

# MEMORANDUM

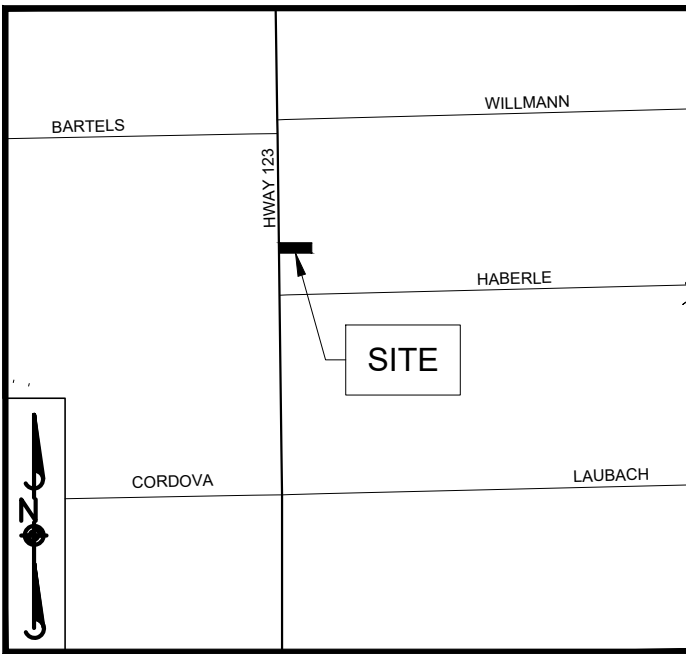
**To:** Seguin Planning and Zoning Commission  
**From:** Kyle Warren, Planner  
**Subject:** Hwy 123 Subdivision – Final Plat  
**Date:** August 30, 2024

City staff has reviewed the final plat for the Hwy 123 Subdivision for compliance with the Unified Development Code (UDC) and applicable City requirements. Hwy 123 Subdivision is zoned Commercial, C. The plat for Hwy 123 Subdivision totals 1.0 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:

- Verify Springs Hill water note
- Verify access easement is large enough for egress
- Provide documentation that TxDOT approved TxDOT notes.
- Miscellaneous labeling issues (UDC, Technical Manual)
- Signature block corrections needed (UDC Technical Manual, standardized signature blocks)

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

**NOTES:**

- SURVEYOR'S NOTE:** THE BEARINGS AND DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE. THE CONTOURS SHOWN HEREON ARE BASED UPON THE NAVD'88 DATUM. DIMENSIONS SHOWN ARE SURFACE.
- 1/2" IRON RODS SET WITH DYE DVPT CAPS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE ACCORDING TO FEMA MAP PANEL: 48187C0140F, EFFECTIVE NOVEMBER 2, 2007. THE TRACT IS IN ZONE X.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SEGUIN.
- SEWER IS TO BE SUPPLIED BY THE CITY OF SEGUIN.
- WATER IS TO BE SUPPLIED BY SPRINGS HILL WATER SUPPLY CO.
- ELECTRICITY IS TO BE SUPPLIED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE.
- SIDEWALKS ARE REQUIRED ALONG SH 123 AND SHALL BE CONSTRUCTED TO CITY STANDARDS.

**GVEC NOTES:**

- THE TRACT IS SUBJECT TO THE E.G.T.CATV SHOWN HEREON.
- WHERE UNDERGROUND SEWERS ARE UTILIZED GVEC WILL POSSESS A 3-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
- ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS WHICH HINDER ACCESS, ENDANGER, OR INTERFERE WITH USE OF EASEMENT), INSPECTING, PATROLLING, READING OF METERS, RECONSTRUCTION AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
- NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.
- THIS SUBDIVISION PLAT OF HWY 123 SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC

**STORM SEWER DETENTION NOTE:**

- STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION.
- BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SEGUIN, IN ACCORDANCE WITH THE APPROVED STORM WATER MANAGEMENT PLAN FOR THIS SUBDIVISION.
- MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

**TXDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS OVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW. RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF (1) ACCESS POINTS SHARED WITH THE PROPERTY TO THE NORTH, BASED ON AN COMBINED OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 121.86 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

STATE OF TEXAS  
COUNTY OF BEXAR

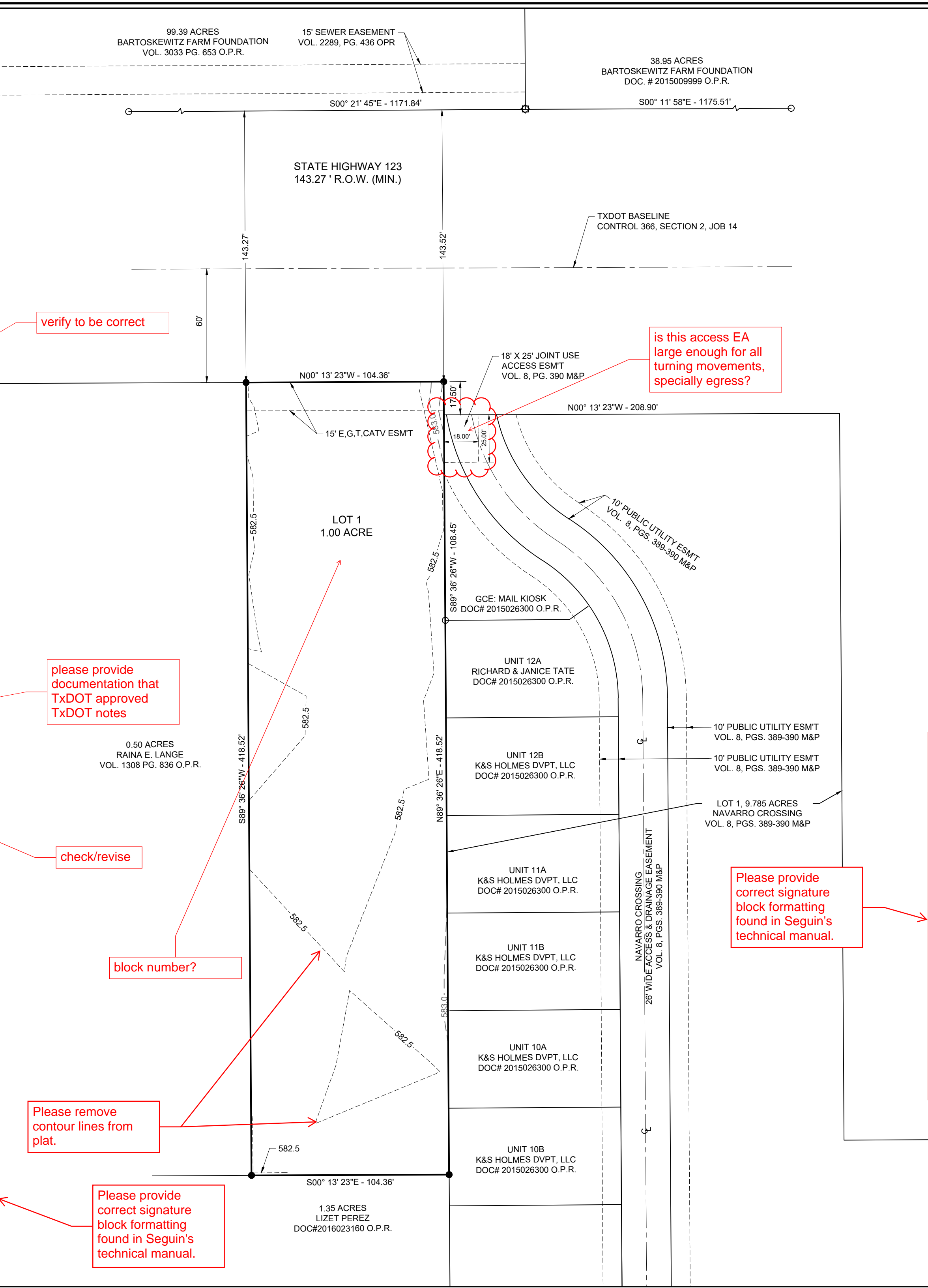
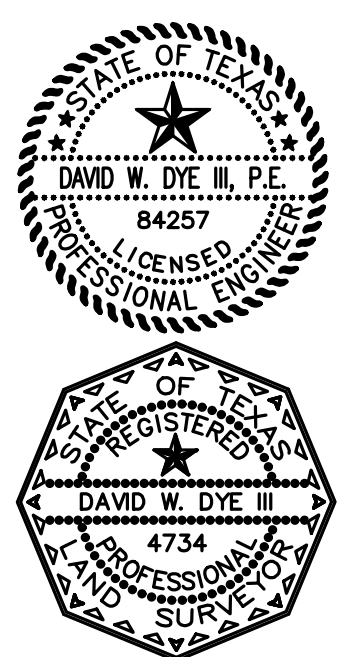
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF SEGUIN'S UNIFIED DEVELOPMENT CODE.

DAVID W. DYE III, LICENSED PROFESSIONAL ENGINEER NO. 84257  
DYE DEVELOPMENT, INC.  
17174 IRONGATE RAIL, SAN ANTONIO, TX 78247

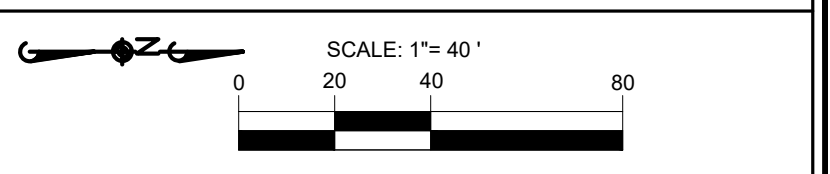
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

DAVID W. DYE III, REGISTERED PROFESSIONAL LAND SURVEYOR #4734  
DYE DEVELOPMENT, INC.  
17174 IRONGATE RAIL, SAN ANTONIO, TX 78247



PLAT ESTABLISHING  
**HWY 123 SUBDIVISION**  
BEING A 1.00 ACRE TRACT OF LAND ESTABLISHING LOT 1 (1.00-ACRE), HWY. 123 SUBDIVISION, SITUATED IN THE MARGARITA CHERINO SURVEY, SECTION NO. 20, ABSTRACT NO. 10, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN DOCUMENT NUMBER 202399001690, OFFICIAL PUBLIC RECORDS (O.P.R.), GUADALUPE COUNTY, TEXAS.



**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET (DYE DEVELOPMENT, INC.)
- PK NAIL FOUND IN WOOD FENCE POST
- OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TX
- MAP & PLAT RECORDS, GUADALUPE COUNTY, TX
- DEED RECORDS, GUADALUPE COUNTY, TX
- DOC # DOCUMENT NUMBER
- 578 --- EXISTING COUNTOUR LINES
- E,G,T,CATV ELECTRIC, GAS, TELEPHONE, CATV EASMENT
- ⊥ CENTERLINE

PREPARED BY:  
**DYE DEVELOPMENT, INC.**  
TEXAS REGISTERED FIRM: 100922-00 (TXBPLS)  
TEXAS REGISTERED FIRM: F-9539 (TXBPE)  
david3@dyeedpt.com www.dyeedpt.com  
17174 IRONGATE RAIL SAN ANTONIO TEXAS 78247  
PHONE (210) 685-9193 • FAX (210) 598-9758  
PLAT PREPARED: MAY, 2024 SHEET 1 OF 1

STATE OF TEXAS  
COUNTY OF GUADALUPE

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER OR OWNER'S DULY AUTHORIZED AGENT

OWNER/DEVELOPER: ALAMO PROPERTY BUYERS LLC  
10843 ROYAL BLUFF  
SAN ANTONIO, TX 78239

AUTHORIZED AGENT: DAVID W. DYE III, PRES.  
DYE DEVELOPMENT, INC.  
17174 IRONGATE RAIL  
SAN ANTONIO, TX 78247

STATE OF TEXAS  
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID W. DYE III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS MINOR PLAT OF HWY 123 SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED ADMINISTRATIVELY BY CITY STAFF.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2024.

BY: \_\_\_\_\_  
DIRECTOR OF PLANNING & CODES

BY: \_\_\_\_\_  
CITY ENGINEER