

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.

Professional Engineer signature block does not match current Seguin Plat standard. See the Standard Plat Signature Blocks as Survey signature block does not match current Seguin Plat standard. found in the Technical Memorandum Page, Planning & Codes See the Standard Plat Signature Blocks as found in the Technical Website located on www.seguintexas.gov. Memorandum Page, Planning & Codes Website located on STATE OF TEXAS STATE OF TEXAS FINAL PLAT FOR COUNTY OF BELL www.seguintexas.gov. **COUNTY OF WILLIAMSON** I, Corey Shannon, registered professional land surveyor do hereby certify that I did cause the plat attached ARROYO RANCH PHASE IV I (We) the undersigned owner(s) of the land shown on the plat, and designated herein as hereto to be prepared from an actual survey made on the ground and that all corner monuments were found ARROYO RANCH PHASE IV, being 20.61 ACRES of land out of the Anastacio Mansolo or placed under my supervision in accordance with the subdivision regulations of the city of Seguin, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS League, and being all of a called 54.35 acre tract of land conveyed by Warranty Deed to WBW Guadalupe County, Texas. FEMA will be re-issuing the FIRM Map for this panel in 51 ACRES OUT OF THE MANSOLO A. SURVEY, Single Development Group, LLC - Series 120 recorded in Document No. 202099036353 of the March 27, 2024. The Plat shall reflect this information Official Public Records of Guadalupe County, and whose name is subscribed hereto, do hereby Preliminary, this document shall not be nd boundary of the SHFA. subdivide part of my land as shown, and dedicate to the public all street, alleys, and easements CT NO. A-29, CITY OF SEGUIN, GUADALUPE recorded for any purpose and shall not be for the purposes shown hereon. he proposed map change is the best effective data used or viewed or relied upon as a final **COREY SHANNON** and may be effective at time of plat recordation. COUNTY, TEXAS. GAD notes ownership of this Unit by WBW SINGLE REGISTERED PROFESSIONAL survey document. WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 120, LAND INVESTMENT LLC SERIES 105 per Deed Doc. LAND SURVEYOR NO. 5967 No portion of this tract is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Guadalupe #201999011944. County, Texas Dated November 2, 2007, panel number 48187C0290F. The Surveyor does not certify as to the accuracy or inaccuracy Update and provide information that Bruce Willis is ENGINEER'S CERTIFICATE authorized to execute the plan on behalf of this specific Bruce Whitis, President & Sole Manager of said information and does not warrant, or imply, that structures placed within the Special Flood Hazard Areas shown hereon, or any KNOW ALL MEN BY THESE PRESENTS: of the platted areas, will be free from flooding or flood damage. THAT I, Keith A. Caldwell, do hereby certify that I will prepare all drainage calculations and design STATE OF TEXAS **GENERAL NOTES:** all drains, streets/roads and appurtenances in accordance with the City of Seguin Subdivision Regulations. **COUNTY OF WILLIAMSON** Water shall be supplied by Springs Hill Water Supply Corp. Sanitary sewer shall be supplied by the City of Seguin. , by Bruce Whitis, in This instrument was acknowledged before me on Electricity shall be supplied by GVEC. his capacity as President of WBW Single Development Group, LLC - Series 120, a separate KEITH A. CALDWELL All utility and drainage easements are for the construction, maintenance (including, but not limited to, the removal of trees THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF series of WBW Single Development Group, LLC, a Texas series limited liability company, on REGISTERED PROFESSIONAL and other obstructions), reading of meters and the repair of all overhead and underground utilities. REVIEW UNDER THE AUTHORITY OF KEITH behalf of said series. Developer: WBW SINGLE DEVELOPEMENT GROUP, LLC - SERIES 120 Reconcile. ENGINEER NO. 101956 CALDWELL ON 11/16/2022. IT IS NOT TO BE USED Address: 109 W 2nd Street, Ste. 201 FOR CONSTRUCTION PURPOSES. **STATE OF TEXAS:** Georgetown, Texas 78626 **COUNTY OF GUADALUPE:** Storm water management and runoff is the responsibility of the property owner(s) including, but not limited to: Notary Public, State of Texas construction, maintenance and operation of all onsite facilities whether temporary (erosion/sedimentation control) or This plat has been submitted to GVEC and approved by the Guadalupe Valley Electric permanent including conveyance, storage, detention, discharge and regulatory compliance with applicable City Codes, **STATE OF TEXAS:** Cooperative for easements. Ordinances, State and Federal law. COUNTY OF GUADALUPE: 4' Sidewalks are required along all streets with a 50 ft. ROW and 5' sidewalks are required along all streets with a 60 ft. **CITY OF SEGUIN:** ROW. Sidewalks adjacent to residential lots shall be constructed by the homebuilder at the time of house construction. Agent for GVEC Sidewalks adjacent to non-residential lots and all ramps shall be constructed by the developer. This plat is hereby approved by the Planning Commission of the City of Seguin, Texas or its Development is subject to requirements of the City of Seguin Parkland Dedication Ordinance. Any land dedicated as park recorder. In testimony whereof, witness the official signature. 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. Approved by the Planning Commission this the day of 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) CHAIRPERSON RECORDER 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 = 13743888.88, E = 2290632.14. Reference tie to said monument from the Point of Beginning of this Please see Seguin's CITY ENGINEER tract is N 53°16'58" E, 3145.16 feet. Technical Manual for Arrow (—) indicates that the storm water runoff must flow directly from all adjacent upstream lots to the downstream Please add signature block for correct signature lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot planning director. blocks. must allow storm water to pass from upstream lots to the downstream lots without impediment. The street name change from Jackalope Court to Bufflehead Drive occurs at the lot line between Lot 47 and Lot 48 of The street name change from Bufflehead Drive to Barbary Road occurs at the lot line between Lot 28 and Lot 29 of Block 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 Please move this modification or improvements within the drainage way. signature block to the County Clerk, Guadalupe County, Texas bottom right of this VICINITY MAP **GVEC NOTES:** gage and allow a 3" **STATE OF TEXAS** GVEC will possess a 5-foot wide easement to the service meter location. Easement to follow service line and will vary by 4" space for it. NTS **COUNTY OF GUADALUPE** 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. SHWSC NOTES: All utility easements are for the construction, maintenance (including but not limited to removal of trees and other The tract is within the boundaries of water certificate of convenience and necessity No. 10666, which is possessed by SHWSC. SHWSC obstructions), reading of meters, and repair of all overhead and underground utilities. has existing infrastructure in the vicinity of the plat available to serve the plat. 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. SHWSC will provide water service and fire flow to serve 106 living unit equivalents to be constructed on the referenced tract, pursuant to a non-standard service agreement that has been executed by SHWSC and the landowner that assumes the completion of the following GVEC notes do not appear to be current. Update and locate the public infrastructure. GVEC Signature Block with their respective notes. A. An 8 inch main extension has been constructed • SHWSC shall have access to meter locations from the front yard with the location not being within a fenced area. Any easements designated as SHWSC utility easements shall remain open for access at all times and shall not be within a fenced area All SHWSC easements are for construction, maintenance (included, but not limited to, removal of trees and other obstructions), reading of meters, and repair of any SHWSC facility located within said easement. Renumber notes. remove excess line spacing & formatting.

BENCHMARK

CONCRETE TXDOT MONUMENT

TEXAS STATE PLANE COORDINATE

Z: 525.06' (NAVD88-Geoid12B)

N: 13743888.88

E: 2290632.14

SYSTEM, NAD1983 (2011) DATUM, TEXAS SOUTH CENTRAL ZONE NO. 4204

Remove non-relevant information from the Plat.

OTAL BLOCKS: 4

11/15/2022

CLIENT NAME: WBW SINGLE DEVELOPEMENT GROUP, LLC - SERIES 120

TOTAL LOTS: 106

PROJECT INFORMATION

TOTAL SIZE: 20.61 ACRES

Authorized Agent for Springs Hill Water Supply Corp

ORIGINAL RELEASE

PROJECT NUMBER: AR04

CHECKED BY: ACS

APPROVED BY: KAC

AUTHORIZED BY: WBW

DESCRIPTION

CLIENT LOCATION: GEORGETOWN, TX

FINAL PLAT ARROYO RANCH PHASE IV CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS

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

Yalgo

istered # 10194797

SHEET

