

# 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 AS APPLICABLE WITH THE CITY OF NEW BRAUNFELS STANDARDS. 6-FT SIDEWALKS WILL BE INSTALLED ALONG THE DETERMINED 60-FT STREET RIGHTS OF WAYS, AND 4-FT SIDEWALKS INSTALLED ALONG THE DETERMINED 50-FT STREET RIGHTS OF WAY. DEVELOPER / HOME BUILDER RESPONSIBILITY FOR SIDEWALK INSTALLATION WILL BE ESTABLISHED AT TIME OF FINAL PLAT.
- 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, GREEN DEWITT AND THE EXTENTS APPLICABLE OF COLONEL TRAIL, LUCIANO TRAIL, AND NELSON WAY WHICH WILL BE DEPICTED TO HAVE 60' RIGHTS-OF-WAYS AS DETERMINED DURING THE DESIGN PHASE.
- 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) AND NOT THE CITY OF NEW BRAUNFELS.
- REFERENCED PROPERTY LIES MOSTLY WITHIN ZONE X, AREAS

- DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND A PORTION LIES WITHIN ZONE X, 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. 49187C0130F, 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

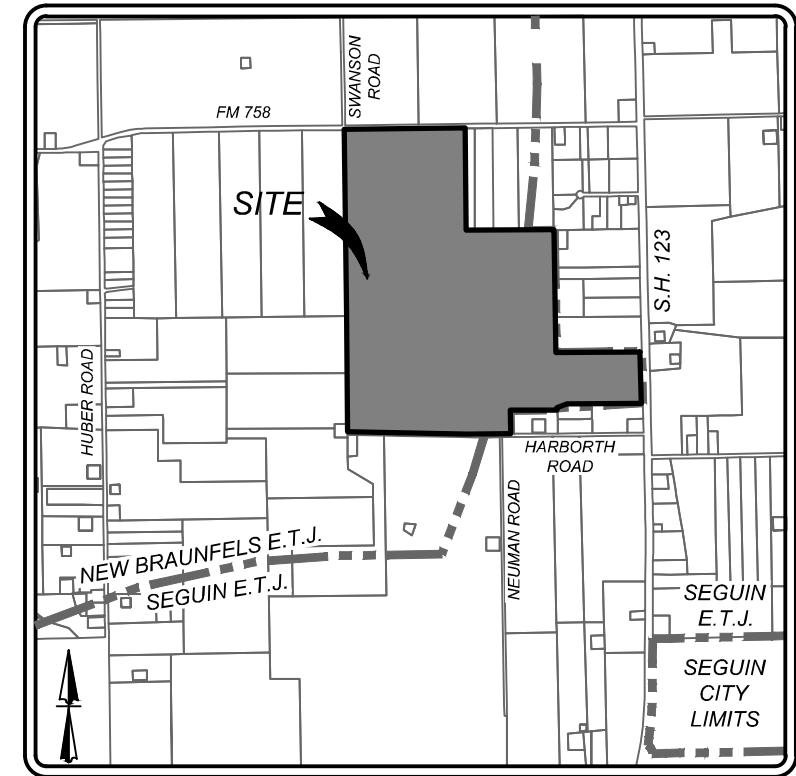
OWNER:  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION  
1922 DRY CREEK WAY, STE. 101,  
SAN ANTONIO, TX 78259  
PHONE: (210) 403-6282

PAULA T. SOUKUP  
P.O. BOX 7  
GERONIMO, TX 78115

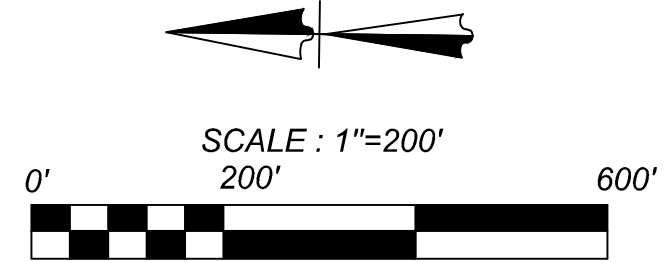
325 NAVARRO FARM,  
1141 N LOOP 1604 E 105-114

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



## 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: O.P.R.G.C.T.
- DEED RECORDS OF GUADALUPE COUNTY, TEXAS: D.R.G.C.T.
- MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS: M.P.R.G.C.T.
- ETJ LINE:

## NEW BRAUNFELS ETJ ACREAGE SUMMARY

|                                                 |                  |
|-------------------------------------------------|------------------|
| RESIDENTIAL LOTS AND STREETS:                   | 224.06 ACRES     |
| RIGHT OF WAY DEDICATION:                        | 2.60 ACRES       |
| RESERVED SPACE:                                 | 6.81 ACRES       |
| **COMMON AREA / DRAINAGE / DETENTION:           | 62.08 ACRES      |
| **COMMON AREA / DRAINAGE WITHIN ELEC. EASEMENT: | 5.13 ACRES       |
| **COMMON AREA / PARK AREA / TRAILS:             | 23.89 ACRES      |
| TOTAL ACREAGE:                                  | 324.27 ACRES     |
| LOT DENSITY (1.448 / 321.67):                   | 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

1. 30' WIDE INTRATEX GAS COMPANY RIGHT-OF-WAY / EASEMENT (VOL. 429, PG. 220, D.R.G.C.T.)
2. 30' WIDE KOCH REFINING COMPANY R.O.W. AGREEMENT (VOL. 897, PG. 704, O.P.R.G.C.T.)
3. 100' WIDE LCRA EASEMENT (VOL. 715, PG. 616, O.P.R.G.C.T.)
4. 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 ABATTLEMENT 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 TXDOTS, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 3 (THREE) ACCESS POINTS ALONG F.M. 758 BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 1883.71 FEET. THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) 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 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.

## NAVARRO SUBDIVISION GUADALUPE COUNTY, TEXAS MASTERPLAN

JOB NO. 314-28-01

DATE: December 03, 2021

DRAWN: R.W. CHECKED: B.W.

SHEET NUMBER:

MP-01