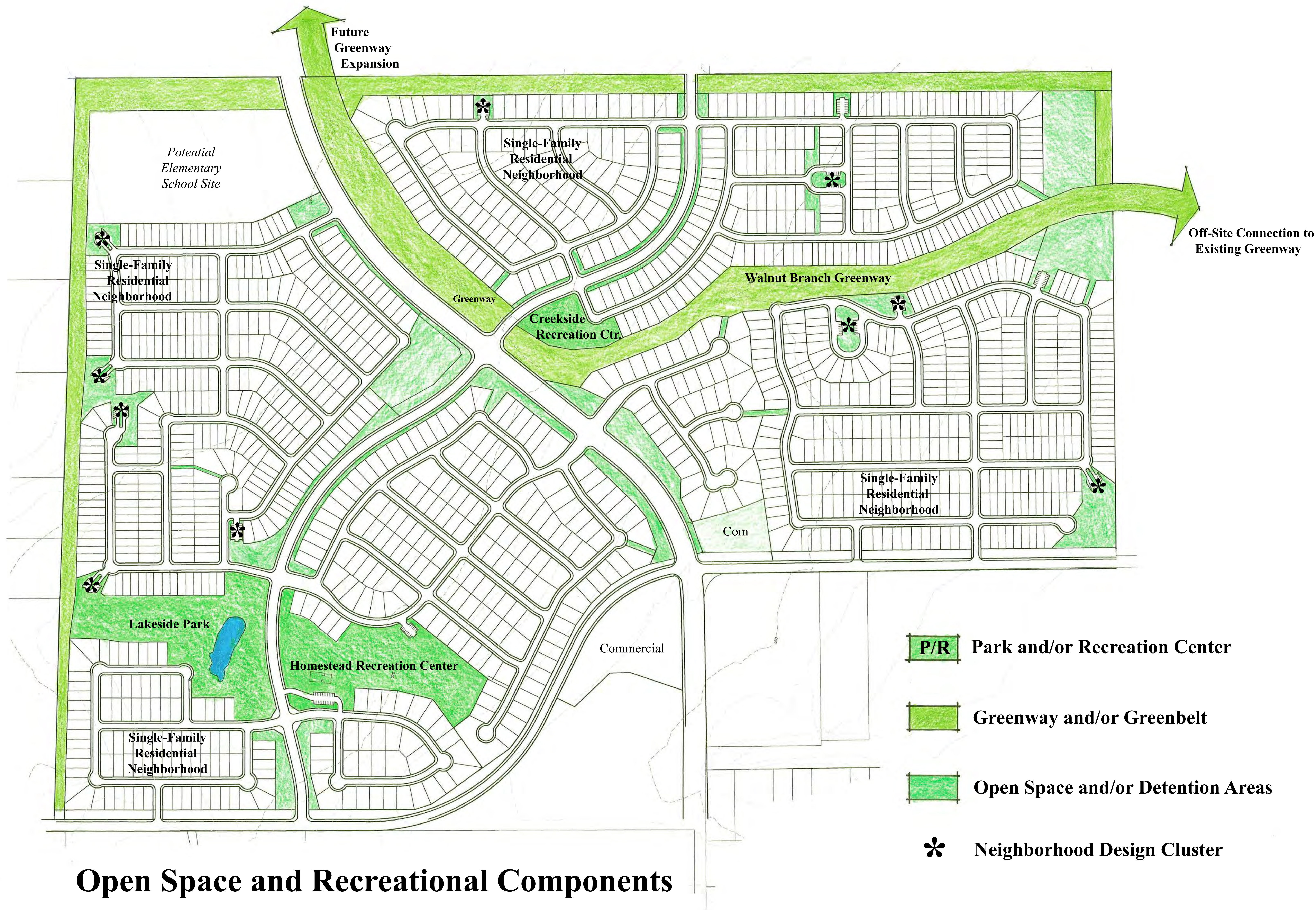
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Kinder Ranch Parking Pod

Comal County, Texas

MAP DATE: June 02, 2021
PREPARED BY: BDB

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WALNUT SPRINGS

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Homestead Recreation Center

NOTE: This drawing is conceptual, subject to change, and not for construction purposes



Lakeside Park

WALNUT SPRINGS

NOTE: This drawing is conceptual, subject to change, and not for construction purposes

DWA

4-1-2021

WALNUT SPRINGS



Creekside Recreation Center

NOTE: This drawing is conceptual, subject to change, and not for construction purposes

DWA
4-1-2021

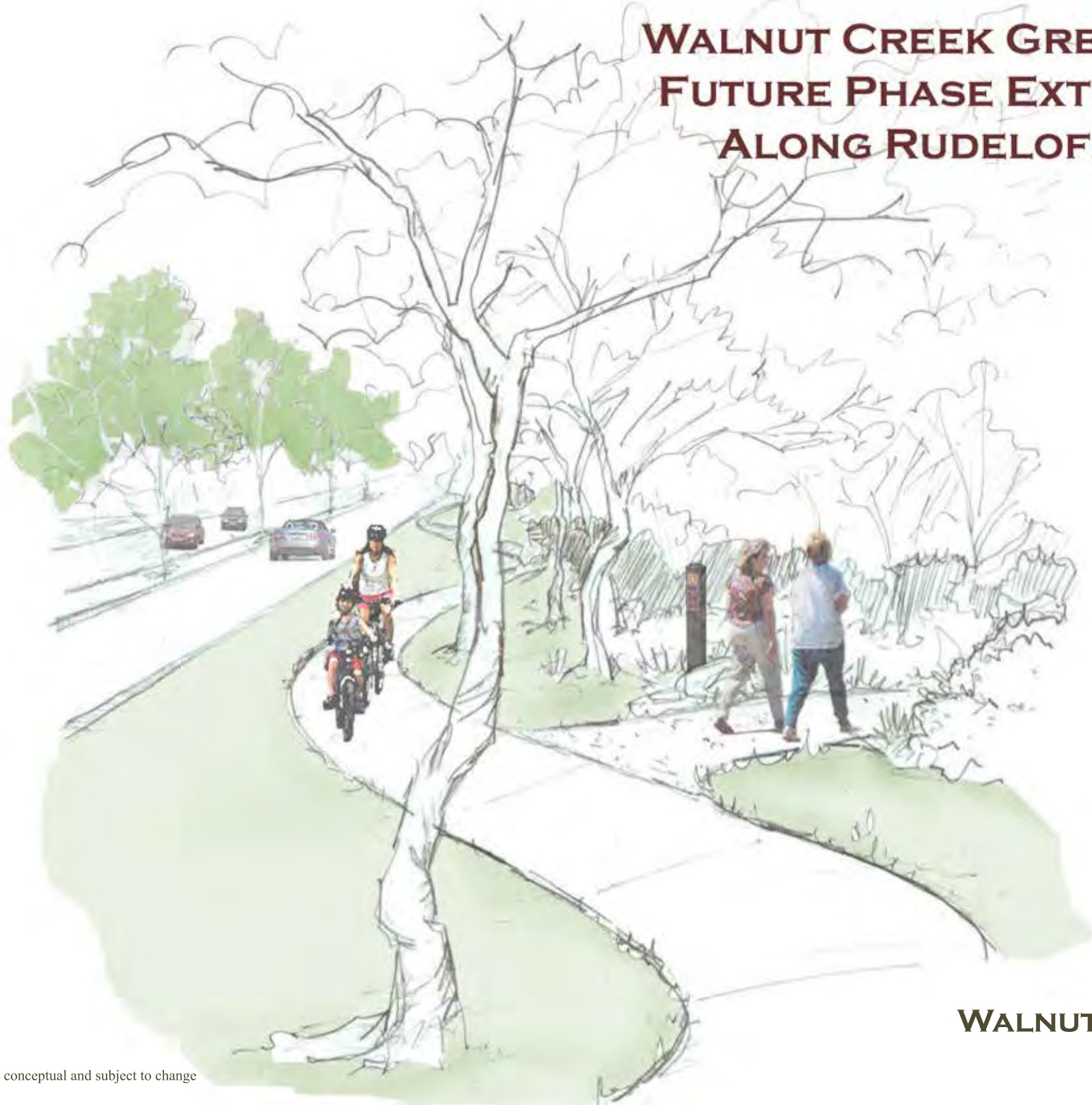


**PROPOSED FUTURE
WALNUT CREEK GREENWAY
EXTENSION INSIDE WALNUT SPRINGS**

WALNUT SPRINGS

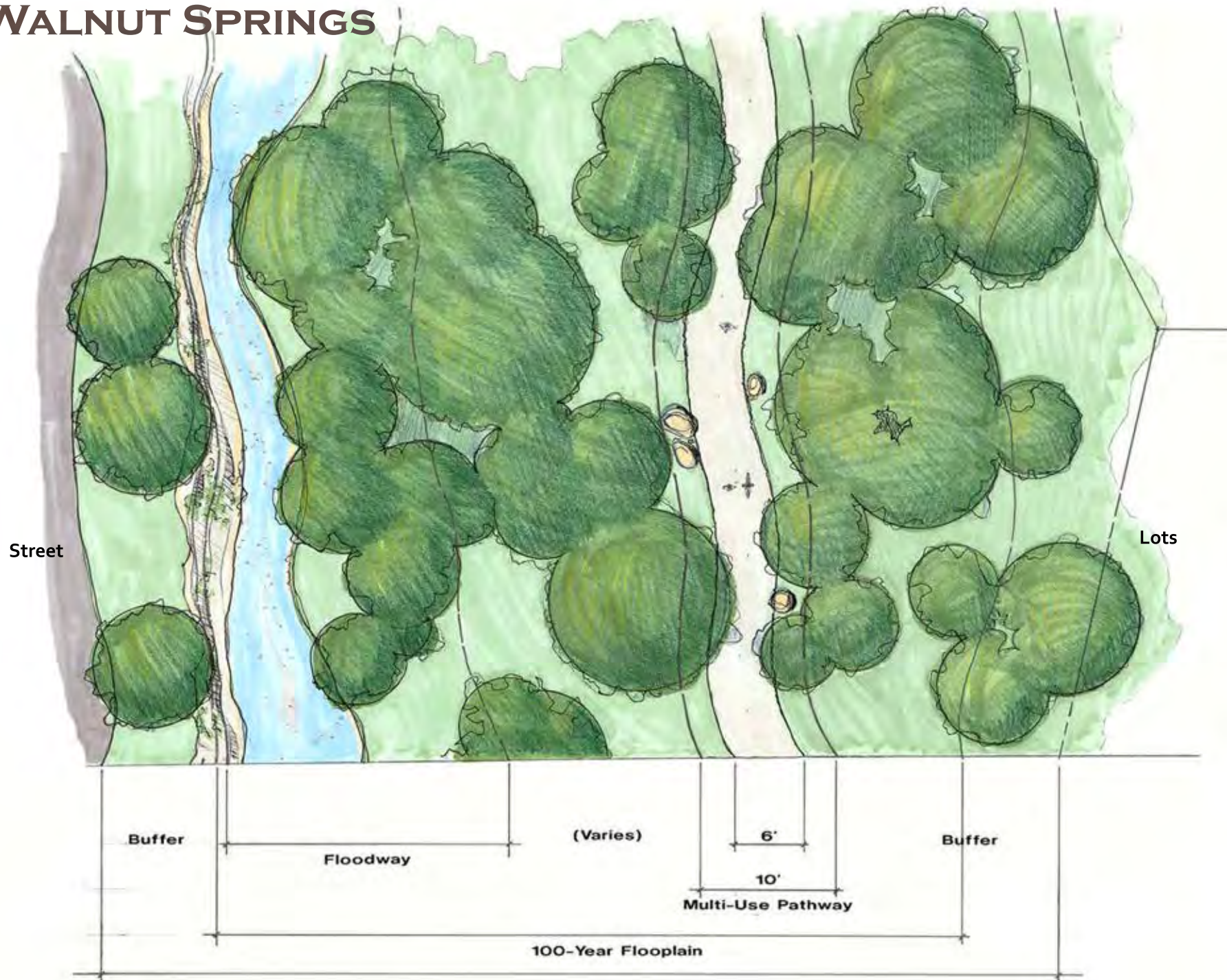


WALNUT CREEK GREENWAY FUTURE PHASE EXTENSION ALONG RUDELOFF ROAD



WALNUT SPRINGS

WALNUT SPRINGS



WALNUT CREEK GREENWAY

POST-DEVELOPMENT SCHEMATIC PLAN/SECTION



NOTE: THIS DRAWING IS CONCEPTUAL AND SUBJECT TO CHANGE

5-26-2021



Walnut
Springs
Park

City of Seguin

