

# MEMORANDUM

**To:** Seguin Planning & Zoning Commission

**From:** Kyle Warren, Planner

**Subject:** Arroyo Ranch Phase IV

**Date:** February 29, 2024

City Staff has reviewed the final plat for the Arroyo Ranch Phase IV Subdivision for compliance with the Unified Development Code (UDC) and applicable City requirements. Arroyo Ranch is a single-family residential development divided into 7 phases. Phase IV has 106 buildable lots.

Staff has 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:

- Revise signature blocks – UDC Tech Manual Standardized signature block
- Update GVEC plat notes and detail
- Update ownership information in ownership signature block and on general plat notes
- Revise size and location of county clerk's signature block
- Remove building setback lines from plat diagram
- Remove non-relevant information from plat
- Revise SHWSC notes
- Correct missing and incorrect information on plat diagram

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.





LEGEND

- OVERFLOW SWALE (SEE SHEET 1)  
DRAINAGE ARROW (SEE SHEET 1, NOTE 12)  
ACCESS EASEMENT  
DRAINAGE EASEMENT  
NOT TO SCALE  
NUMBER  
REFERENCE  
REVISION  
TEMPORARY BENCH MARK  
TYPICAL  
UTILITY EASEMENT  
FENCE, WALL, AND LANDSCAPE EASEMENT  
IRON ROD FOUND UNLESS OTHERWISE NOTED  
1/2" IRON ROD SET  
CHANGE IN BEARING  
BLOCK NUMBERS

1, 2, 3

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11.50'	18.06'	16.26'	N 28°45'04" E	90°00'00"
C2	15.00'	13.62'	13.16'	S 42°15'32" E	52°01'12"
C3	50.00'	6.63'	6.62'	N 64°28'21" W	7°35'35"
C4	50.00'	54.00'	51.42'	S 29°44'01" E	61°53'05"
C5	50.00'	30.14'	29.69'	N 18°28'48" E	34°32'34"
C6	50.00'	34.40'	33.72'	S 55°27'31" W	39°24'52"
C7	50.00'	44.16'	42.74'	S 79°31'53" E	50°36'20"
C8	15.00'	13.62'	13.16'	S 80°14'20" E	52°01'12"
C9	325.00'	18.20'	18.20'	S 75°21'21" W	3°12'34"
C10	325.00'	46.47'	46.43'	S 81°03'24" W	8°11'32"
C11	325.00'	26.80'	26.79'	S 87°30'53" W	4°43'28"
C12	15.00'	13.62'	13.16'	N 63°52'01" E	52°01'12"
C13	50.00'	36.15'	35.37'	N 58°34'05" E	41°25'22"
C14	50.00'	33.98'	33.33'	S 81°14'57" E	38°56'33"
C15	50.00'	37.54'	36.67'	N 40°16'04" W	43°01'13"
C16	50.00'	47.59'	45.81'	N 08°30'24" E	54°31'44"
C17	15.00'	13.62'	13.16'	S 09°45'40" W	52°01'12"
C18	11.50'	18.06'	16.26'	S 61°14'56" E	90°00'00"
C19	11.50'	11.75'	11.25'	N 44°28'32" E	58°33'04"
C20	11.50'	11.75'	11.25'	S 76°58'24" E	58°33'04"
C21	11.50'	11.75'	11.25'	S 44°28'32" W	58°33'04"
C22	11.50'	11.75'	11.25'	S 76°58'24" E	58°33'04"
C23	11.50'	11.75'	11.25'	N 44°28'32" E	58°33'04"
C24	11.50'	11.75'	11.25'	S 76°58'24" E	58°33'04"
C25	11.50'	11.75'	11.25'	N 44°28'32" E	58°33'04"
C26	11.50'	11.75'	11.25'	S 76°58'24" E	58°33'04"
C27	11.50'	18.06'	16.26'	S 61°14'56" E	90°00'00"
C28	11.50'	18.06'	16.26'	N 28°45'04" E	90°00'00"
C29	11.50'	18.06'	16.26'	S 61°14'56" E	90°00'00"
C30	11.50'	18.06'	16.26'	N 28°45'04" E	90°00'00"
C31	11.50'	18.06'	16.26'	S 61°14'56" E	90°00'00"
C32	11.50'	18.06'	16.26'	N 28°45'04" E	90°00'00"
C33	11.50'	19.07'	16.96'	S 58°44'16" E	95°01'20"
C34	325.00'	28.49'	28.48'	S 13°44'16" E	5°01'20"
C35	11.50'	18.06'	16.26'	N 28°45'04" E	90°00'00"
C36	11.50'	18.06'	16.26'	S 61°14'56" E	90°00'00"
C37	11.50'	20.55'	17.92'	N 38°41'26" E	102°22'22"
C38	11.50'	14.83'	13.82'	S 53°11'10" E	73°52'27"
C39	11.50'	18.06'	16.26'	N 28°45'04" E	90°00'00"
C40	30.50'	47.91'	43.13'	N 28°45'04" E	90°00'00"
C41	300.00'	48.90'	48.84'	N 78°25'13" E	9°20'18"
C42	300.00'	35.54'	35.52'	N 86°29'00" E	6°47'15"
C43	30.50'	39.33'	36.66'	N 53°11'10" W	73°52'27"
C44	300.00'	49.29'	49.24'	S 11°32'30" E	9°24'52"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 06°50'04" W	13.09'
L2	S 16°14'56" E	30.50'
L3	N 16°14'56" W	30.50'
L4	N 16°14'56" W	30.50'
L5	N 74°11'01" E	7.80'
L6	N 80°18'20" E	9.07'
L7	N 87°50'04" E	9.00'
L8	N 89°41'15" E	7.99'
L9	N 80°28'19" E	18.79'
L10	S 25°28'52" E	10.62'
L11	S 16°14'56" E	30.50'

ARROYO RANCH PHASE III  
V. 9 Pgs. 664-666

GERARDIA COURT  
50' R.O.W.

**Yalgo Engineering, LLC**  
109 W 2nd Street Ste. 201  
Georgetown, TX 78626  
PH (254) 953-5353  
FX (254) 953-5057

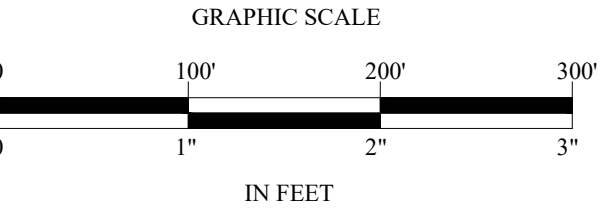
Texas Registered Engineering Firm F-24040  
Texas Registered Surveying Firm # 10194797

SHEET  
2  
OF  
2

FINAL PLAT

ARROYO RANCH PHASE IV

CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS



PROJECT INFORMATION  
TOTAL SIZE: 20.61 ACRES  
TOTAL BLOCKS: 4  
TOTAL LOTS: 106

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	8/12/2021	ACS
CLIENT NAME: BWB SINGLE DEVELOPEMENT GROUP, LLC - SERIES 120			
CLIENT LOCATION: GEORGETOWN, TX			
APPROVED BY: KAC			
AUTHORIZED BY: WBW			

CONCRETE TXDOT MONUMENT

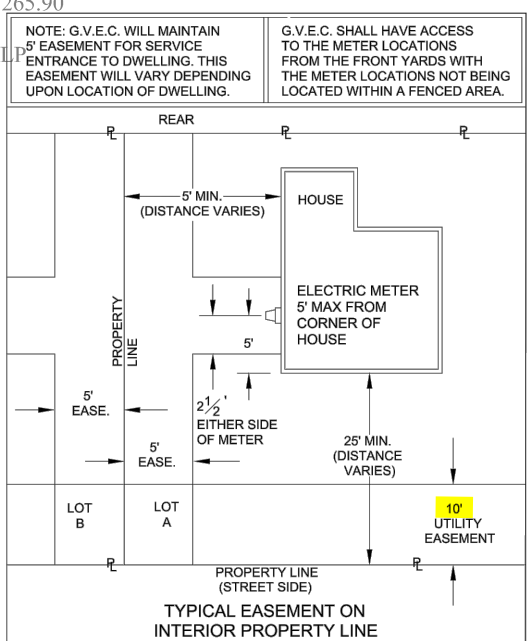
TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS SOUTH CENTRAL ZONE NO. 4204  
N: 13743888.88  
E: 2290632.14  
Z: 525.06' (NAVD88-Geoid12B)

POSITIVE OVERFLOW  
TYPICAL CROSS SECTION  
TRIANGULAR-BOTTOMED, GRASS-LINED, 0.5' DEEP, 0.5% GRADE (MINIMUM)  
N.T.S.

What is the purpose of this detail?  
There is no general condition note in the above list which creates a covenant on this plat for a side yard drainage channel requirement between lots.  
It is not specific to land entitlement and is it warranted on a Subdivision Plat?

INDICATES DIRECTION OF FLOW

FLOW LINE (UPSTREAM ELEVATION TO BE AT TOP OF CURB)



Detail does not match over GVEC standards recorded in there service area in 2023/24.

Add dimension of the street, one set per block.

remove label from plat.

please remove all building line indicators from plat diagram.

Remove curve C43, extend tangent lines.

sum of lot rear lines and ROW is 790.00.  
where is the 0.05' as noted in the boundary call?

WILLMANN JANE  
ELIZABETH  
V. 1996 P. 999  
DATED 04/22/2004

Remove non-relevant information from the Plat.

Remove curve C40, extend tangent lines.