

MEMORANDUM

To: Seguin Planning & Zoning Commission
From: Kyle Warren, Planner
Subject: Greenspoint Heights Unit 3A
Date: February 29, 2024

City Staff has reviewed the final plat for the Greenspoint Heights Unit 3A Subdivision for compliance with the Unified Development Code (UDC) and applicable City requirements. Greenspoint Heights is a single-family residential development divided into 7 Units. Unit 3A has 59 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 SHWSC plat notes
- Update Standard GVEC detail
- Revise size and location of county clerk's signature block
- Remove non-relevant information from plat
- Correct missing and incorrect labeling issues 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.

Drawing Name: T:\310 - MI Homes of San Antonio, LLC\011 - Greenspoint Heights 3A\Plat\Greenspoint Heights Unit 3A Plat.dwg User: RANDY-RUSSELL Jan 31, 2024 - 11:36am

FINAL PLAT ESTABLISHING GREENSPPOINT HEIGHTS, UNIT 3A

BEING A 13.92 ACRE TRACT OF LAND SITUATED IN THE JOHN D. CLEMENTS SURVEY,
ABSTRACT NO. 11, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A 248.238
ACRE TRACT RECORDED IN DOCUMENT #201899023476, OFFICIAL PUBLIC RECORDS,
GUADALUPE COUNTY, TEXAS.

PLAT NOTES:

- THIS PROPERTY WILL BE SERVED BY THE FOLLOWING:
ELECTRIC – GUADALUPE VALLEY ELECTRIC COOPERATIVE
TELEPHONE – AT&T
WATER – SPRINGS HILL WATER SUPPLY
SEWER – CITY OF SEGUIN UTILITIES
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PINS WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF SEGUIN, TEXAS.
- THIS SUBDIVISION IS WITHIN THE SEGUIN INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0260F, EFFECTIVE DATE NOVEMBER 2, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF SEGUIN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE ELEVATION OF THE LOWEST FLOOR OF STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- THIS UNIT CONTAINS 4 RESIDENTIAL BLOCKS, 59 BUILDABLE RESIDENTIAL LOTS AND 2 DRAINAGE LOTS.
- SIDEWALKS IN R-2 ZONING DISTRICTS SHALL BE BUILT ALONG AND DIRECTLY ADJACENT TO THE STREET CURB. SIDEWALKS ON RESIDENTIAL LOTS SHALL BE BUILT WHEN BUILDING PERMITS ARE ISSUED FOR HOMES. ALL OTHER SIDEWALKS SHALL BE BUILT WHEN THE ADJACENT STREET IS CONSTRUCTED.
- DEVELOPMENT IS SUBJECT TO THE CITY OF SEGUIN'S PARKLAND DEDICATION ORDINANCE. HOME OWNERS ASSOCIATION (HOA)/PRIVATE PARKLAND DEDICATION AND OTHER COMMON AREAS WILL BE MAINTAINED IN PERPETUITY BY THE HOA. ALL PARK AMENITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PARK DEVELOPMENT AGREEMENT. THE FEE IN-LIEU-OF WILL BE IN ACCORDANCE WITH THE PARK DEVELOPMENT AGREEMENT.

SHWSC NOTES

- THE TRACT IS WITHIN THE BOUNDARIES OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 10666, WHICH IS POSSESSED BY SHWSC. SHWSC HAS EXISTING INFRASTRUCTURE IN THE VICINITY OF THE TRACT AVAILABLE TO SERVE THE TRACT.
- SHWSC WILL PROVIDE WATER SERVICE AND FIRE FLOW TO SERVE (59 LUEs) 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 PUBLIC INFRASTRUCTURE:
 - 8 INCH MAIN EXTENSION THAT WILL BE CONSTRUCTED
 - FIRE HYDRANTS (6)
- 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 (INCLUDING, BUT NOT LIMITED TO, REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY SHWSC FACILITY LOCATED WITHIN SAID EASEMENT.

AUTHORIZED AGENT
SPRINGS HILL WATER SUPPLY CORPORATION

DATE

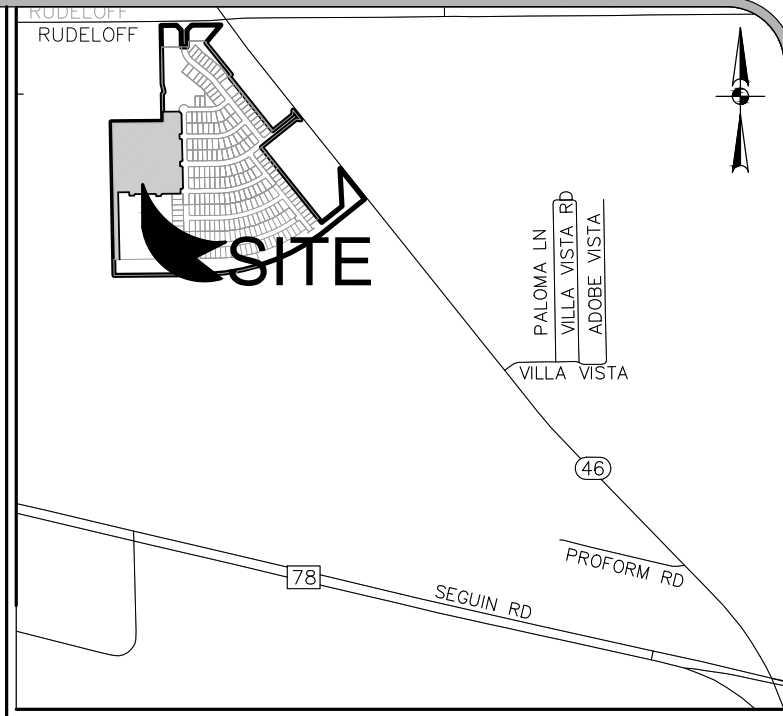
GVEC NOTES:

- 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'x20' 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 ELECTRICAL 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 GREENSPPOINT HEIGHTS UNIT 3A SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENT.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

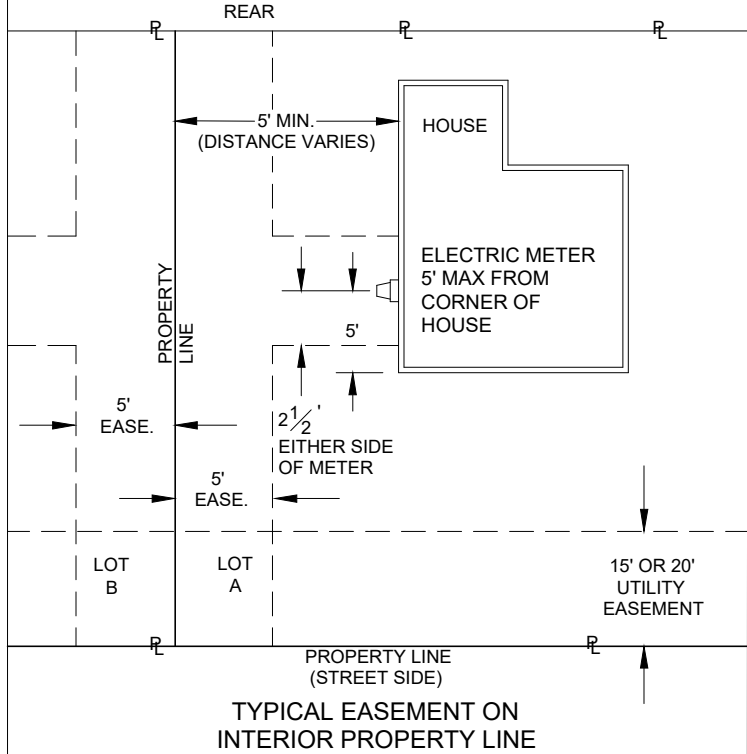
DATE



LOCATION MAP

NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



APPROVED THIS THE _____ DAY OF _____, 20____
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEGUIN, TEXAS.

CHAIRMAN

APPROVED FOR ACCEPTANCE

DATE

PLANNING DIRECTOR

DATE

CITY ENGINEER

Please see Seguin's technical manual for standardized final plat signature blocks

Add Engineer Block w/City Standard preamble.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DOROTHY J. TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295
290 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130

PLAT PREPARED August 7, 2023

Update



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

STATE OF TEXAS
COUNTY OF GUADALUPE

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS GREENSPPOINT HEIGHTS, UNIT 3B, A SUBDIVISION TO THE CITY OF SEGUIN, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

BUTTE LAND PARTNERS, LLC
BY: FRED HEIMER – OWNER
130 SEGUIN AVENUE SUITE 100
SAN ANTONIO, TEXAS 78130

STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

_____ DAY OF _____, 20____

BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF GUADALUPE

Guadalupe County Clerk's Office Recordation Template block is no longer required as per their new system generated recordation labels.

provide a 3" x 4" clear area for GGCO use.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	25.05'	50.00'	028°42'38"	12.80'	24.79'	S38°46'32"E
C2	13.62'	15.00'	052°01'12"	7.32'	13.16'	N27°07'15"W
C3	23.70'	15.00'	090°31'22"	15.14'	21.31'	N44°09'02"E
C4	23.43'	15.00'	089°28'38"	14.86'	21.12'	N45°50'58"W
C5	23.70'	15.00'	090°31'22"	15.14'	21.31'	N44°09'02"E
C6	23.43'	15.00'	089°28'38"	14.86'	21.12'	N45°50'58"W
C7	23.70'	15.00'	090°31'22"	15.14'	21.31'	N44°09'02"E
C8	23.70'	15.00'	090°31'22"	15.14'	21.31'	N44°09'02"E
C9	23.43'	15.00'	089°28'38"	14.86'	21.12'	S45°50'58"E
C10	23.70'	15.00'	090°31'22"	15.14'	21.31'	S44°09'02"W
C11	13.62'	15.00'	052°01'12"	7.32'	13.16'	S64°34'41"E
C12	169.79'	50.00'	194°33'47"	-391.31'	99.19'	S44°09'02"W
C13	13.62'	15.00'	052°01'12"	7.32'	13.16'	N27°07'15"W
C14	23.70'	15.00'	090°31'22"	15.14'	21.31'	N44°09'02"E
C15	23.43'	15.00'	089°28'38"	14.86'	21.12'	N45°50'58"W
C16	23.43'	15.00'	089°28'38"	14.86'	21.12'	S45°50'58"E
C17	23.70'	15.00'	090°31'22"	15.14'	21.31'	S44°09'02"W
C18	23.43'	15.00'	089°28'38"	14.86'	21.12'	S45°50'58"E
C19	39.50'	25.00'	090°31'22"	25.23'	35.52'	S44°09'02"W
C20	23.56'	15.00'	090°00'00"	15.00'	21.21'	N44°24'43"E
C21	23.56'	15.00'	090°00'00"	15.00'	21.21'	N44°24'43"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	N00°35'17"W
L2	10.00'	S89°24'43"W
L3	10.73'	S89°24'43"W
L4	10.05'	N89°24'43"E
L5	50.00'	N00°35'17"W
L6	10.82'	N89°24'43"E
L7	99.87'	S89°24'43"W
L8	50.00'	N01°06'39"W
L9	99.87'	S89°24'43"W
L10	8.50'	S01°06'39"E
L11	50.00'	S88°53'21"W
L12	9.23'	S01°06'39"E
L13	50.00'	S88°53'21"W
L14	36.65'	S01°06'39"E

Check distance
Call L8, GPH U2A v.10 pg.109-110
has a measurement of 89.87'
Correct and/or amend recorded plat as warranted.

it is assumed this is the
boundary call for Lot
902.

Label line, remove if
erroneous

Label adjoiner
information.

described in
detail. no need
to duplicate call.

add vol. & page.
add vol. & page.
See "Off-Lot Easement
Detail" This page.

add dimensions each block
to confirm right of way is
centered.

Check boundary call.

Technically, this detail is not required as the easement
will be defined in the recorded "by separate
instrument" documents.
However, land is within property owned by Butte Land
Partners. To save time and money, the described
easements here as shown, keep the "to be vacated"
statement, and remove doc, reference number.

strike text.

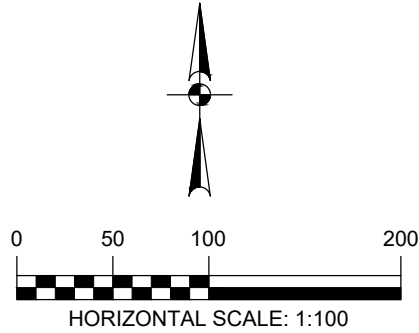
Not recorded. remove, add adjoiner
information.

"BUTTE LAND PARTNERS LLC
REMAINDER OF A CALLED
248.283 AC TRACT
DOC. NO. 201899023476
O.P.G.C.T.

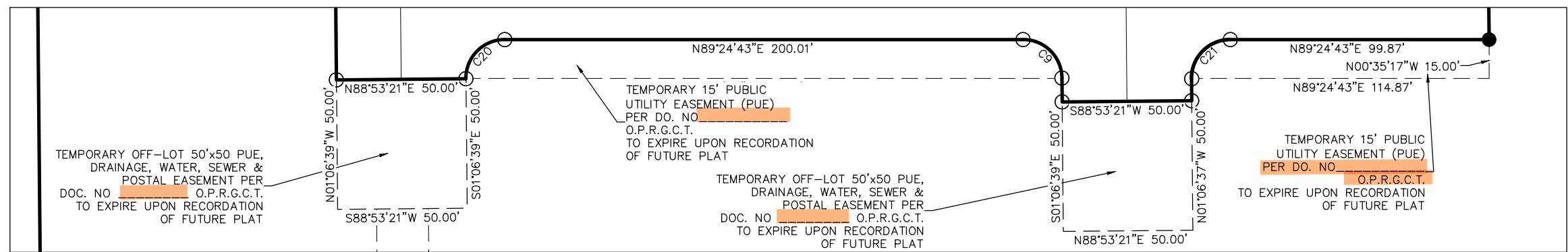
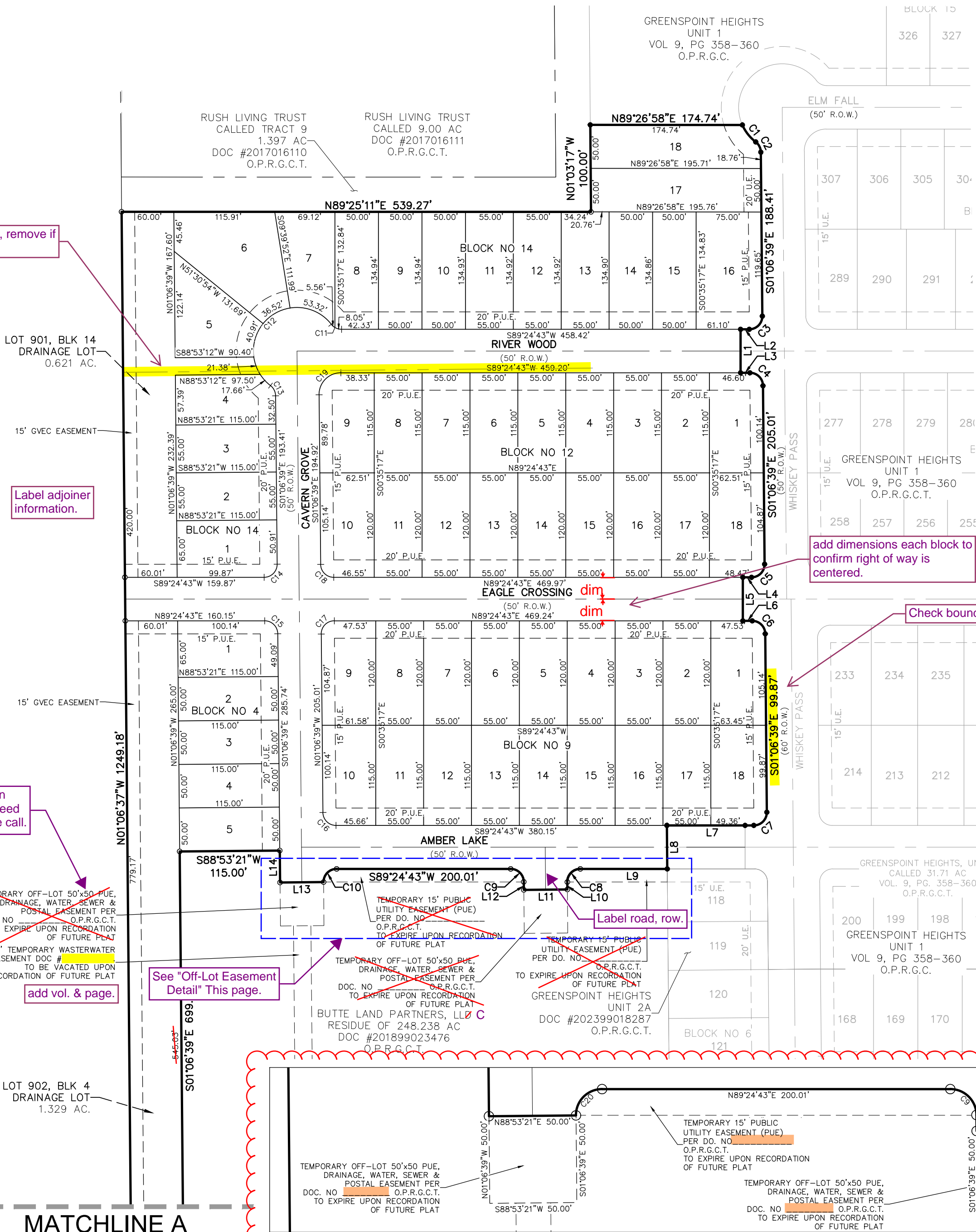
MATCHLINE A

FINAL PLAT ESTABLISHING GREENSPPOINT HEIGHTS, UNIT 3A

BEING A 13.92 ACRE TRACT OF LAND SITUATED IN THE JOHN D. CLEMENTS SURVEY,
ABSTRACT NO. 11, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A 248.238
ACRE TRACT RECORDED IN DOCUMENT #201899023476, OFFICIAL PUBLIC RECORDS,
GUADALUPE COUNTY, TEXAS.



LEGEND:
● = FND 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
(UNLESS NOTED OTHERWISE)
○ = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
R.O.W. = RIGHT-OF-WAY
M.P.R.G.C.T. = MAP AND PLAT RECORDS,
GUADALUPE COUNTY, TEXAS
O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS,
GUADALUPE COUNTY, TEXAS
E.G.T.CATV = ELECTRIC, GAS, TELEPHONE
CABLE TV



OFF-LOT EASEMENT DETAIL

SCALE 1"=50'



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600