

# MEMORANDUM

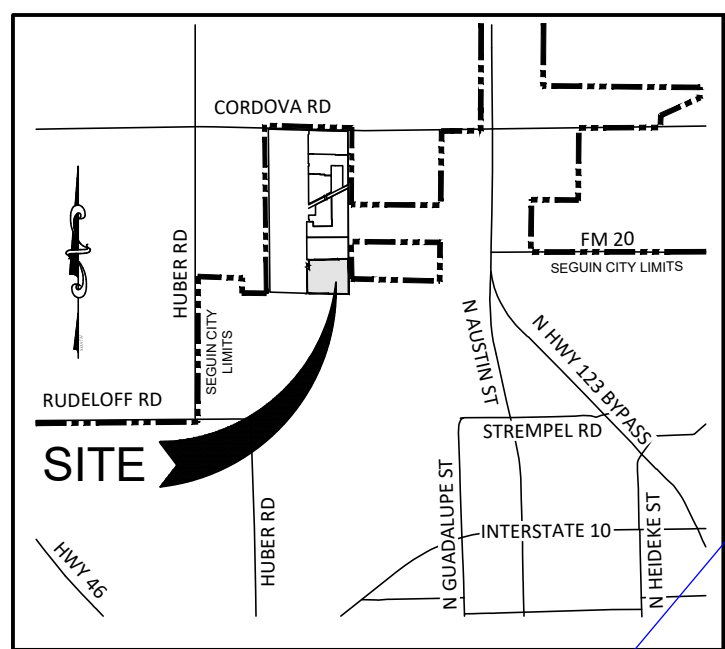
**To:** Seguin Planning & Zoning Commission  
**From:** Armando Guerrero, Planning Manager  
**Subject:** Final Plat  
**Date:** September 10, 2024

City Staff has reviewed the Final Plat for the Swenson Heights Unit 5D Subdivision for compliance with the Unified Development Code (UDC) and applicable City requirements. Swenson Heights Unit 5D is a Single-Family Residential (R-2) subdivision plat that is proposing 90 residential 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:

- Edit property owner information. (Standardized Signature Blocks & Standardized Notes, Technical Manual)
- Edit “Notes” section. (Standardized Notes Technical Manual)
- Edit “Keynotes” to correct distance shown and include volume and page information for shown easements. (UDC, Technical Manual)
- Edit adjacent property owner/deed reference information.
- Include easement. (UDC)
- Edit signature block (Standardized Signature Blocks Technical Manual)
- Allow space for Guadalupe County recording information (Standardized Signature Blocks Technical Manual)

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.



LOCATION MAP NOT TO SCALE

**LEGEND**

AC.	ACRES
⊕	CENTERLINE
DOC.	DOCUMENT
ESM'T.	EASEMENT
G.V.E.C.	GUADALUPE VALLEY ELECTRIC COOPERATIVE PAGE(S)
PG.(S)	PROPERTY LINE
R	OFFICIAL PUBLIC RECORDS QUADALUPE COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS QUADALUPE COUNTY, TEXAS
R	RADIUS
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
-	REPETITIVE BEARING AND/OR DISTANCE
---	EXISTING CONTOUR

- KEYNOTES**
- (A) 15' PUBLIC UTILITY EASEMENT
  - (B) 30' PUBLIC UTILITY EASEMENT
  - (C) 8' PUBLIC UTILITY EASEMENT
  - (D) 10' DRAINAGE EASEMENT
  - (E) VARIABLE WIDTH DRAINAGE EASEMENT LOT 925 BLOCK 29 ~ (0.036 Ac.)
  - (F) VARIABLE WIDTH DRAINAGE EASEMENT LOT 927 BLOCK 30 ~ (1.422 Ac.)
  - (G) VARIABLE WIDTH UTILITY, DRAINAGE & ACCESS EASEMENT LOT 928 BLOCK 30 ~ (0.142 Ac.)
  - (H) VARIABLE WIDTH DRAINAGE EASEMENT LOT 929 BLOCK 3 ~ (0.757 Ac.)
  - (I) 15' PUBLIC UTILITY ESM'T.
  - (1) SWENSON HEIGHTS SUBDIVISION, UNIT 5C (VOL. X, PG XXX-XXX) O.P.R.G.C.T.
  - (2) VARIABLE WIDTH DRAINAGE ESM'T. LOT 923 BLOCK 28 SWENSON HEIGHTS SUBDIVISION, UNIT 5C (VOL. X, PG XXX-XXX) O.P.R.G.C.T.
  - (3) 125 RIO NUGALES POWER PROJECT, L.P. (VOL. 1526, PGS. 975-980 O.P.R.G.C.T.)
  - (4) 30' PNG UTILITY COMPANY NATURAL GAS PIPELINE EASEMENT (VOL. 1594, PGS. 160-166 O.P.R.G.C.T.)
  - (5) 20' EXISTING SANITARY SEWER ESM'T. DOC. NUMBER 201899028006 O.P.R.G.C.T.

STATE OF TEXAS  
COUNTY OF BEXAR

I, STEPHANIE L. JAMES, 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.

STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

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.

RAYMOND TARIN, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210)698-5051

- NOTES**
- SITE SURVEY DATE: AUGUST 18, 2021
  - BASE OF BEARING AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
  - PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED. MONUMENTS OR PINS WERE FOUND OR SET AT EACH CORNER OF SURVEY BOUNDARY IN ACCORDANCE WITH THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.
  - THIS PLAT IS SUBJECT TO THE CITY OF SEGUIN "UNIFIED DEVELOPMENT CODE."
  - SIDEWALKS MEETING ADA REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SEGUIN UNIFIED DEVELOPMENT CODE.
  - BUILDING SETBACK LINES SHALL BE PRESCRIBED UNDER THE DESIGNATED ZONING DISTRICT AS ESTABLISHED BY THE CITY OF SEGUIN.
  - LOTS BEING CREATED:
    - LOT: 1-16, 929 BLOCK: 3
    - LOT: 20-21 BLOCK: 21
    - LOT: 1-20 BLOCK: 23
    - LOT: 1-20 BLOCK: 24
    - LOT: 1-20 BLOCK: 25
    - LOT: 8-15, 925-926 BLOCK: 29
    - LOT: 1-14, 927-928 BLOCK: 30
  - OWNER/DEVELOPER: YA BABY, LLC
  - ADDRESS: 9347 BIANCA, SAN ANTONIO, TEXAS, 78254
  - THE TRACT OF LAND SHOWN HEREON LIES WITHIN THE NAVARRO INDEPENDENT SCHOOL DISTRICT.
  - THE TRACT OF LAND SHOWN HEREON IS LOCATED IN UNSHADED ZONE X (AREAS OUTSIDE OF AN ANNUAL FLOOD HAZARD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEDERAL INSURANCE RATE MAP PANEL NUMBER 48187C0280F, EFFECTIVE NOVEMBER 02, 2007).
  - STORM WATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE OF RUNOFF FROM LAND DEVELOPMENT IS REQUIRED.
  - THE MANAGEMENT OF STORM WATER RUNOFF IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THEIR ASSIGNED AGENT. STORMWATER MANAGEMENT INCLUDES, BUT IS NOT LIMITED TO: CONSTRUCTION, MAINTENANCE, AND ONSITE FACILITIES WHETHER TEMPORARY (EROSION/SEDIMENTATION CONTROL) OR PERMANENT INCLUDING CONVEYANCE, STORAGE, DISCHARGE AND REGULATORY COMPLIANCE CONSISTENT WITH APPLICABLE CITY CODES, ORDINANCES, AND STATE AND FEDERAL LAW.
  - THE DRAINAGE EASEMENT INDICATED SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THE EASEMENT EXCEPT BY APPROVED METHODS.

YA BABY LLC/HLH Development LLC  
HARRY HAUSMAN  
9347 BIANCA  
SAN ANTONIO  
(210) 695-5490

**LINE TABLE**

LINE	LENGTH	BEARING
L1	5.00'	N00°22'00"W
L2	13.00'	N00°19'09"W
L3	50.04'	N88°05'44"W
L4	50.00'	S89°39'00"W
L5	68.40'	N00°22'00"W
L6	50.00'	N89°38'00"E
L7	50.00'	S00°22'00"E
L8	50.00'	S89°38'00"W
L9	115.00'	N00°22'00"W
L10	170.00'	N89°38'00"E
L11	249.96'	N89°38'00"E
L12	249.99'	S89°38'00"W
L13	203.79'	S00°19'09"E
L14	127.19'	S00°22'00"E
L15	125.60'	N00°22'00"W
L16	116.50'	S89°38'00"W
L17	160.00'	S89°38'00"W
L18	160.00'	N89°38'00"E
L19	105.00'	N00°22'00"W
L20	105.00'	S00°22'00"E

**LINE TABLE**

LINE	LENGTH	BEARING
L21	110.01'	N00°19'09"W
L22	220.00'	S00°19'09"E
L23	220.00'	N00°22'00"W
L24	205.01'	S00°19'09"E
L25	205.00'	N00°22'00"W
L26	120.00'	N89°38'00"E
L27	120.00'	N89°38'00"E
L28	120.00'	N89°38'00"E
L29	120.00'	N89°38'00"E
L30	215.29'	N25°02'12"E

**CURVE TABLE**

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	10.00'	90°02'51"	10.01'	15.72'	14.15'	S45°20'34"E
C2	10.00'	89°57'09"	9.99'	15.70'	14.14'	S44°39'26"W
C3	15.00'	52°01'12"	7.32'	13.62'	13.16'	S26°19'45"E
C4	50.00'	193°59'34"	407.43'	169.29'	99.26'	N44°39'26"E
C5	15.00'	52°01'12"	7.32'	13.62'	13.16'	N64°21'24"W
C6	10.00'	90°00'00"	10.00'	15.71'	14.14'	S44°38'00"W
C7	10.00'	90°00'00"	10.00'	15.71'	14.14'	N45°22'00"W
C8	15.00'	52°01'12"	7.32'	13.62'	13.16'	S63°37'24"W
C9	50.00'	194°02'25"	406.04'	169.33'	99.25'	S45°22'00"E
C10	15.00'	52°01'12"	7.32'	13.62'	13.16'	N25°38'36"E
C11	10.00'	90°00'00"	10.00'	15.71'	14.14'	N45°22'00"W
C12	10.00'	90°00'00"	10.00'	15.71'	14.14'	N44°38'00"E
C13	10.00'	90°00'00"	10.00'	15.71'	14.14'	S45°22'00"E
C14	10.00'	89°57'09"	9.99'	15.70'	14.14'	N44°39'26"E
C15	10.00'	90°02'51"	10.01'	15.72'	14.15'	N45°20'34"W
C16	10.00'	89°57'09"	9.99'	15.70'	14.14'	N44°39'26"E
C17	10.00'	90°00'00"	10.00'	15.71'	14.14'	S45°22'00"E
C18	10.00'	90°00'00"	10.00'	15.71'	14.14'	S44°38'00"W
C19	10.00'	90°02'51"	10.01'	15.72'	14.15'	N45°20'34"W
C20	25.00'	89°57'09"	24.98'	39.25'	35.34'	N44°39'26"E
C21	25.00'	90°00'00"	25.00'	39.27'	35.36'	S45°22'00"E
C22	10.00'	90°00'00"	10.00'	15.71'	14.14'	S44°38'00"W

- OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENTS, DRAINAGE LOTS AND/OR OPEN SPACE LOTS.
- ALL UTILITY 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 UTILITY INFRASTRUCTURE AND APPURTENANCES.
- UTILITY PROVIDERS:  
WATER: CITY OF SEGUIN  
ELECTRIC: GUADALUPE VALLEY ELECTRIC COOPERATIVE.  
WASTEWATER: CITY OF SEGUIN  
CABLE/TELEPHONE: AT&T
- DEVELOPMENT IS SUBJECT TO THE CITY OF SEGUIN'S PARKLAND DEDICATION ORDINANCE. HOMEOWNER'S 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.
- THIS IS A 100% FEE-IN-LIEU PARKLAND DEDICATION AND DEVELOPMENT SUBDIVISION. FEES WILL BE PAID IN ACCORDANCE WITH CITY OF SEGUIN'S UDC.
- THE LAND SHOWN ON THIS PLAT IS LOCATED IN THE SPRINGS HILL WATER SUPPLY CORPORATION WATER CON AREA, BUT APPLICATIONS ARE BEING FILED WITH THE PUC TO TRANSFER A PORTION OF THE CON AREA THAT INCLUDES THE LAND TO THE CITY OF SEGUIN, WHICH HAS ADEQUATE CAPACITY TO PROVIDE WATER TO THE LAND. PENDING A FINAL ORDER FROM THE PUC, THE CITY AND SPRINGS HILL INTEND TO ENTER INTO AN INTERIM AGREEMENT FOR THE CITY TO PROVIDE WATER SERVICE TO THE TRANSFER AREA THAT INCLUDES THE LAND, NOTWITHSTANDING THE FOREGOING, PURSUANT TO APPLICABLE CITY OF SEGUIN ORDINANCES, CERTAIN DEVELOPMENT AND BUILDING PERMITS MAY BE SUBJECT TO WITHHOLDING PENDING THE CITY'S DETERMINATION THAT WATER SERVICE IS READILY AVAILABLE TO SERVE THE LAND.
- NO ADDRESSING OF INDIVIDUAL LOTS WILL BE PROVIDED BY THE CITY OF SEGUIN UNTIL POTABLE WATER IS AVAILABLE TO SERVE ANY HABITABLE STRUCTURES ON SUCH LOTS. FOR AVOIDANCE OF DOUBT, UNTIL ADDRESSING IS PROVIDED BY THE CITY OF SEGUIN FOR SUCH LOTS, NO BUILDING PERMITS FOR THE CONSTRUCTION OF HABITABLE STRUCTURES ON THE LOTS WILL BE ISSUED AND NO CONSTRUCTION REQUIRING A BUILDING PERMIT WILL BE ALLOWED.

**GVEC NOTES:**

TYPICAL FOR METER LOCATIONS (SKETCH ATTACHED).

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 EXISTING GVEC OVERHEAD LINES POSSESS A 30-FOOT CENTERLINE EASEMENT, 15- FEET ON EACH SIDE OF LINE.

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 SWENSON HEIGHTS SUBDIVISION, UNIT 5D, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.



**UNIT 5D**

ACRES	18.412
RESIDENTIAL LOTS	90
DRAINAGE LOTS	5
TOTAL ACRES	21.920
TOTAL LOTS	95

**OPEN SPACE/ UTILITY/ DRAINAGE/LANDSCAPE LOTS**

LOT	ACREAGE
925	0.036
926	1.359
927	1.214
928	0.142
929	0.757
TOTAL ACREAGE	3.508

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS  
COUNTY OF BEXAR:

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS SWENSON HEIGHTS SUBDIVISION, UNIT 5D, GUADALUPE COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES DRAINS, EASEMENTS, AND PUBLIC PLACES FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PROPERTY OWNER/AGENT: HARRY HAUSMAN  
YA BABY LLC  
9347 BIANCA  
SAN ANTONIO, TEXAS 78254  
(210) 695-5490

STATE OF TEXAS  
COUNTY OF BEXAR:

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATION, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES OF CONSIDERATIONS THEREIN EXPRESSED AND CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

APPROVED BY THE PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY \_\_\_\_\_, 202\_\_\_\_.

THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SEGUIN TEXAS, OR ITS AGENT IN TESTIMONY WHERE OF WITNESS OF THE OFFICIAL SIGNATURE.

CHAIRPERSON \_\_\_\_\_ RECORDER \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF PLANNING \_\_\_\_\_ DATE \_\_\_\_\_

Relocate this section to allow for a minimum 3"x4" section on the bottom right for Guadalupe County recording information

**SUBDIVISION PLAT ESTABLISHING SWENSON HEIGHTS SUBDIVISION UNIT 5D**

BEING A TOTAL OF 21.920 ACRES (954,816.94 SQUARE FEET), OUT OF THE A.M. ESNAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 50.232 ACRE TRACT AS CONVEYED TO HLH DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 201899008150, AND A PORTION OF THAT CERTAIN 50.315 ACRE TRACT AS CONVEYED TO HLH DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 201899008151, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

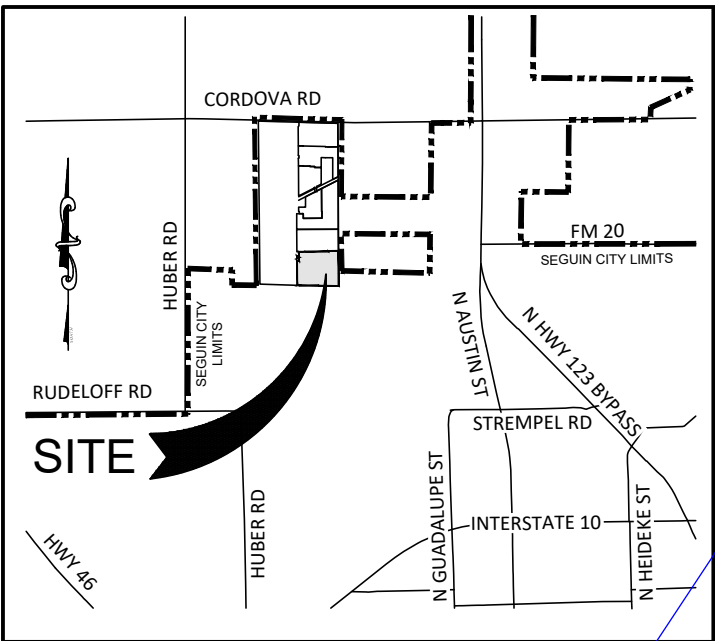
**MTR** • Engineers • Surveyors • Planners

**Moy Tarin Ramirez Engineers, LLC**

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: July 25, 2024

SWENSON HEIGHTS SUBDIVISION, UNIT 5D



LOCATION MAP NOT TO SCALE

**LEGEND**

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Benchmark Acquisitions, LLC  
Document Number  
202199015824

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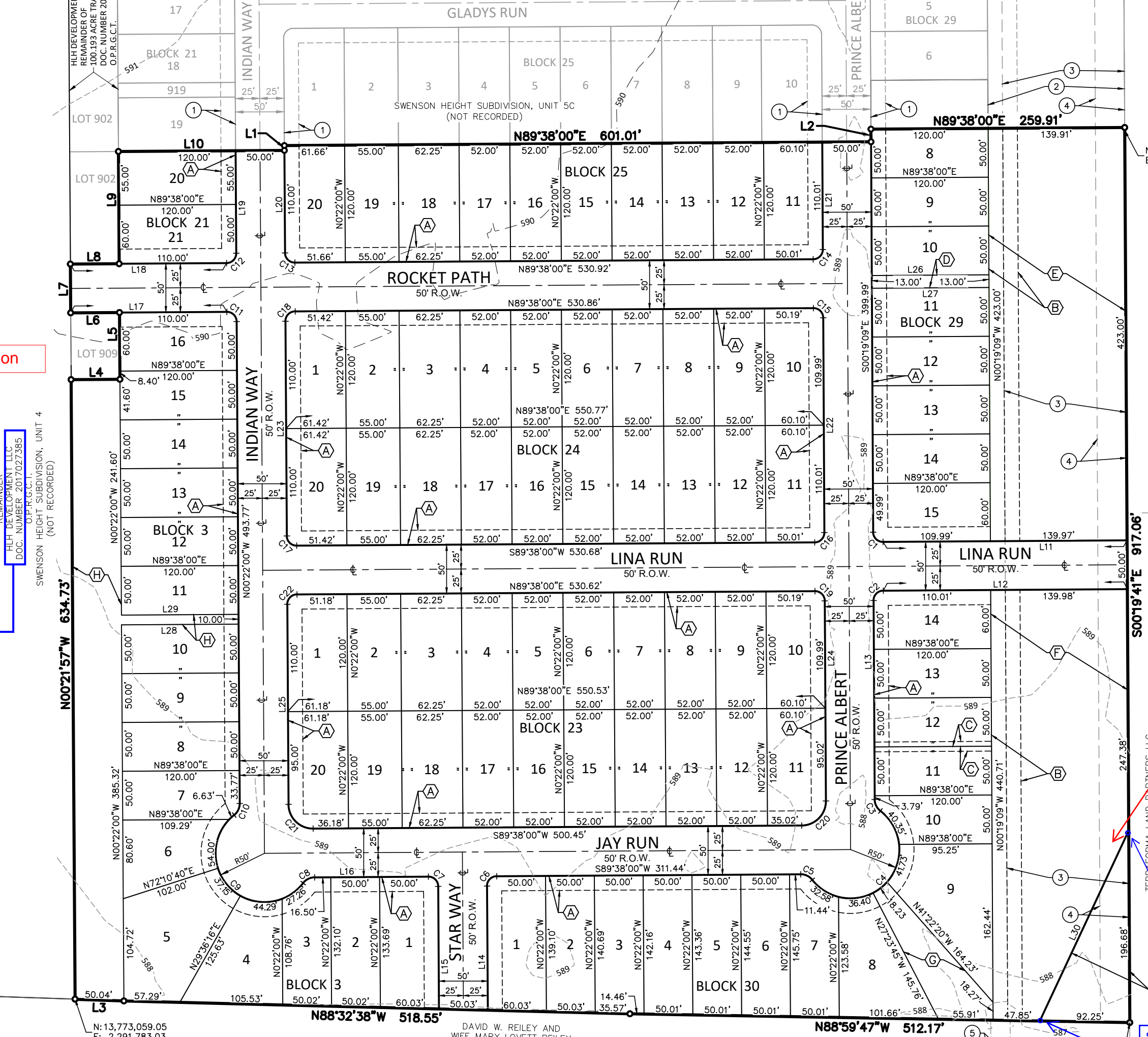
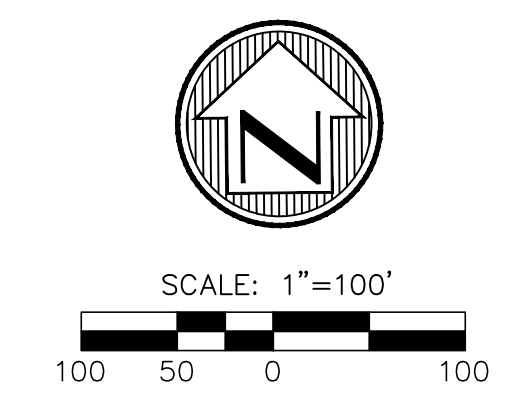
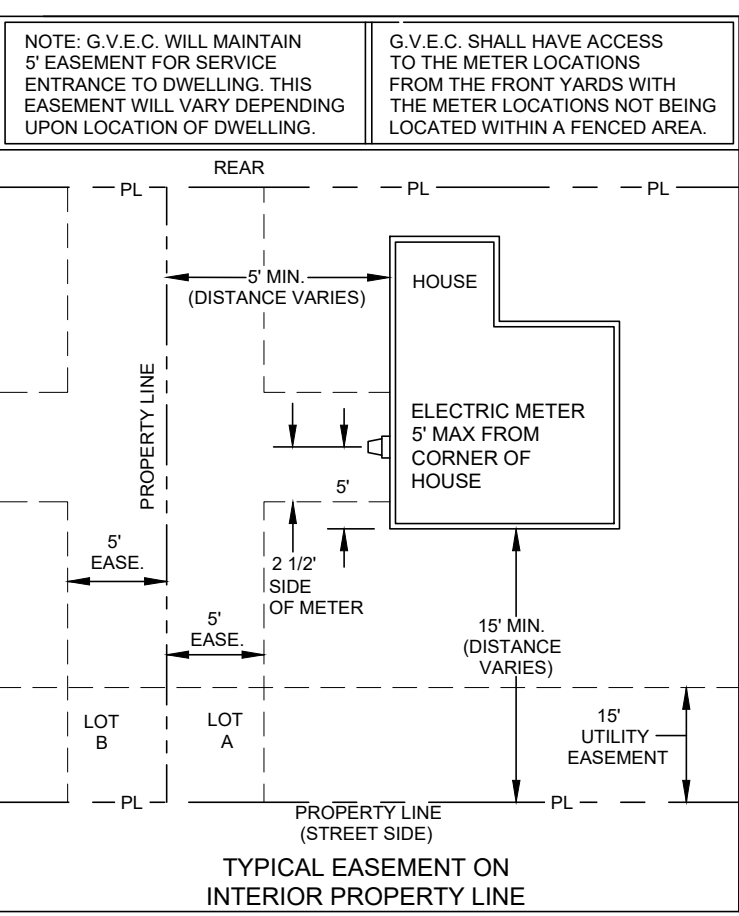
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  - ADDRESS: 9347 BIANCA, SAN ANTONIO, TEXAS, 78254
  - THE TRACT OF LAND SHOWN HEREON LIES WITHIN THE NAVARRO INDEPENDENT SCHOOL DISTRICT.
  - THE TRACT OF LAND SHOWN HEREON IS LOCATED IN UNSHADED ZONE X (AREAS OUTSIDE 0.2% ANNUAL FLOOD CHANCE) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEDERAL INSURANCE RATE MAP PANEL NUMBER 48187C0280F, EFFECTIVE NOVEMBER 02, 2007.
  - STORM WATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE OF RUNOFF FROM LAND DEVELOPMENT IS REQUIRED.
  - THE MANAGEMENT OF STORM WATER RUNOFF IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THEIR ASSIGNED AGENT. STORMWATER MANAGEMENT INCLUDES, BUT IS NOT LIMITED TO: CONSTRUCTION, MAINTENANCE, AND ONSITE FACILITIES WHETHER TEMPORARY (EROSION/SEDIMENTATION CONTROL) OR PERMANENT INCLUDING CONVEYANCE, STORAGE, DISCHARGE AND REGULATORY COMPLIANCE CONSISTENT WITH APPLICABLE CITY CODES, ORDINANCES, AND STATE AND FEDERAL LAW.
  - THE DRAINAGE EASEMENT INDICATED SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE AND ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAW INTO THE EASEMENT EXCEPT BY APPROVED METHODS.

YA BABY LLC/HLH Development LLC  
HARRY HAUSMAN  
9347 BIANCA  
SAN ANTONIO  
(210) 695-5490

- OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENTS, DRAINAGE LOTS AND/OR OPEN SPACE LOTS.
- ALL UTILITY 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 UTILITY INFRASTRUCTURE AND APPURTENANCES.
- UTILITY PROVIDERS:  
WATER: CITY OF SEGUIN  
ELECTRIC: GUADALUPE VALLEY ELECTRIC COOPERATIVE.  
WASTEWATER: CITY OF SEGUIN  
CABLE/TELEPHONE: AT&T
- DEVELOPMENT IS SUBJECT TO THE CITY OF SEGUIN'S PARKLAND DEDICATION ORDINANCE. HOMEOWNER'S 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.
- THIS IS A 100% FEE-IN-LIEU PARKLAND DEDICATION AND DEVELOPMENT SUBDIVISION. FEES WILL BE PAID IN ACCORDANCE WITH CITY OF SEGUIN'S UDC.
- THE LAND SHOWN ON THIS PLAT IS LOCATED IN THE SPRINGS HILL WATER SUPPLY CORPORATION WATER CON AREA, BUT APPLICATIONS ARE BEING FILED WITH THE PUC TO TRANSFER A PORTION OF THE CON AREA THAT INCLUDES THE LAND TO THE CITY OF SEGUIN, WHICH HAS ADEQUATE CAPACITY TO PROVIDE WATER TO THE LAND. PENDING A FINAL ORDER FROM THE PUC, THE CITY AND SPRINGS HILL INTEND TO ENTER INTO AN INTERIM AGREEMENT FOR THE CITY TO PROVIDE WATER SERVICE TO THE TRANSFER AREA THAT INCLUDES THE LAND. NOTWITHSTANDING THE FOREGOING, PURSUANT TO APPLICABLE CITY OF SEGUIN ORDINANCES, CERTAIN DEVELOPMENT AND BUILDING PERMITS MAY BE SUBJECT TO WITHHOLDING PENDING THE CITY'S DETERMINATION THAT WATER SERVICE IS READILY AVAILABLE TO SERVE THE LAND.
- NO ADDRESSING OF INDIVIDUAL LOTS WILL BE PROVIDED BY THE CITY OF SEGUIN UNTIL POTABLE WATER IS AVAILABLE TO SERVE ANY HABITABLE STRUCTURES ON SUCH LOTS. FOR AVOIDANCE OF DOUBT, UNTIL ADDRESSING IS PROVIDED BY THE CITY OF SEGUIN FOR SUCH LOTS, NO BUILDING PERMITS FOR THE CONSTRUCTION OF HABITABLE STRUCTURES ON THE LOTS WILL BE ISSUED AND NO CONSTRUCTION REQUIRING A BUILDING PERMIT WILL BE ALLOWED.

NOTE:  
SEE SHEET 1 OF 2 FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



LYMER MEREDITH & JORDON  
WAHL  
DOC. NUMBER 202499002758  
58.43 AC.

TEPIFORMA LAND PARTNERS, LLC  
VENDOR'S LIEN  
SPECIAL WARRANTY DEED WITH  
DOC. NUMBER 201899029466  
018.83 ACRES  
91.83 ACRES

VARIABLE WIDTH RIGHT OF WAY DEDICATION  
0.208 AC.

Please Add 15' Share Use Path Easement parallel to ROW dedication.

**SUBDIVISION PLAT ESTABLISHING SWENSON HEIGHTS SUBDIVISION UNIT 5D**

BEING A TOTAL OF 21.920 ACRES (954,816.94 SQUARE FEET), OUT OF THE A.M. ESNAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 50.232 ACRE TRACT AS CONVEYED TO HLH DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 201899008150, AND A PORTION OF THAT CERTAIN 50.315 ACRE TRACT AS CONVEYED TO HLH DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 201899008151, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

**MTR**  
Moy Tarin Ramirez Engineers, LLC

- Engineers
- Surveyors
- Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: July 25, 2024