

NAVARRO SUBDIVISION

GENERAL NOTES:

- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL AND COMMERCIAL.
- THE ENTIRE PROJECT WILL BE PLATTED AS FIFTEEN (15) DIFFERENT UNITS.
- SIDEWALKS WILL BE PROVIDED WITHIN PUBLIC RIGHTS-OF-WAY OR PEDESTRIAN EASEMENTS IN ACCORDANCE WITH THE APPLICABLE CITY OF NEW BRAUNFELS STANDARDS. EXACT LOCATIONS WILL BE DETERMINED DURING THE DESIGN PHASE.
- ALL STREETS WILL BE DEDICATED AS PUBLIC RIGHTS-OF-WAYS. ALL STREETS ARE PROPOSED TO BE 30' WIDE STREETS WITH 50' R.O.W EXCEPT NAVARRO RANCH WHICH WILL BE 40' WIDE STREET WITH 60' R.O.W.
- THE LOTS DESIGNATED AS COMMON AREA, DETENTION LOTS, AND DRAINAGE EASEMENTS WILL NOT BE AVAILABLE FOR RESIDENTIAL USE. THESE LOTS WILL BE MAINTAINED BY THE P.O.A. (PROPERTY OWNERS ASSOCIATION).
- REFERENCED PROPERTY LIES MOSTLY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND A PORTION LIES WITHIN ZONE A, AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED), AS SCALED FROM FEMA FLOOD MAP 115 OF 480, COMMUNITY PANEL NO. 4818C130F, DATED 11/02/2007.
- THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY:
 - CRYSTAL CLEAR SPECIAL UTILITY DISTRICT - WATER
 - CITY OF SEGUIN UTILITIES - SEWER
 - GUADALUPE VALLEY ELECTRIC COOPERATIVE - ELECTRIC
 - SPECTRUM - CABLE
 - AT&T - TELEPHONE
- ALL COMMON AREA CAN BE USED FOR DRAINAGE CONVEYANCE.
- THE ENTIRE SUBDIVISION FALLS WITHIN NAVARRO INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE (1) DWELLING UNIT PER BUILDABLE LOT WHERE FEES ARE DUE AT THE TIME OF RECORDATION WITH A MAXIMUM OF 1,448 BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- THE PROPOSED SUBDIVISION IS LOCATED WITHIN THE NEW BRAUNFELS ETJ.
- THE NAVARRO SUBDIVISION IS LOCATED WITHIN THE LONE OAK FARM MUNICIPAL UTILITY DISTRICT.
- TRAFFIC CALMING MEASURES ARE REQUIRED AT THE INTERSECTION LOCATIONS NOTED BELOW, AND WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE OF THE PROJECT.
 - STREET TIO FLORES WILL BE CLOSED TO THROUGH TRAFFIC AND WILL BE CONSIDERED EMERGENCY ACCESS ONLY. FUTURE PUBLIC ACCESS WILL BE AT THE COUNTY'S DISCRETION.
 - ALL STREETS ARE TO BE CONSTRUCTED TO THE CITY OF NEW BRAUNFELS DESIGN STANDARDS.
 - UNITS 1E WILL NOT HAVE DIRECT ACCESS TO SH 123. ACCESS WILL BE REQUIRED FROM NAVARRO RANCH.

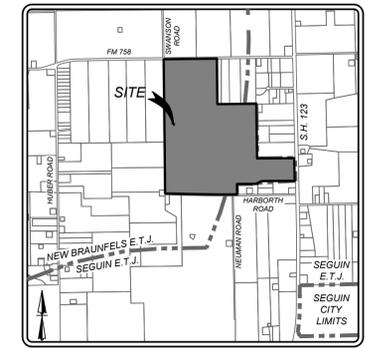
DEVELOPER / APPLICANT:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION
1922 DRY CREEK WAY, STE. 101,
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

OWNER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION
1922 DRY CREEK WAY, STE. 101,
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

PAULA T. SOUKUP
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GERONIMO, TX 78115

ENGINEER:
KFW ENGINEERS AND SURVEYING
ATTN: WAYNE FLORES, P.E.
3421 PAESANOS PARKWAY, STE. 200
SAN ANTONIO, TX 78231
PHONE: (210) 979-8444

SURVEYOR:
KFW ENGINEERS AND SURVEYING
ATTN: TIM PAPPAS, R.P.L.S., P.L.S.
3421 PAESANOS PARKWAY, STE. 101
SAN ANTONIO, TX 78231
PHONE: (210) 979-8444



LOCATION MAP
NOT-TO-SCALE



SCALE: 1"=200'
0' 200' 400' 600'

LEGEND

- FEMA FLOODPLAIN LINE
- EXISTING CONTOUR
- COMMON AREA / DRAINAGE AREA / DETENTION AREA
- COMMON AREA / PARK AREA
- CHANNEL ACCESS / PARK TRAIL
- UNIT BOUNDARY
- PHASE NUMBER
- OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- DEED RECORDS OF GUADALUPE COUNTY, TEXAS
- MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- ETJ LINE

NEW BRAUNFELS ETJ ACREAGE SUMMARY

RESIDENTIAL LOTS AND STREETS:	225.18 ACRES
RIGHT OF WAY DEDICATION:	2.60 ACRES
RESERVED SPACE:	6.81 ACRES
**COMMON AREA / DRAINAGE / DETENTION:	64.81 ACRES
**COMMON AREA / DRAINAGE WITHIN ELEC. EASEMENT:	5.83 ACRES
**COMMON AREA / PARK AREA / TRAILS:	19.04 ACRES
TOTAL ACREAGE:	324.27 ACRES

LOT DENSITY (1.448/32.67): 4.50 LOTS / ACRE
AVERAGE RESIDENTIAL LOT SIZE: 0.11 ACRES
LENGTH OF STREETS: 9.54 MILES

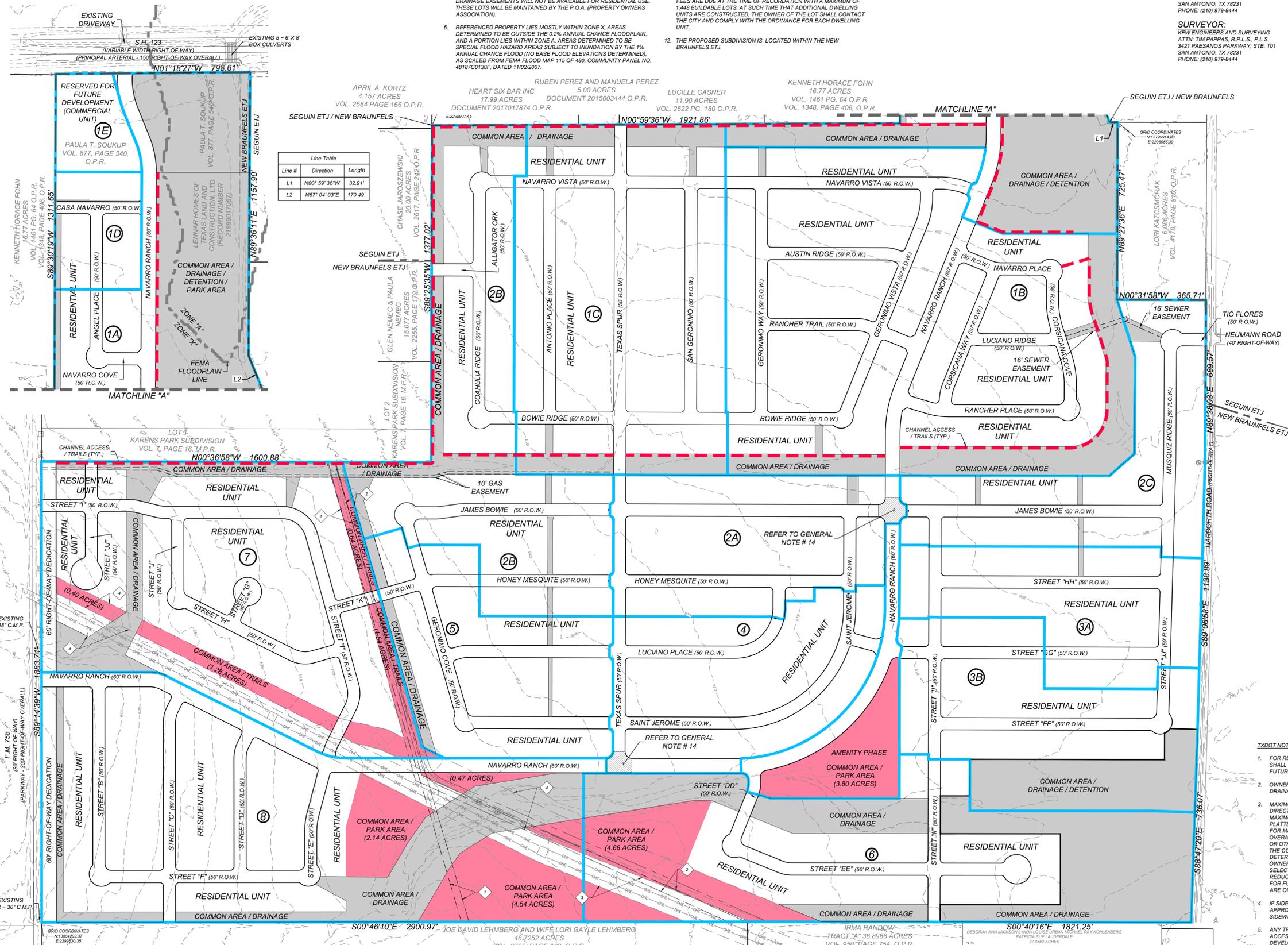
**ALL LOTS LABELED AS COMMON AREA ON THIS PLAN SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

LOT SUMMARY - NEW BRAUNFELS ETJ (INCLUDING AREA TO BE PETITIONED)

RESIDENTIAL LOTS	COMMERCIAL LOTS	COMMON AREA / DRAINAGE / DETENTION	TOTAL
1448	1	19	1468

- EXISTING EASEMENTS**
- 30' WIDE INTRATEX GAS COMPANY RIGHT-OF-WAY / EASEMENT (VOL. 429, PG. 220, D.R.G.C.T.)
 - 30' WIDE KOCH REFINING COMPANY R.O.W. AGREEMENT (VOL. 897, PG. 704, O.P.R.G.C.T.)
 - 100' WIDE LORA EASEMENT (VOL. 315, PG. 616, O.P.R.G.C.T.)
 - 85' WIDE WATER LINE EASEMENT (DOC. NO. 2017008049, O.P.R.G.C.T.)

- TXDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - 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 TWO (2) ACCESS POINTS ALONG F.M. 788 BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 1883.71 FEET. THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG S.H. 123, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 796.44 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 OWNERSHIP'S, 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 THROUGHFARE 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.



Line Table

Line #	Direction	Length
L1	N00° 59' 36" W	32.91'
L2	N67° 04' 03" E	170.49'

Date: Sep 14, 2020, 11:35am User ID: rmladen
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KFW
ENGINEERS + SURVEYING
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TBPE Firm #: 9513 • TBPE S Firm #: 1012300

NAVARRO SUBDIVISION
GUADALUPE COUNTY, TEXAS
MASTERPLAN

JOB NO. 314-28-01
DATE: September 14, 2020
DRAWN: J.W. CHECKED: W.F.
SHEET NUMBER:
MP - 01