

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 VII, being 11.65 ACRES of land out of the Anastacio Mansolo League, and being all of a called 54.35 acre tract of land conveyed by Warranty Deed to WBW Single Development Group, LLC - Series 120 recorded in Document No. 202099036353 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 120,

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 120, 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:

This plat is hereby approved by the Planning Commission of the City of Seguin, Texas or its recorder. In testimony whereof, witness the official signature.

Approved by the Planning Commission this the _____ day of _____,

CHAIRPERSON RECORDER

CITY ENGINEER

DIRECTOR OF PLANNING & CODES

County Clerk, Guadalupe County, Texas

STATE OF TEXAS
COUNTY OF GUADALUPE

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 plat available to serve the plat.
- SHWSC will provide water service and fire flow to serve 42 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.
 - 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.

Authorized Agent for Springs Hill Water Supply Corp. _____ Date. _____

Remove non-relevant information from the Plat.

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	11/16/2022	ACS
PROJECT NUMBER: AR07		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 131	
CHECKED BY: ACS		CLIENT LOCATION: KILLEEN, TX	
APPROVED BY: KAC			
AUTHORIZED BY: WBW			

STATE OF TEXAS
COUNTY OF BELL

I, Corey Shannon, registered professional land surveyor do hereby certify that I did cause the plat attached hereto to be prepared from an actual survey made on the ground and that all corner monuments were found or placed under my supervision in accordance with the subdivision regulations of the city of Seguin, Guadalupe County, Texas.

by: _____
COREY SHANNON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5967

FEMA will be re-issuing the FIRM Map for this panel in March 27, 2024. The Plat shall reflect this information and boundary of the SHFA.

The proposed map change is the best effective data and may be effective at time of plat recordation.

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Keith A. Caldwell, do hereby certify that I will prepare all drainage calculations and design all drains, streets/roads and appurtenances in accordance with the City of Seguin Subdivision Regulations.

KEITH A. CALDWELL
REGISTERED PROFESSIONAL
ENGINEER NO. 101956

STATE OF TEXAS:
COUNTY OF GUADALUPE:

This plat has been submitted to GVEC and approved by the Guadalupe Valley Electric Cooperative for easements.

Agent for GVEC



VICINITY MAP
NTS

FINAL PLAT FOR
ARROYO RANCH PHASE VII
CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS
BEING 11.65 ACRES OUT OF THE MANSOLO A. SURVEY,
ABSTRACT NO. A-29, CITY OF SEGUIN, GUADALUPE
COUNTY, TEXAS.

A certain 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 November 2, 2007, panel number 48187C0290F. 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:

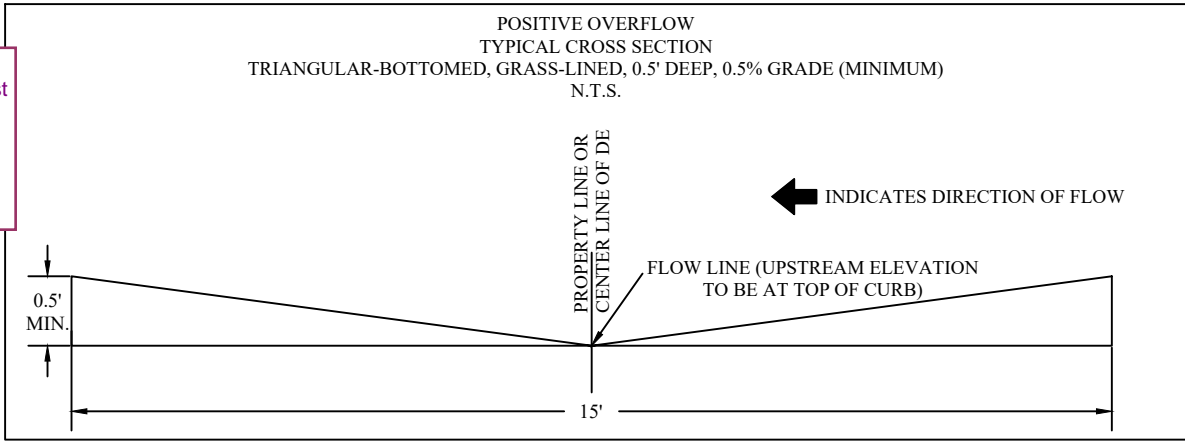
- Water shall be supplied by Springs Hill Water Supply Corp.
- Sanitary sewer shall be supplied by the City of Seguin.
- Electricity shall be supplied by GVEC.
- All utility and drainage easements are for the construction, maintenance (including, but not limited to, the removal of trees and other obstructions), reading of meters and the repair of all overhead and underground utilities.
- Developer: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 131 Reconcile.
Address: 3000 Illinois Ave. Ste. 100
Killeen, Texas 76543
- 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 = 13743888.88, E = 2290632.14. Reference tie to said monument from the Point of Beginning of this tract is N 77°21'54" E, 99.68 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.

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.
- 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.
- 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.

GVEC notes do not appear to be current. Update and locate the GVEC Signature Block with their respective notes.

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?



This is already stated in the Final Plat Title Statement and preamble. Remove duplicate information.

Or move final plat title and preamble to this border location and adjust accordingly.

FINAL PLAT FOR
ARROYO RANCH PHASE VII
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

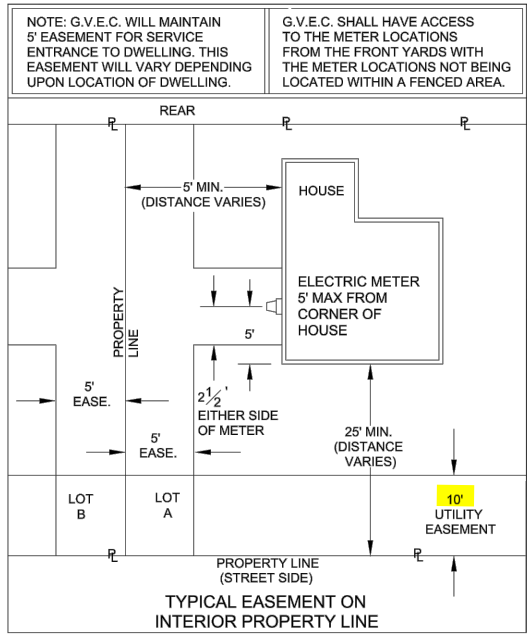
Texas Registered
Surveying Firm # 10194797

SHEET

1

OF

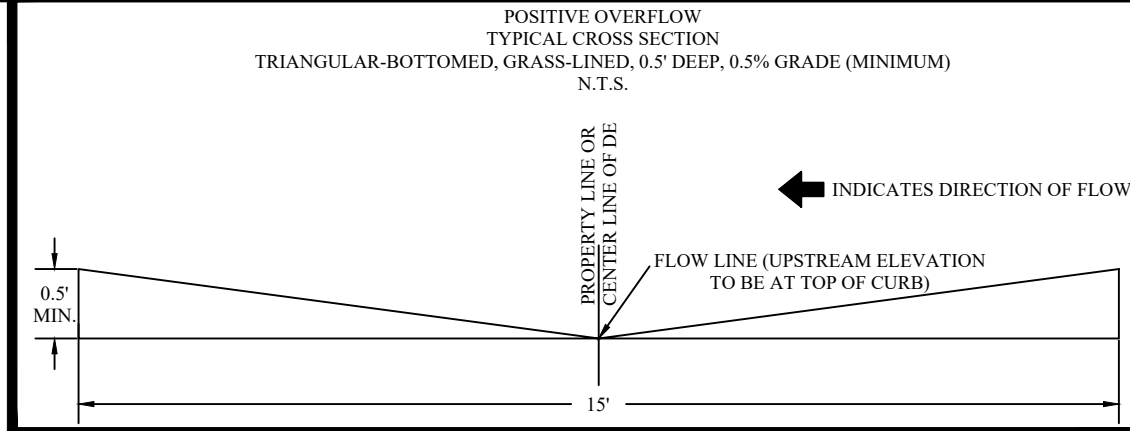
2



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

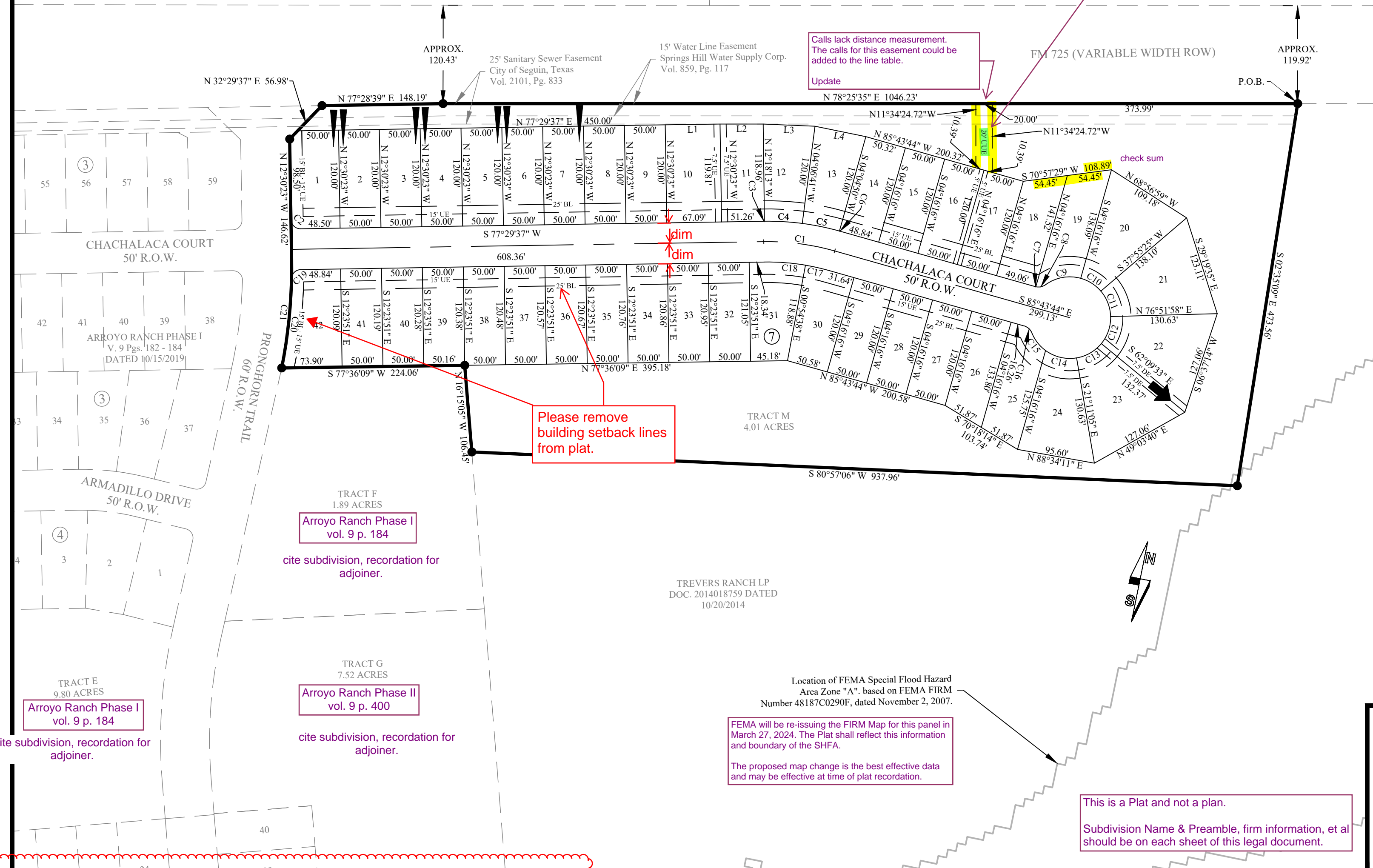
SEGUIN IND SCHOOL DIST
V. 913 P. 225
DATED 3/29/1990

PIPES CHRIS & JONELLE LIVING
TRUST & BRIAN J WILLIAMS
& BOYD BRUCHMILLER
V. 2017 P. 029078
DATED 12/04/2017



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	
IRON ROD SET	
CHANGE IN BEARING	
BLOCK NUMBERS	

Add "Public"
i.e. Public Utility Easement



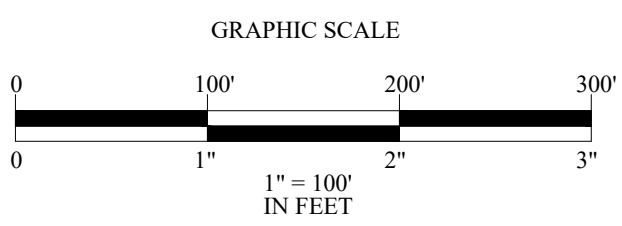
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	87.85'	87.53'	N 85°52'56" E	16°46'39"
C2	11.50'	18.06'	16.26'	S 57°30'23" E	90°00'00"
C3	325.00'	1.15'	1.15'	N 77°35'42" E	0°12'10"
C4	325.00'	46.47'	46.43'	N 81°47'33" E	8°11'32"
C5	325.00'	46.47'	46.43'	S 89°59'05" W	8°11'32"
C6	325.00'	1.08'	1.08'	N 85°49'27" W	0°11'26"
C7	15.00'	0.94'	0.94'	S 87°31'19" E	3°35'09"
C8	15.00'	12.68'	12.31'	S 66°28'05" W	48°26'03"
C9	50.00'	45.10'	43.59'	N 68°05'28" E	51°04'49"
C10	50.00'	29.66'	29.23'	N 69°04'21" W	33°59'33"
C11	50.00'	33.98'	33.33'	N 32°36'18" W	38°56'33"
C12	50.00'	35.76'	35.00'	S 07°21'12" W	40°58'29"
C13	50.00'	35.76'	35.00'	N 48°19'41" E	40°58'29"
C14	50.00'	40.08'	39.02'	S 88°13'06" E	45°55'58"
C15	50.00'	27.53'	27.18'	S 49°28'49" E	31°32'35"
C16	15.00'	13.62'	13.16'	N 59°43'08" W	52°01'12"
C17	275.00'	29.73'	29.72'	S 88°49'35" E	6°11'42"
C18	275.00'	50.79'	50.72'	N 82°47'05" E	10°34'57"
C19	11.50'	17.62'	15.94'	N 33°36'18" E	87°46'38"
C20	629.97'	109.91'	109.77'	N 05°17'08" W	9°59'47"
C21	629.97'	134.35'	134.10'	N 06°23'49" W	12°13'09"

charts should be uniform in text height/vp scale.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 77°39'06" W	67.09'
L2	S 78°25'35" W	52.84'
L3	N 80°51'15" E	63.51'
L4	S 89°58'57" W	63.57'

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	8/12/2021	ACS
PROJECT NUMBER: AR07			
CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 131			
CHECKED BY: ACS			
CLIENT LOCATION: GEORGETOWN, TX			
APPROVED BY: KAC			
AUTHORIZED BY: WBW			

PROJECT INFORMATION
TOTAL SIZE: 11.65 ACRES
TOTAL BLOCKS: 1
TOTAL LOTS: 42
TOTAL TRACTS: 1



OVERALL LAYOUT
ARROYO RANCH PHASE VII
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
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OF
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