

VICINITY MAP
NTS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I (We) the undersigned owner(s) of the land shown on the plat, and designated herein as ARROYO RANCH PHASE V, being 35.54 ACRES of land out of the Anastacio Mansolo League, and being all of a called 35.54 acre tract of land conveyed by Warranty Deed to WBW Single Development Group, LLC - Series 131 recorded in Document No. _____ of the Official Public Records of Guadalupe County, and whose name is subscribed hereto, do hereby subdivide part of my land as shown, and dedicate to the public all street, alleys, and easements for the purposes shown hereon.

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 131,

By: _____
Bruce Whitis, President & Sole Manager

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on _____, by Bruce Whitis, in his capacity as President of WBW Single Development Group, LLC - Series 131, a separate series of WBW Single Development Group, LLC, a Texas series limited liability company, on behalf of said series.

Notary Public, State of Texas

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

APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____, 2025. THIS PLAT IS HEREBY APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF SEGUIN TEXAS, OR ITS AGENT IN TESTIMONY WHERE OF WITNESS OF THE OFFICAL SIGNATURE.

MELISSA REYNOLDS, P.E., CFM, MPA
CITY ENGINEER

PAMELA CENTENO
DIRECTOR OF PLANNING

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, BRETT A. BUTTS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, INDICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS TRUE AND CORRECT, CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION.

BRETT A. BUTTS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6254

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. THIS DOCUMENT IS PROVIDED FOR REVIEW PURPOSES, AND THE SIGNED AND SEALED DOCUMENTS RELATING TO THIS PROJECT SHALL PREVAIL IN THE EVENT OF ANY DIFFERENCES.
RELEASE DATE: FEBRUARY 5, 2025

STATE OF TEXAS
COUNTY OF WILLIAMSON:

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

KEITH A. CALDWELL
REGISTERED PROFESSIONAL
ENGINEER NO. 101956

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF KEITH CALDWELL ON 02/05/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

STATE OF TEXAS
COUNTY OF GUADALUPE

GVEC NOTES:

UNDERGROUND SUBDIVISION PLAT NOTES

- Typical for meter locations.
- Where underground services are utilized 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.
- GVEC shall have access to meter locations from the front yard with the location not being within a fenced area.
- 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.
- 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.
- 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.
- 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.
- 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 ARROYO RANCH PHASE V has been submitted to and approved by Guadalupe Valley Electric Cooperative, Inc. for easements.

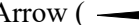
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

FINAL PLAT FOR
ARROYO RANCH PHASE V

CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS
BEING 35.54 ACRES OUT OF THE MANSOLO A. SURVEY,
ABSTRACT NO. A-29, CITY OF SEGUIN, GUADALUPE
COUNTY, TEXAS.

No portion of this tract is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Guadalupe County, Texas Dated March 27, 2024, panel number 48187C0290G. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant, or imply, that structures placed within the Special Flood Hazard Areas shown hereon, or any of the platted areas, will be free from flooding or flood damage.

GENERAL NOTES:

- Water shall be supplied by Springs Hill Special Utility District.
- Sanitary sewer shall be supplied by the City of Seguin.
- Electricity shall be supplied by GVEC.
- All utility and drainage 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.
- Developer: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 131
Address: 109 W 2nd Street, Ste. 201
Georgetown, Texas 78626
- Storm water management and runoff is the responsibility of the property owner(s) including, but not limited to: construction, maintenance and operation of all onsite facilities whether temporary (erosion/sedimentation control) or permanent including conveyance, storage, detention, discharge and regulatory compliance with applicable City Codes, Ordinances, State and Federal law.
- 4' Sidewalks are required along all streets with a 50 ft. ROW and 5' sidewalks are required along all streets with a 60 ft. ROW. Sidewalks adjacent to residential lots shall be constructed by the homebuilder at the time of house construction. Sidewalks adjacent to non-residential lots and all ramps shall be constructed by the developer.
- Development is subject to requirements of the City of Seguin Parkland Dedication Ordinance. Any land dedicated as park land or facilities constructed on said land shall count as credit towards all phases of the Arroyo Ranch subdivision.
- Street lights will be provided as required by City Code.
- All permanent corners set are 1/2" iron rods with cap marked "YALGO" unless otherwise noted hereon. Iron rods set in areas where there is an expectation of movement will not be considered permanent and not marked accordingly.
- This project is referenced to the Texas State Plane Coordinate System, NAD 1983 (2011) datum, Texas South Central Zone No. 4204. All distances are grid distances and all bearings are grid bearings. The Combined Correction Factor (CCF) is 0.9998449. Ground distance = Grid distance / CCF. All coordinates can be referenced to a concrete TXDOT Monument found at the southwest intersection of F.M. Highway 725 & Highway 46. Observed coordinates for said TXDOT monument are N = 13743888.83, E = 2290632.28. Reference tie to said monument from the Point of Beginning of this tract is N 42°10'00" E, 3432.75 feet.
- Arrow () indicates that the storm water runoff must flow directly from all adjacent upstream lots to the downstream lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot must allow storm water to pass from upstream lots to the downstream lots without impediment.
- Hardscape/Landscape improvements, including structures, fences, walls, or other obstructions, which alter the cross-section of an approved drainage channel shall not be placed within an easement or open space lot which conveys stormwater runoff. The local government, or their agent, have the right to ingress and egress to drainage easements and open space lots to remove any impeding obstructions placed within the limits of a drainage easement and to make any modification or improvements within the drainage way.

Please see technical manual for the 16 required notes for administrative plats.

Leave a 3x4 inch space blank for county clerk signature block in this location.

County Clerk, Guadalupe County, Texas

STATE OF TEXAS
COUNTY OF GUADALUPE

SHSUD NOTES

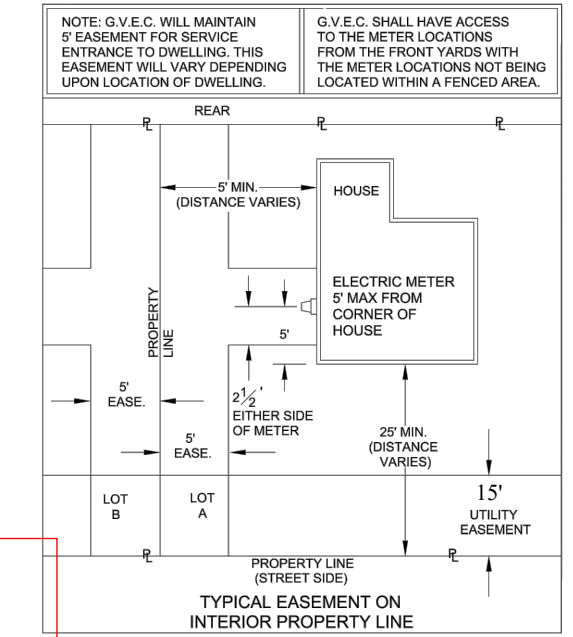
- THE TRACT IS WITHIN THE BOUNDARIES OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 10666, WHICH IS POSSESSED BY SHSUD. SHSUD HAS EXISTING INFRASTRUCTURE IN THE VICINITY OF THE TRACT AVAILABLE TO SERVE THE TRACT. SHSUD WILL PROVIDE WATER SERVICE AND FIRE FLOW TO SERVE 186 LIVING UNIT EQUIVALENTS TO BE CONSTRUCTED ON THE REFERENCED TRACT, PURSUANT TO A NON-STANDARD SERVICE AGREEMENT THAT HAS BEEN EXECUTED BY SHSUD AND THE LANDOWNER THAT ASSUMES THE COMPLETION OF THE FOLLOWING PUBLIC INFRASTRUCTURE:
A. AN 8 INCH MAIN EXTENSION THAT WILL BE CONSTRUCTED
- SHSUD WILL POSSESS A 5'X5' UTILITY EASEMENT DESITGNATED FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF EACH METER. SHSUD SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENTS DESIGNATED AS SHSUD UTILITY EASEMENTS SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- NO CONCRETE OR PAVEMENT MAY BE PLACED OVER A SHSUD WATER UTILITY LINE WITHOUT CONTACTING AND GETTING APPROVAL FROM SHSUD FIRST.
- ALL SHSUD EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING, BUT NOT LIMITED TO, REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY SHSUD FACILITY LOCATED WITHIN SAID EASEMENT.

THIS FINAL PLAT OF ARROYO RANCH PHASE V SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY SPRINGS HILL SPECIAL UTILITY DISTRICT FOR EASEMENTS.

AUTHORIZED AGENT
SPRINGS HILL SPECIAL UTILITY DISTRICT

PROJECT INFORMATION	BENCHMARK	FINAL PLAT FOR ARROYO RANCH PHASE V CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS	Yalgo Engineering, LLC 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-24040 Texas Registered Surveying Firm # 10194797	SHEET 1 OF 2
TOTAL SIZE: 35.54 ACRES TOTAL BLOCKS: 6 TOTAL LOTS: 186 TOTAL TRACTS: 1	CONCRETE TXDOT MONUMENT TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS SOUTH CENTRAL ZONE NO. 4204 N: 13743888.88 E: 2290632.14 Z: 525.06 (NAVD88-Geoid12B)			

FINAL PLAT FOR
ARROYO RANCH PHASE V
CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS
BEING 35.54 ACRES OUT OF THE MANSOLO A.
SURVEY, ABSTRACT NO. A-29, CITY OF SEGUIN,
GUADALUPE COUNTY, TEXAS.



provide blow up detail for clarity

Is this the centerline bearing and distance? would prefer to have labeled the property lines overall bearing and distance

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11.50'	11.53'	11.05'	N 46°04'58" W	057°25'56"
C2	11.50'	11.75'	11.25'	N 13°01'34" E	058°33'01"
C3	11.50'	11.75'	11.25'	N 45°31'28" W	058°33'04"
C4	11.50'	11.75'	11.25'	N 13°01'36" E	058°33'04"
C13	11.50'	18.06'	16.26'	N 28°45'04" E	090°00'00"
C14	11.50'	18.06'	16.26'	N 61°14'56" W	090°00'00"
C15	11.50'	18.06'	16.26'	S 28°45'04" W	090°00'00"
C16	11.50'	18.06'	16.26'	N 61°14'56" W	090°00'00"
C17	11.50'	18.06'	16.26'	S 28°45'04" W	090°00'00"
C18	11.50'	18.06'	16.26'	N 61°14'56" W	090°00'00"
C19	11.50'	18.06'	16.26'	S 28°45'04" W	090°00'00"
C20	11.50'	18.06'	16.26'	N 61°14'56" W	090°00'00"
C22	11.50'	6.31'	6.23'	S 31°58'24" E	031°26'56"
C23	11.50'	6.31'	6.23'	N 00°31'28" W	031°26'56"
C24	11.50'	6.31'	6.23'	S 31°58'24" E	031°26'56"
C26	11.50'	6.31'	6.23'	S 31°58'24" E	031°26'56"
C27	11.50'	6.31'	6.23'	N 00°31'28" W	031°26'56"
C28	11.50'	6.31'	6.23'	S 31°58'24" E	031°26'56"
C29	11.50'	11.75'	11.25'	N 44°28'32" E	058°33'04"
C30	11.50'	11.75'	11.25'	S 76°58'24" E	058°33'04"
C31	11.50'	11.75'	11.25'	N 44°28'32" E	058°33'04"
C32	11.50'	11.75'	11.25'	S 76°58'24" E	058°33'04"
C33	11.50'	11.75'	11.25'	N 44°28'32" E	058°33'04"
C34	11.50'	11.75'	11.25'	S 76°58'24" E	058°33'04"
C35	11.50'	11.75'	11.25'	N 44°28'32" E	058°33'04"
C36	11.50'	6.31'	6.23'	N 00°31'28" W	031°26'56"
C37	11.50'	6.31'	6.23'	N 00°31'28" W	031°26'56"
C38	11.50'	11.75'	11.25'	N 76°58'24" W	058°33'04"

