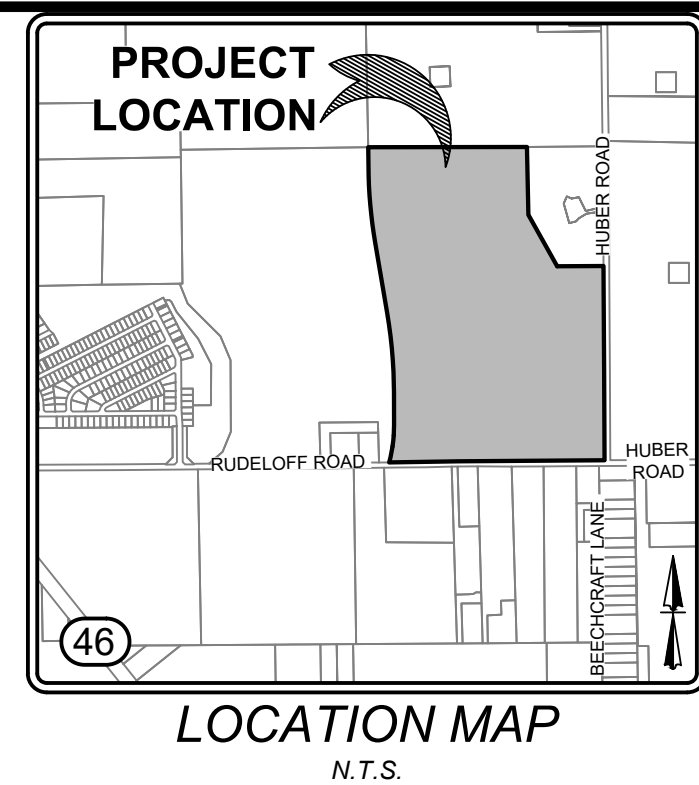
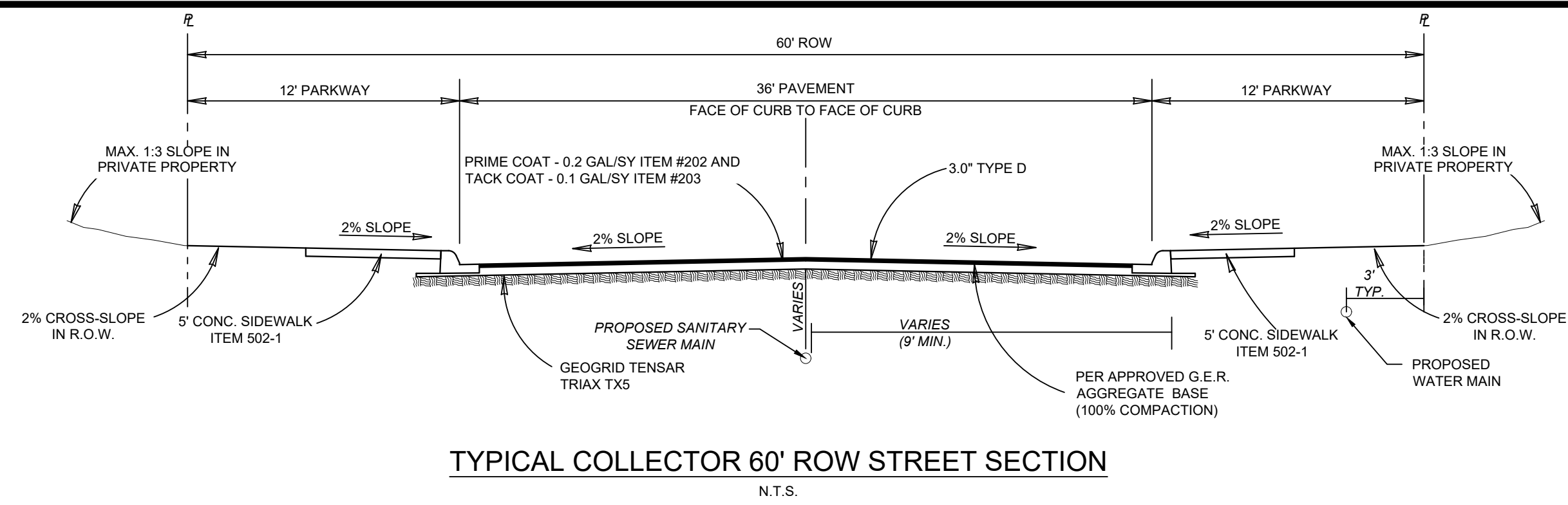
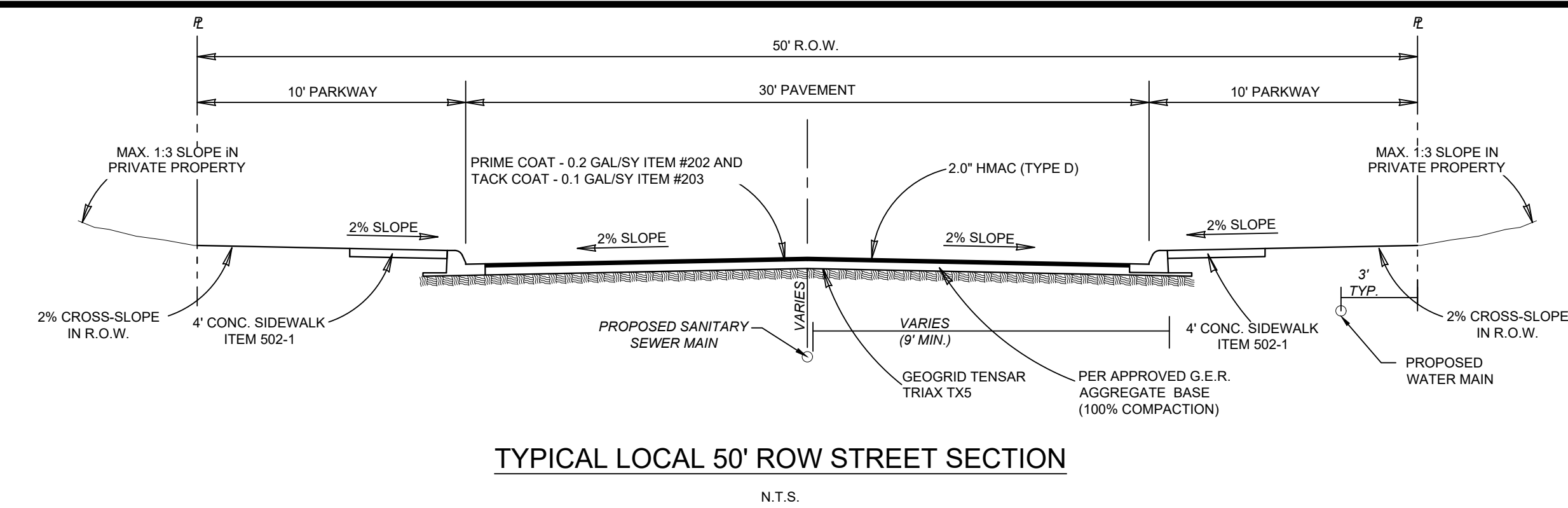
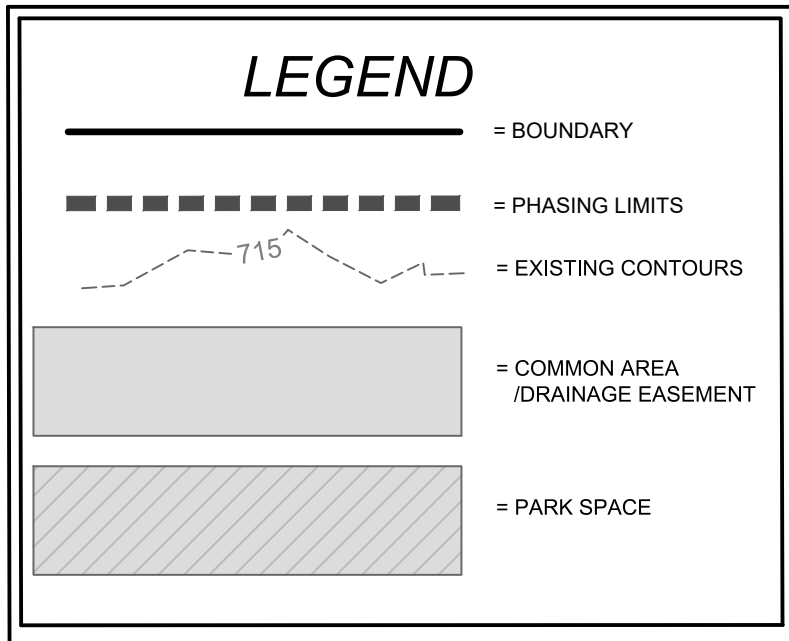
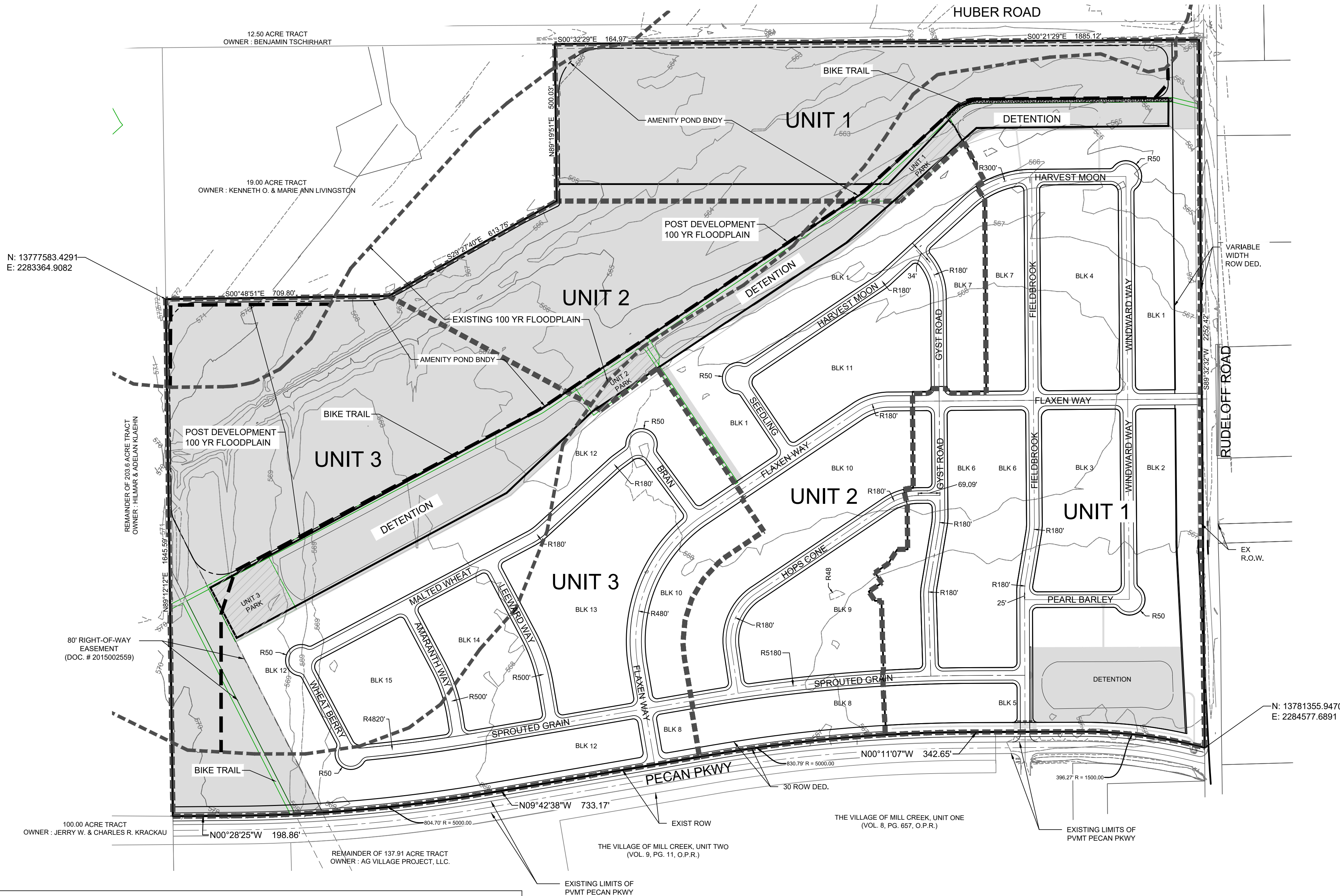
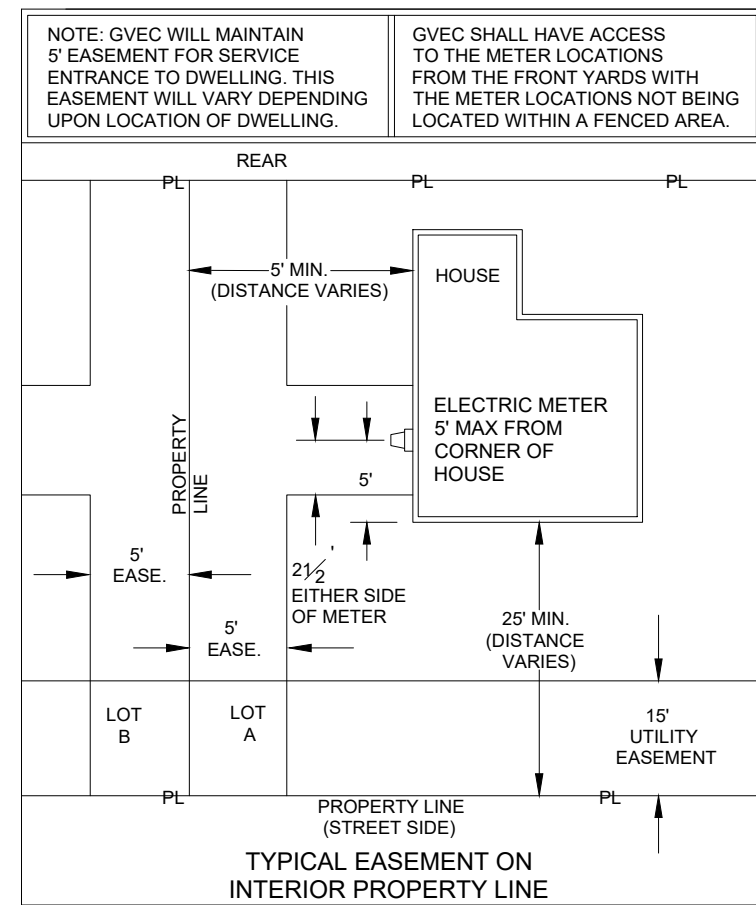


Date: May 25, 2021, 10:57am User ID: rdelovan  
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#### GENERAL NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 0.9998525.
3. PER THE CITY OF SEGUIN UNIFORM DEVELOPMENT CODE ALL INTERNAL STREETS WITHIN THIS SUBDIVISION WILL MEET THE FOLLOWING CRITERIA:
  - A. LOCAL: 50 FEET OF DEDICATED RIGHT-OF-WAY, 30 FEET AS MEASURED CURB TO CURB.
  - B. COLLECTOR: 60 FEET OF DEDICATED RIGHT-OF-WAY, 36 FEET AS MEASURED CURB TO CURB.
4. THE FRONT, SIDE AND REAR SETBACKS WILL CONFIRM TO THE MINIMUM SETBACK REQUIREMENTS BY THE R-2 ZONING DISTRICT.
5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST EDITION OF THE AASHTO MANUAL.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREA DETERMINED TO BE MINIMAL FLOOD HAZARD & ZONE A, AREAS WITHIN THE 1.0% FLOODPLAIN, AS SCALED FROM FEMA FLOODMAP 4818703280F, COMMUNITY PANEL 0187C, DATED NOVEMBER, 01, 2007. THE APPLICANT HAS SUBMITTED A DRAINAGE STUDY WHICH WILL RESULT IN A NO-RISE CONDITION FOR DEVELOPMENT OF THE SUBDIVISION. THE APPROVED DEVELOPMENT STUDY MASTER DRAINAGE REPORT IS SUBJECT TO FEMA APPROVAL. AS SUCH, THE DEVELOPER AND THEIR AGENT WILL SUBMIT A LETTER OF MAP REVISION TO FEMA AT THE COMPLETION OF MASS GRADING OF THE SUBDIVISION. CHANNELIZATION IMPROVEMENTS AS PART OF UNIT 1. LOMR SHALL BE APPROVED BY FEMA PRIOR TO RECORDATION OF THE UNIT 2 PLAT.
7. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS/LOTS, OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSOR AND GRASSINGS PROVIDED SUCH SUCCESSOR IS APPROVED BY THE CITY.
8. UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:
  - A. WATER SERVICE: SPRING HILL WATER SUPPLY COMPANY
  - B. SEWER SERVICE: CITY OF SEGUIN
  - C. TELEPHONE: AT&T
  - D. CABLE: SPECTRUM
  - E. ELECTRIC: QVEC
  - F. GAS: CENTERPOINT



| LAND USE DENSITY TABLE |                             |                |                                      |                    |                                |             |                                       |
|------------------------|-----------------------------|----------------|--------------------------------------|--------------------|--------------------------------|-------------|---------------------------------------|
| UNIT                   | SINGLE FAMILY & ROW (ACRES) | DWELLING UNITS | PARK AREA OUTSIDE FLOODPLAIN (ACRES) | TRAIL AREA (ACRES) | COMMON AREA / DRAINAGE (ACRES) | TOTAL ACRES | DENSITY (DWELLING UNITS/ TOTAL ACRES) |
| 1                      | 38.41                       | 141            | 0.79                                 | 0.26               | 16.96                          | 56.42       | 2.50                                  |
| 2                      | 27.43                       | 110            | 0.67                                 | 0.35               | 10.42                          | 38.87       | 2.83                                  |
| 3                      | 34.17                       | 125            | 1.01                                 | 0.69               | 22.04                          | 57.91       | 2.16                                  |
| TOTAL                  | 100.01                      | 376            | 2.47                                 | 1.30               | 49.42                          | 153.20      | 2.45                                  |

Exhibit A

ENGINEER / DESIGNER:  
KFW ENGINEERS  
162 W MILL ST  
NEW BRAUNFELS, TX 78130  
PHONE: (830) 220-6042  
FAX: (830) 627-9097

OWNER :  
PBGPH LLC  
P.O. BOX 171374  
SAN ANTONIO, TX 78217  
PH. (210) 863-2666

PREPARED: NOVEMBER 2020

# THE MEADOWS OF MILL CREEK CONCEPT PHASING PLAN SEGUIN, TX EXHIBIT

JOB NO. 205-30-03  
DATE: May 2021  
DRAWN: RM/RD CHECKED: WF  
SHEET NUMBER:

1 OF 1

ISSUE DATE

REVISIONS

JOB NO. 205-30-03  
DATE: May 2021  
DRAWN: RM/RD CHECKED: WF  
SHEET NUMBER: