

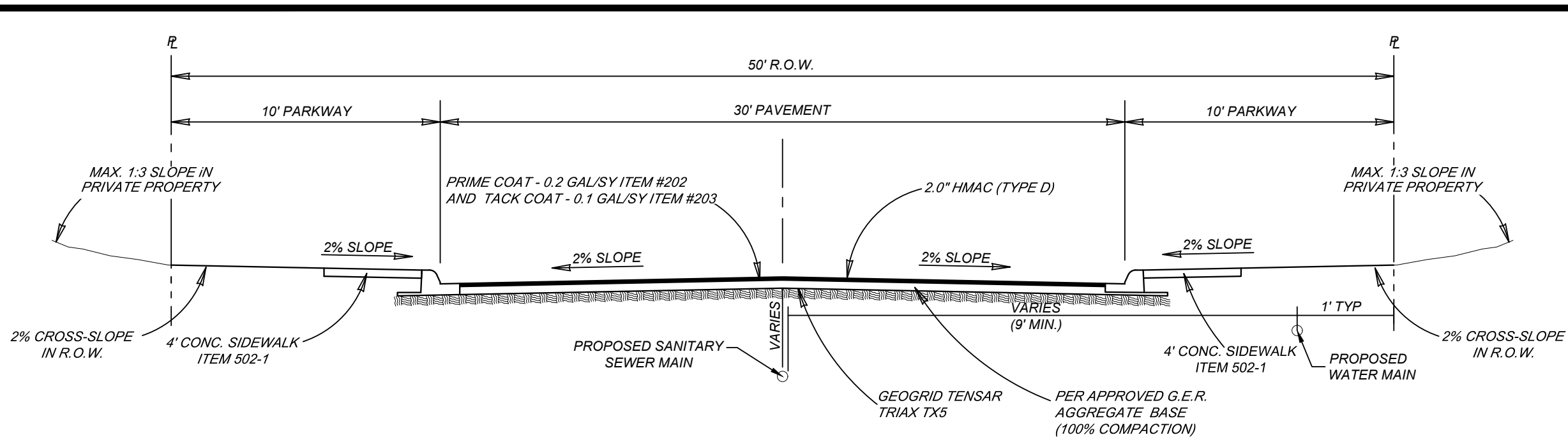
Exhibit A

LAND USE DENSITY TABLE										
UNIT	SINGLE FAMILY & ROW (ACRES)	DWELLING UNITS (LOTS)	FUTURE COMMERCIAL (ACRES)	LOT 900 SERIES (DRAINAGE)	PARK AREA (ACRES)	TRAIL LENGTH (FEET)	COMMON AREA / DRAINAGE (ACRES)	TOTAL ACRES	DENSITY (DWELLING UNITS/ TOTAL ACRES)	LAND USE
1	13.24	55	0	1	2.20	479.99	1.91	17.35	3.17	SINGLE FAMILY RESIDENTIAL
2A	9.08	23	0	2	1.70	2033.92	1.64	12.42	1.85	SINGLE FAMILY RESIDENTIAL
2B	16.05	78	2.62	4	0.36	180.00	1.43	20.46	3.81	SF RESIDENTIAL & COMM.
TOTAL	38.37	156	2.62	7	4.26	2693.91	4.98	50.23	3.11	SINGLE FAMILY RESIDENTIAL

GENERAL NOTES

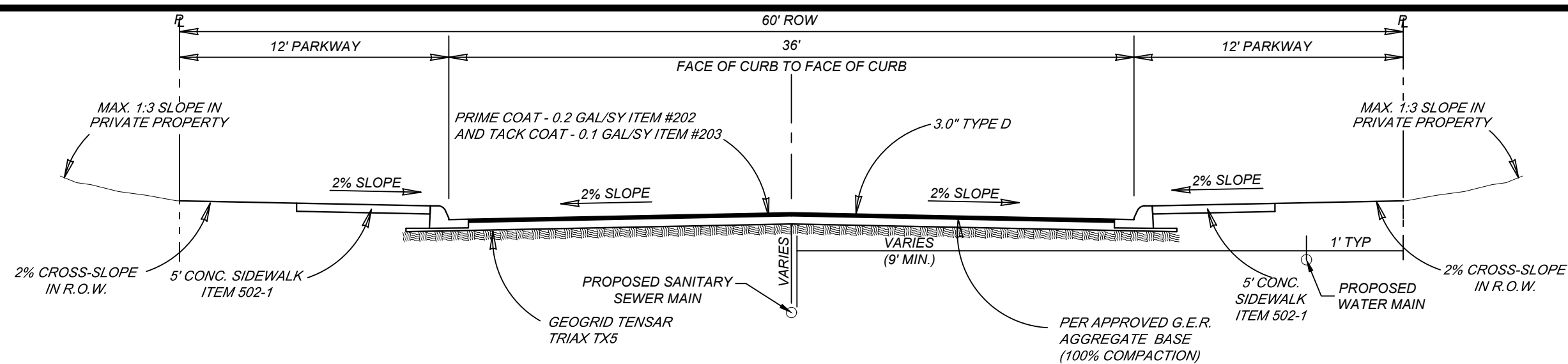
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 0.99985242047.
- PER THE CITY OF SEGUIN UNIFORM DEVELOPMENT CODE ALL INTERNAL STREETS WITHIN THIS SUBDIVISION WILL MEET THE FOLLOWING CRITERIA:
 - LOCAL: 50 FEET OF DEDICATED RIGHT-OF-WAY, 30 FEET AS MEASURED CURB TO CURB.
 - COLLECTOR: 60 FEET OF DEDICATED RIGHT-OF-WAY, 36 FEET AS MEASURED CURB TO CURB.
 - THE FRONT, SIDE AND REAR SETBACKS WILL CONFIRM TO THE MINIMUM SETBACK REQUIREMENTS BY THE R-2 ZONING DISTRICT.
 - A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST EDITION OF THE AASHTO MANUAL.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREA DETERMINED TO BE MINIMAL FLOOD HAZARD, AS SCALED FROM FEMA FLOODMAP 48187C0260F, COMMUNITY PANEL 00260F, DATED NOVEMBER, 02, 2007. THE APPLICANT HAS SUBMITTED A DRAINAGE STUDY WHICH WILL RESULT IN A NO-RISE CONDITION FOR DEVELOPMENT OF THE SUBDIVISION.
 - ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS/LOTS, OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSOR AND OR/ASSIGNS PROVIDED SUCH SUCCESSOR IS APPROVED BY THE CITY.
 - UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:
 - WATER SERVICE: SPRING HILL WATER SUPPLY COMPANY
 - SEWER SERVICE: CITY OF SEGUIN
 - TELEPHONE: AT&T
 - CABLE: SPECTRUM
 - ELECTRIC: OVEC
 - GAS: CENTERPOINT

DEVELOPER WILL PROVIDE CHANNEL IMPROVEMENTS WITHIN EASEMENT FOR CONVEYANCE OF 2A RUNOFF TO POND AS PART OF 2A SUBDIVISION IMPROVEMENTS



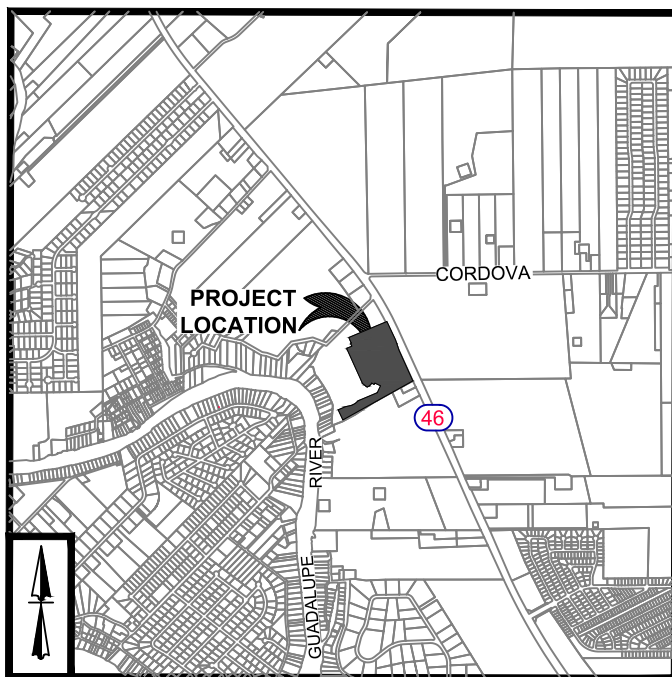
TYPICAL LOCAL 50' ROW STREET SECTION

N.T.S.

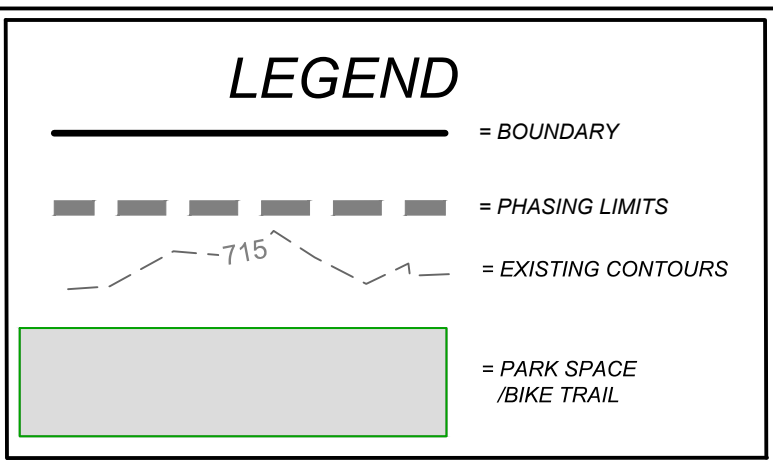
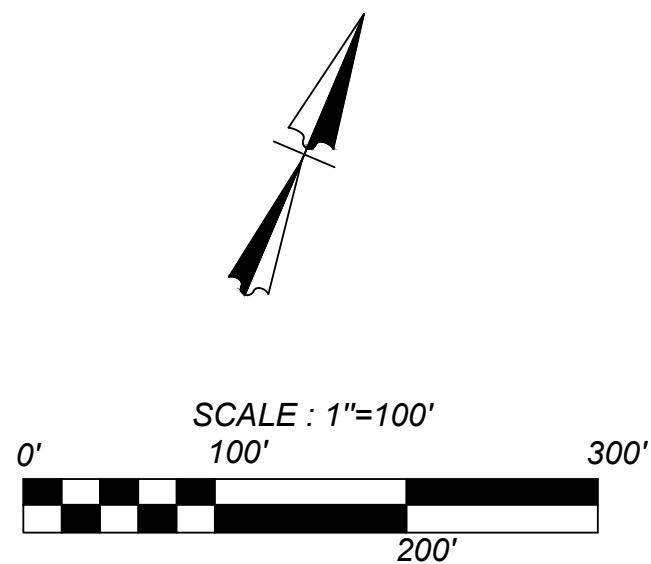


TYPICAL COLLECTOR 60' ROW STREET SECTION

N.T.S.



LOCATION MAP NOT TO SCALE



ENGINEER / DESIGNER:

KFW ENGINEERS
162 W MILL ST
NEW BRAUNFELS, TX 78130
PHONE: (830) 220-6042
FAX: (830) 627-9097

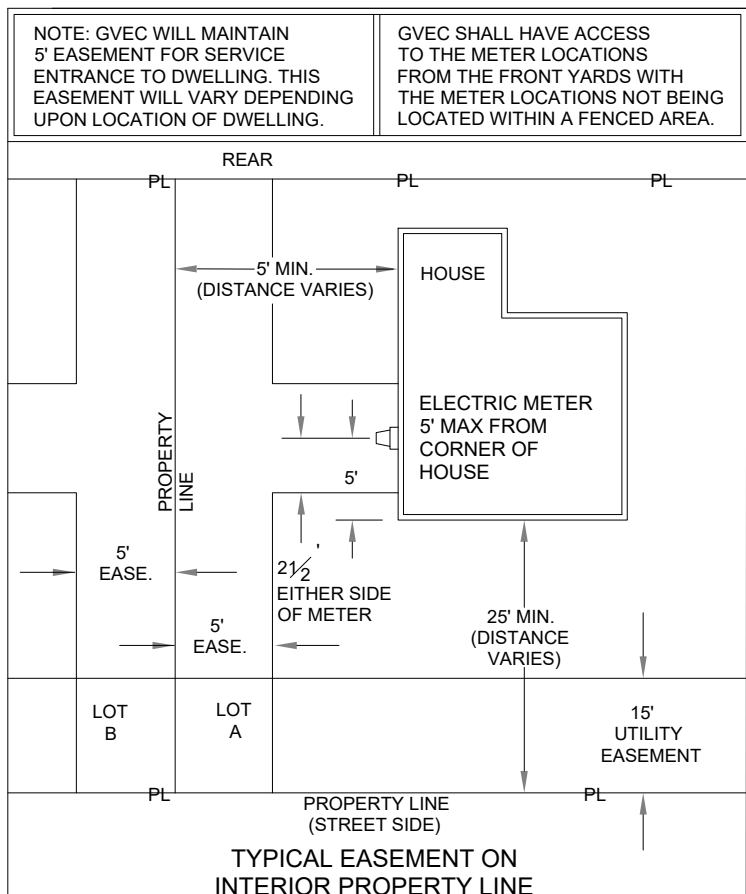
OWNER:

CHESMAR HOMES
1846 N. LOOP 1604 WEST, STE. 200
SAN ANTONIO, TX 78248
PH. (210) 957-3395

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	62.64'	N83°41'15\"W
L2	12.00'	S26°52'55\"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	670.93'	5669.60'	006°46'49\"	N27°53'38\"W	670.54'
C2	228.87'	194.50'	067°25'12\"	S00°43'15\"E	215.89'

STATE OF TEXAS
CALLED 0.976 ACRE - PARCEL 17
VOL. 1232, PAGE 94, O.P.R.
RECORDED 10/04/1998



PREPARED: September 2021

THREE OAKS SUBDIVISION SEGUIN, TEXAS CONCEPT PHASING PLAN

JOB NO: 437-17-01
DATE: September 2021
DRAWN: RAD CHECKED: WF
SHEET NUMBER:

1 OF 1