

## MEMORANDUM

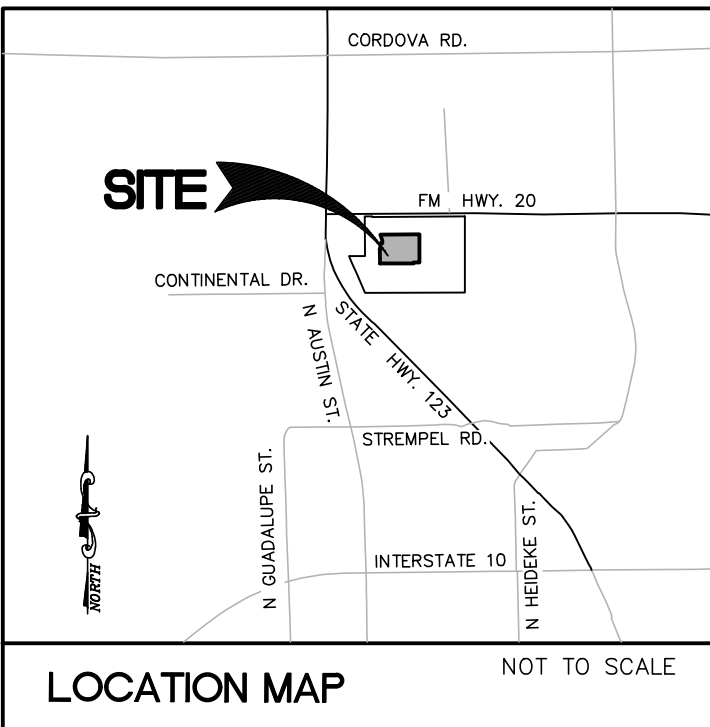
**To:** Seguin Planning and Zoning Commission  
**From:** Helena Schaefer, Senior Planner  
**Subject:** Hannah Heights Subdivision Unit 3 – Final Plat  
**Date:** February 3, 2021

City staff has reviewed the final plat for the Hannah Heights Subdivision Unit 3 for compliance with the Unified Development Code (UDC) and applicable City requirements. Hannah Heights is a single-family residential subdivision with six units/phases and 290 lots. The plat for Unit 3 has 47 residential lots and three (3) non-residential lots (drainage or open space).

Unit 3 takes direct access through Unit 1 and 2. Logically this phase should be developed after Unit 1 or Unit 2 infrastructure has been approved and accepted by the City of Seguin; these units were approved at the January 14, 2020 Planning and Zoning meeting.

The developer is not proposing any private parks and will pay the parkland development and dedication fees.

Staff finds that the final plat for Hannah Heights Subdivision Unit 3 meets the City's requirements. Staff recommends approval of the final plat for the Hannah Heights Subdivision Unit 3.



## AREA BEING REPLATTED

THE AREA BEING REPLATTED (0.031 Ac.) WAS PREVIOUSLY PLATTED AS A PORTION OF DRAINAGE LOT A-8 BLOCK 8, AS SHOWN ON THE PLAT OF HANNAH HEIGHTS SUBDIVISION, UNIT 1 (VOLUME 9, PAGE 377-378) OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS.

HARRY HAUSMAN  
HK HANNAH HEIGHTS, LLC  
15720 BANDERA RD., SUITE 103  
HELOTES, TEXAS 78023-1045  
(210) 389-1045

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

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 PLANNING AND ZONING COMMISSION.

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

- THIS TRACT OF LAND SHOWN HEREON IS LOCATED ON ZONE X (AREAS OUTSIDE 0.2% ANNUAL FLOOD CHANGE) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEDERAL INSURANCE RATE MAP PANEL NUMBER 48187C0280F, EFFECTIVE NOVEMBER 02, 2007.
- THIS PROPERTY WILL BE SERVED BY THE CITY OF SEGUIN PUBLIC WATER SUPPLY SYSTEM.
- THIS PROPERTY WILL BE SERVED BY THE CITY OF SEGUIN PUBLIC SEWAGE FACILITIES.
- ELECTRICITY TO PROPERTY WILL BE SERVED BY THE CITY OF SEGUIN ELECTRIC. THE FEE IN-LIEU OF PARKLAND DEDICATION AND DEVELOPMENT IS DUE PRIOR TO FINAL PLAT RECORDATION WITH GUADALUPE COUNTY IN ACCORDANCE WITH UDC.
- PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS, ETC) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- THERE IS HEREBY DEDICATED A TEN (10) FOOT WIDE PUBLIC EASEMENT ADJACENT TO ALL STREET RIGHT-OF WAY LINES
- THERE IS HEREBY DEDICATED A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT CENTERED AND ADJACENT TO ALL NON STREET LOT LINES
- BEARING BASED ON NAD 88 VERTICAL DATUM COORDINATES SOUTH CENTRAL ZONE.

### KEYNOTES

- (A) 15' E.G.T.CATV ESM'T.
- (B) DRAINAGE LOT A-13 (0.293 AC)
- (C) DRAINAGE LOT A-14 (0.573 AC)
- (D) DRAINAGE LOT A-15 (0.287 AC)
- (E) DRAINAGE LOT A-16 (0.028 AC)
- (F) DRAINAGE LOT A-17 (0.028 AC)
- (G) 5'X5' OFF-SITE WATER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.0006 AC)

- (1) 100' WIDE EASEMENT & RIGHT-OF-WAY LOWER COLORADO RIVER AUTHORITY (VOL. 310, PG. 627, D.R.G.C.T.)
- (2) DRAINAGE LOT A-1 (9.120 AC)  
HANNAH HEIGHTS SUBDIVISION, UNIT 1  
VOL.9, PGS. 377-378, O.P.R.G.C.T.
- (3) 26' DRAINAGE ESM'T. (LOT A-8)  
HANNAH HEIGHTS SUBDIVISION, UNIT 1  
VOL.9, PGS. 377-378, O.P.R.G.C.T.

STATE OF TEXAS  
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNERS OF THE LAND HANNAH HEIGHTS, UNIT 3, TO THE CITY OF SEGUIN COUNTY OF GUADALUPE TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO ON HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF PUBLIC ALL STREETS, ALLEYS, PARK, WATERCOURSES, DRAIN, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: HARRY HAUSMAN  
HK HANNAH HEIGHTS, LLC  
15720 BANDERA RD., SUITE 103  
HELOTES, TEXAS 78023-1045  
(210) 389-1045

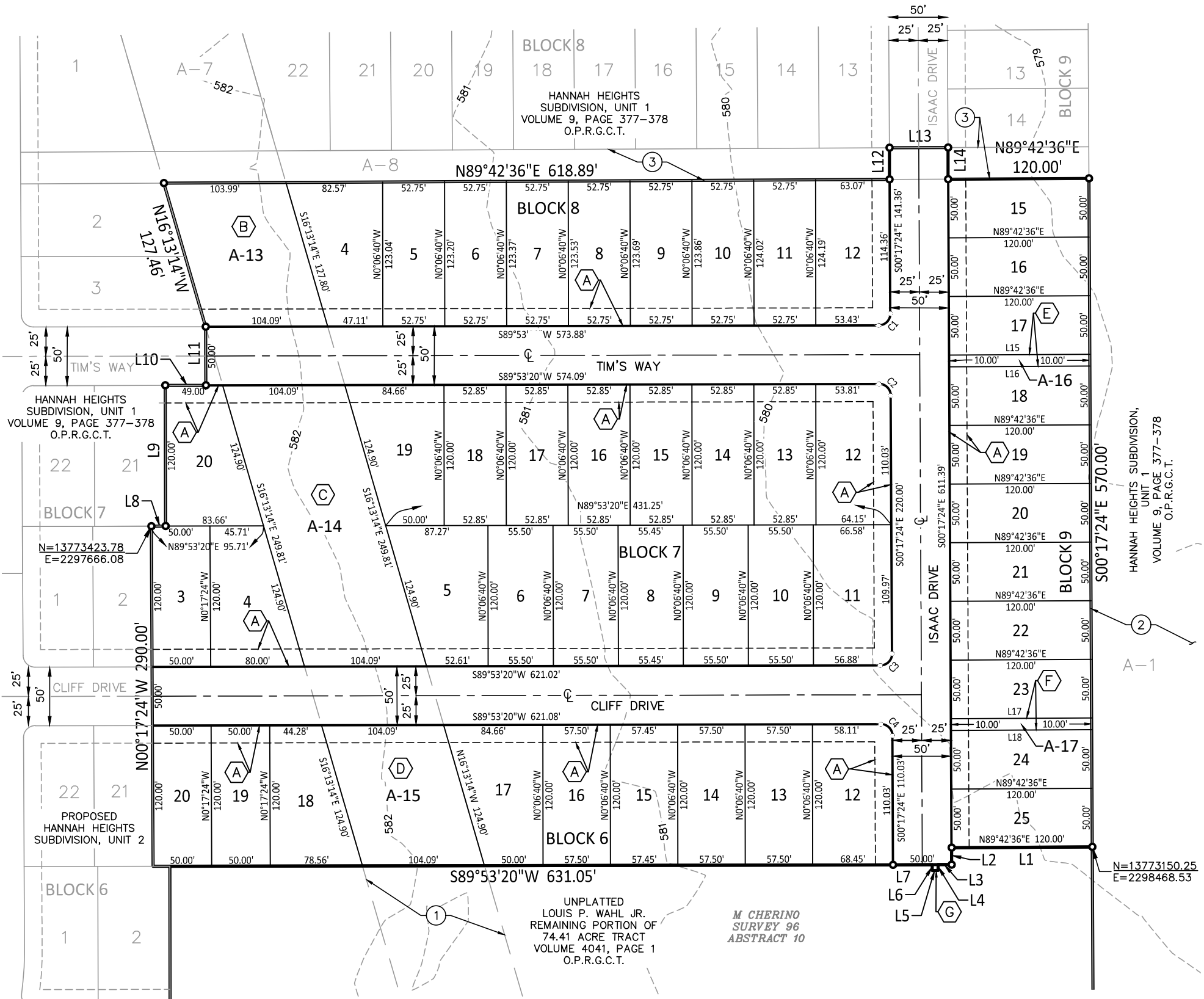
STATE OF TEXAS  
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME  
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. 20\_\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



## HANNAH HEIGHTS, UNIT 3 FINAL PLAT

BEING A TOTAL OF 10.553 ACRES OF LAND OUT OF THE REMAINING PORTION OF A 74.41 ACRE TRACT OF LAND SITUATED IN THE M. CHERINO SURVEY, ABSTRACT NO. 10, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 100 ACRES OF LAND AS DESCRIBED IN A CONVEYANCE FROM CHRISTIAN BORCHERS, SR., ET UX TO CHARLES BORMAN, RECORDED IN VOLUME 43, PAGE 308 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS AND BEING A PORTION OF A CALLED 8.44 ACRE TRACT OF LAND WHICH IS PART OF A CALLED 25.79 ACRE TRACT GRANTED, RELEASED AND CONFIRMED TO ELLA BORMAN IN A PARTITION DEED RECORDED IN VOLUME 263, PAGE 449 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS.

**MTR**  
Moy Tarin Ramirez Engineers, LLC

• Engineers  
• Surveyors  
• Planners

FIRM TBPE NO. F-5297 & TBPLS NO. 10131500  
12770 CIMARRON PATH, SUITE 100  
TEL: (210) 698-5051  
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DATE OF PREPARATION: AUGUST, 2020