

MEMORANDUM

To: Seguin Planning and Zoning Commission
From: Kyle Warren, Planner
Subject: Jefferson Place, Unit 3 – Final Plat
Date: July 31, 2024

City staff has reviewed the final plat for the Jefferson Place, Unit 3 Subdivision for compliance with the Unified Development Code (UDC) and applicable City requirements. Jefferson Place, Unit 3 Subdivision is zoned Duplex 2, DP-2; this zoning allows for a maximum density of fourteen (14) units per acre. The plat for Jefferson Place, Unit 3 Subdivision totals 3.703 acres.

Staff have 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:

- Update panel and date on FEMA note
- Update Jefferson Street right-of-way
- Remove utilities from plat
- Preamble is incomplete (UDC Technical Manual, Engineering Checklist)
- Edit/update surrounding properties deed and document number references (UDC Technical Manual, Engineering Checklist)
- Miscellaneous labeling issues (UDC, Technical Manual)
- Signature block corrections needed (UDC Technical Manual, standardized signature blocks)
- Add fee-in-lieu parkland dedication note to plat notes

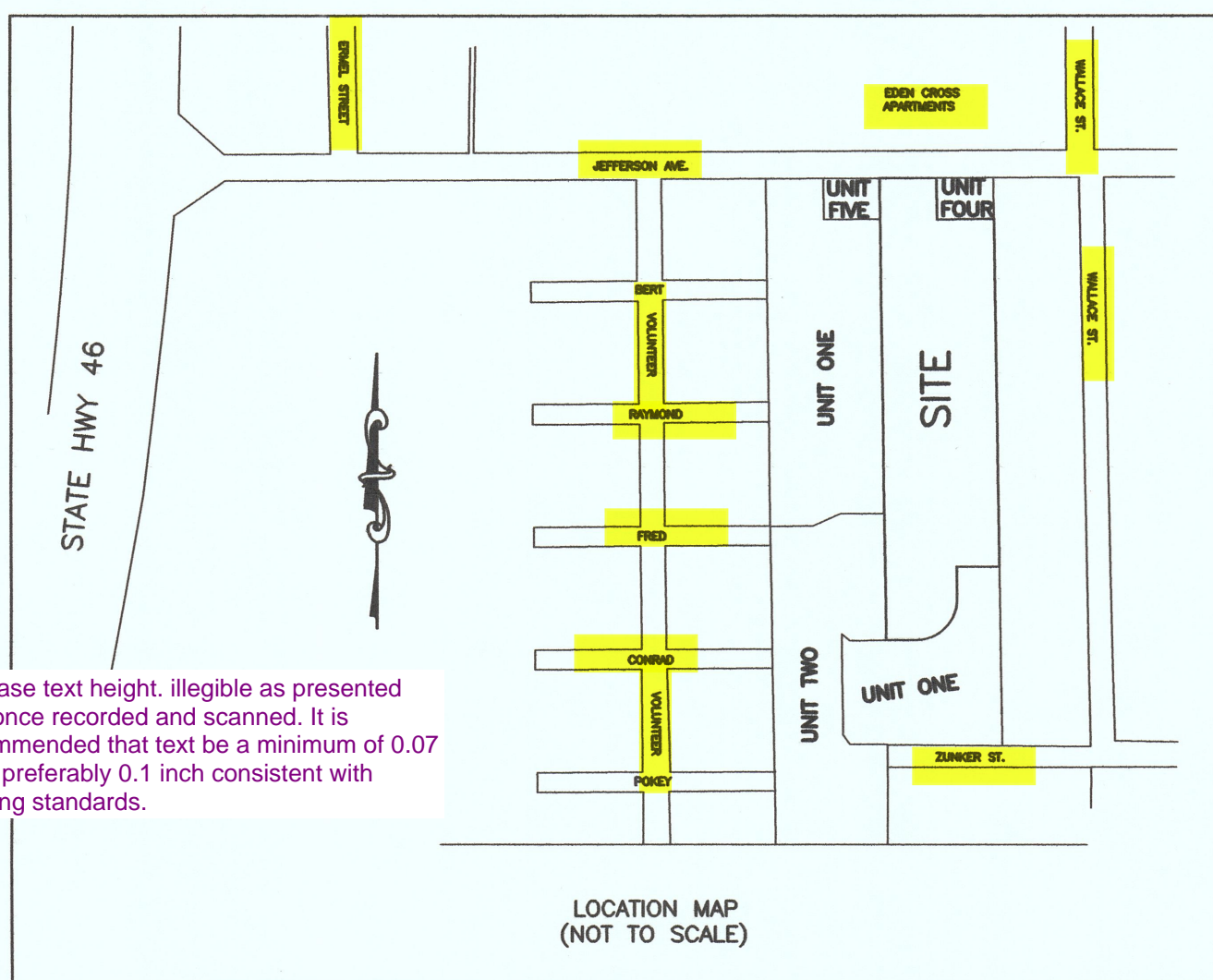
If an Approval with Conditions is granted by the Planning & Zoning Commission, the applicant will need to provide the revised final plat to City Staff to ensure conditions have been met before moving forward to recordation.

COORDINATE FILE: 28495.CRD
DRAWING FILE: 28495 JEFFERSON PLACE UNIT THREE.DWG
NOTES: N/A
TECH/DATE: DDH 4-24-21

Remove. Not relevant information to this plat.

NOTE: 1/2" REBAR SET WITH CAP AT ALL CORNERS UNLESS OTHERWISE NOTED

- MAN HOLE
- FIRE HYDRANT
- GUY WIRE
- WM (WATER METER)
- UTILITY POLE
- 1/2" REBAR FOUND (UNLESS NOTED OTHERWISE)
- RBS 1/2" REBAR SET W/CAP "B&A RPLS 2633"
- CONCRETE MARKER FOUND
- △ LEAD PLUG & TACK
- ⊠ TRB (TELEPHONE RISER BOX)
- () BEARINGS & DISTANCES OF RECORD
- M.R. MAP RECORDS
- E— OVERHEAD ELECTRIC LINE
- X— WIRE FENCE
- O— CHAIN LINK FENCE
- /— IRON FENCE
- //— WOOD FENCE
- EX— ELECTRIC FENCE
- S— UNDERGROUND STORM SEWER LINE
- T— OVERHEAD TELEPHONE LINE
- SS— UNDERGROUND SANITARY SEWER LINE
- W— UNDERGROUND WATER LINE
- UT— UNDERGROUND TELEPHONE LINE



increase text height. illegible as presented and once recorded and scanned. It is recommended that text be a minimum of 0.07 inch, preferably 0.1 inch consistent with drafting standards.

Please add the following Note:
This is a 100% fee-in-lieu of parkland dedication and development subdivision. The developer will pay the fee-in-lieu of parkland dedication and development in accordance with Seguin's Unified Development Code.

See Seguin's technical Manual for correct signature blocks.

NOTES :

- 1.) The tract of land shown hereon is located in Zone X as shown on the Federal Emergency Management Agency's Federal Insurance Rate Map Panel Number 48187C0280F, dated 11-2-2007. Check panel and date.
- 2.) Water is to be supplied by City of Seguin.
- 3.) Electricity is to be supplied by City of Seguin.
- 4.) Sanitary Sewer is to be supplied by City of Seguin.
- 5.) The tract of land shown hereon lies within the Seguin Independent School District.
- 6.) Developer : JEFFERSON PLACE, LP.
Address: 730 S. MESQUITE
NEW BRAUNFELS, TEXAS
- 7.) 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 utilities.
- 8.) Sidewalk meeting ADA requirements are required along all residential streets 4ft in width.
- 9.) This Subdivision plat is subject to the City of Seguin "Unified Development Code".
- 10.) The management of stormwater 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.
- 11.) Storm water runoff management to mitigate the increase of runoff from Land Development is required for residential properties.
- 12.) The Easements indicated shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into the easement except by approved methods.

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 agent. In testimony whereof, witness the official signature.

Chairperson Agent Recorder City Engineer
Approved by the Planning Commission on this the _____ day of _____, _____

STATE OF TEXAS
COUNTY OF GUADALUPE

I (We) the undersigned owner(s) of the land shown on the plat, and designated herein as JEFFERSON PLACE UNIT THREE, County of Guadalupe, Texas, and whose name is subscribed hereto, do hereby subdivide part of my land as shown, and dedicate the road and easements for the purposes shown hereon.

(Agent)

OWNER : JEFFERSON PLACE, LP.
ADDRESS : 730 S. MESQUITE ST.,
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS
COUNTY OF GUADALUPE

This instrument was acknowledged before me on this the ____ day of _____, _____
by _____

Notary Public, State of Texas Print Name

STATE OF TEXAS
COUNTY OF GUADALUPE

KNOW ALL MEN BY THESE PRESENTS:
I, the undersigned Ken L. Reiningar, 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.

Ken L. Reiningar, R.P.L.S. # 2633
BETTERS WORTH & ASSOC.
111 E. Mountain St.
Seguin, Texas 78155



STATE OF TEXAS
COUNTY OF GUADALUPE

This instrument was acknowledged before me on this the ____ day of _____, _____
by Ken L. Reiningar.

Notary Public, State of Texas Print Name

JEFFERSON PLACE UNIT THREE
3.703 ACRES OF LAND LOCATED IN THE
H. BRANCH SURVEY, A-6
SEGUIN, GUADALUPE COUNTY, TEXAS

This block lacks a preamble which includes current ownership of the land and deed reference.

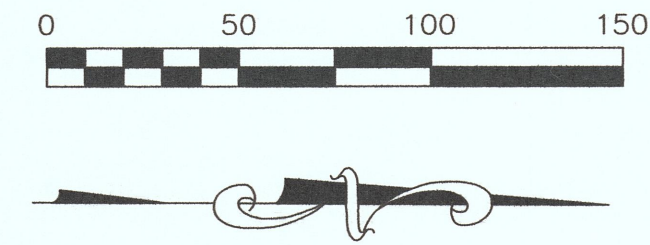
BETTERS WORTH & ASSOCIATES, INC.
111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155
PH: 830.379.5552 FX: 830.379.5553
E-MAIL: ken@bettersworthassoc.com
ENGINEERING FIRM NO. F-11731
SURVEYING FIRM NO. F-10128700

A 4" w x 3" tall clear space shall be provided on the plat for the County Clerk Recordation stamp.

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BASIS OF BEARINGS:
GRID NORTH
GPS OBSERVATION 8-14-2009

THE BOUNDARY OF UNIT 3 SHALL BE SHOWN AND REFERENCED CORRECTLY BY METES AND BOUNDS CALLS. REMOVE REFERENCES TO UNITS WHICH HAVE NOT BEEN RECORDED AND CITE ADJACENT PROPERTY OWNERSHIP BY OWNER, VOLUME AND PAGE. REMOVE ALL NON-RELEVANT DIMENSIONAL CALLS, LOT NUMBERS ET AL.

UNIT 2 LOT LINES MAY BE DEPICTED ONCE THE PLAT, PC0724-0053, HAS BEEN RECORDED.

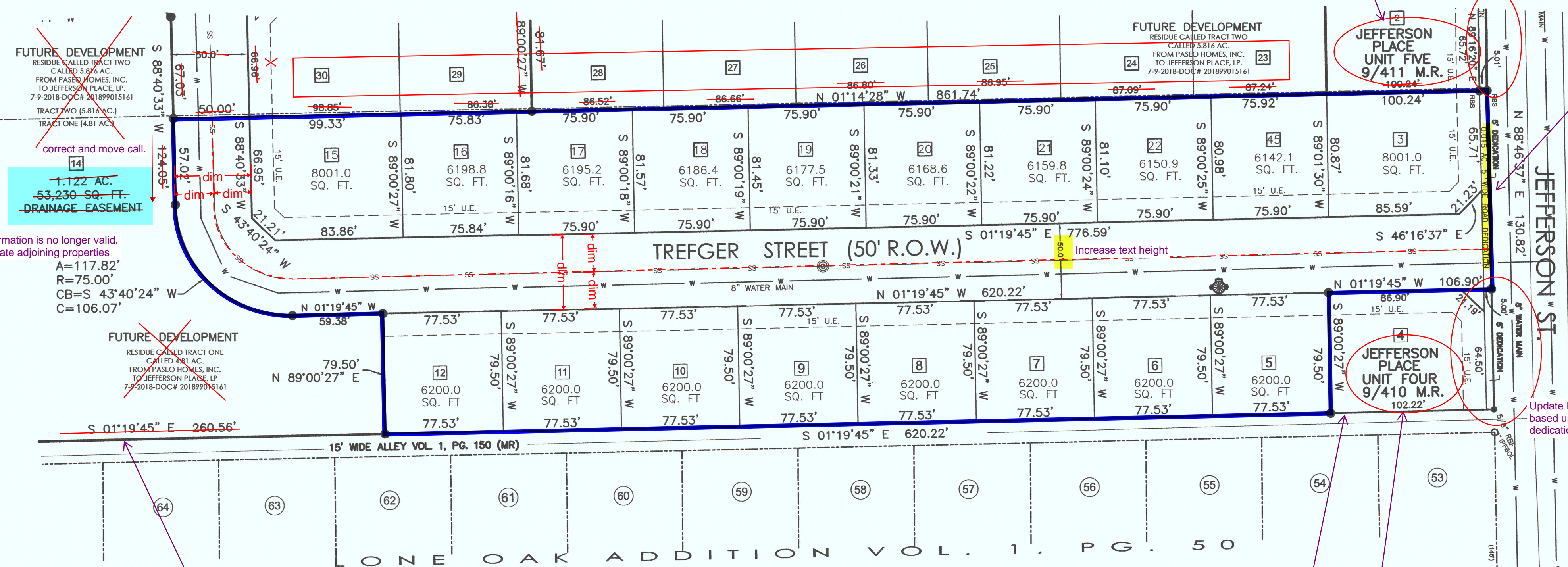
remove utilities from ROW.
Depict centerline, dimension roadway which locate the centerline.

Screen/italicize text for existing properties to differentiate between existing and proposed.

Update ROW of Jefferson based upon past dedications.

Increase text height label dedication as: 5' RIGHT OF WAY DEDICATION TO THE CITY OF SEGUIN. (0.015 AC.)

Update ROW of Jefferson based upon past dedications.



correct and move call.
1.122 AC.
53,230 SQ. FT.
DRAINAGE EASEMENT

Information is no longer valid. Update adjoining properties
A=117.82'
R=75.00'
CB=S 43°40'24" W
C=106.07'

FUTURE DEVELOPMENT
RESIDUE CALLED TRACT ONE
CALLED 4.81 AC.
FROM PASEO HOMES, INC.
TO JEFFERSON PLACE, LP.
7-9-2018-DOC# 201899015161

FUTURE DEVELOPMENT
RESIDUE CALLED TRACT TWO
CALLED 5.816 AC.
FROM PASEO HOMES, INC.
TO JEFFERSON PLACE, LP.
7-9-2018-DOC# 201899015161

Adjust linetype and penweight for adjacent property lines outside this unit's boundary.

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SURVEYING FIRM NO. F-10128700 ENGINEERING FIRM NO. F-11731
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS 1917 S. INTERSTATE 35 AUSTIN, TX. 78741-3702 PH. 512-440-7723