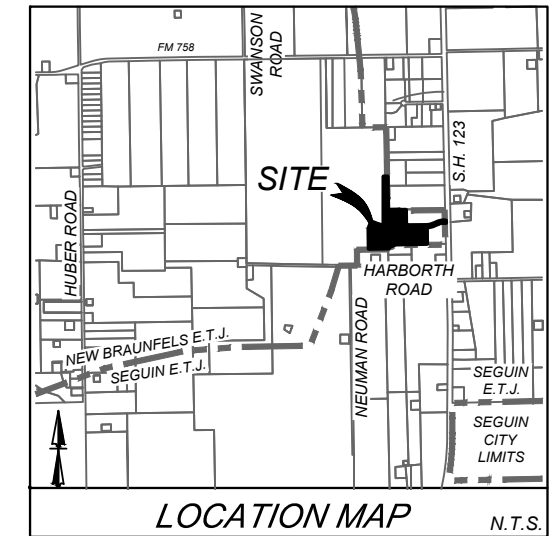


FINAL PLAT OF NAVARRO SUBDIVISION UNIT 1A

A 25.86 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT 20, AND THE WILLIAM J. RAGSDALE SURVEY NO. 52, ABSTRACT 263, GUADALUPE COUNTY, TEXAS, AND BEING PORTION OF THAT CALLED 24.12 ACRE TRACT OF LAND CONVEYED TO PAULA T. SOUKUP AND RECORDED IN VOLUME 877, PAGE 540 IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.), A PORTION OF THAT CALLED 94.50 ACRE TRACT OF LAND CONVEYED TO RANDALL RAYMOND SMIDT AND RECORDED IN VOLUME 2934, PAGE 159 IN THE O.P.R., AND A PORTION OF THOSE CALLED 125.3 ACRE TRACT OF LAND AND 80.6 ACRE TRACT OF LAND, BOTH CONVEYED TO LOUIS C. HEINEMEYER AND WIFE ANNIE HEINEMEYER AND RECORDED IN VOLUME 234, PAGE 559 IN THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS



SURVEYOR NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.99985756412.
3. 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. 48187C0130F, DATED 11/02/2007.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

GVEC NOTES:

1. GVEC TO HAVE A 5' WIDE EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC OR COMMUNICATION LINES ARE LOCATED.
2. GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
3. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
4. ANY EASEMENT DESIGNATED AS A 20' X 20' OR 20' X 40' GVEC UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
5. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

OWNER'S ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE NAVARRO SUBDIVISION UNIT 1B TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

(OWNER)

LENNAR HOMES OF TEXAS
ATTN: RICHARD MOTT
1922 DRY CREEK WAY, STE. 101,
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY KELLY LEACH.

NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF GUADALUPE

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED TIM C. PAPPAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

TIM C. PAPPAS
R.P.L.S. NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

APPROVED THIS THE _____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

DATE _____ CHAIRMAN _____

APPROVED FOR ACCEPTANCE _____

DATE _____ CITY ENGINEER _____

DATE _____ PLANNING DIRECTOR _____

GENERAL NOTES:

1. THE PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:
CRYSTAL CLEAR SUD - WATER
CITY OF SEGUIN UTILITIES - SEWER
GUADALUPE VALLEY ELECTRIC COOPERATIVE - ELECTRIC
SPECTRUM - CABLE
AT&T - TELEPHONE
2. THIS PROPERTY IS LOCATED WITHIN THE NAVARRO INDEPENDENT SCHOOL DISTRICT.
3. DRAINAGE EASEMENT MEANS A DELINEATED PORTION OF LAND SET ASIDE FOR THE OVERLAND OR UNDERGROUND TRANSFER OR STORAGE OF STORM WATER. THIS AREA SHALL NOT HAVE ANY PERMANENT STRUCTURES, FENCES, OR OTHER OBSTACLES HINDERING THE SAFE TRANSFER OF WATER THROUGH THE EASEMENT. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
4. NO STRUCTURES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER, THE CITY OF SEGUIN, THE CITY OF NEW BRAUNFELS, AND THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. THE MAINTENANCE OF PEDESTRIAN EASEMENTS, OPEN SPACES, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, HOA PARKLAND OR HOMEOWNERS ASSOCIATION PARKLAND, ETC. IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOME OWNERS ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS TO INCLUDE BUT NOT LIMITED TO: LOT 900, BLOCK 3; LOT 902, BLOCK 4; LOTS 900, BLOCK 4.
6. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF TEN (10) INCHES ABOVE FINISHED ADJACENT GRADE.
7. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
8. 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. 48187C0130F, DATED 11/02/2007.
9. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
10. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
a. ANGEL PLACE & NAVARRO COVE.
11. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
a. NAVARRO COVE -- LOT 1 & 900, BLOCK 3; LOT 1 & 7, BLOCK 2.
12. SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
a. NAVARRO RANCH -- LOT 1 & 900, BLOCK 2; LOT 900, BLOCK 3; LOTS 900 & 902, BLOCK 4.
13. NAVARRO RANCH SHALL BE 60' RIGHT OF WAY WITH 40' PAVEMENT WIDTH. ALL OTHER STREETS SHALL BE 50' RIGHT OF WAY WITH 30' PAVEMENT WIDTH.
14. ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPT.
15. ANY ACTIVITY OCCURRING WITHIN THE REGULATORY FLOODPLAIN OF THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY FLOODPLAIN.

PARKS NOTE:

THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR 1 DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 115 LOTS, WHERE FEES ARE DUE AT THE TIME OF FINAL PLAT RECORDATION. 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.

TXDOT NOTES:

- (1) 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.
- (2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- (3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOTS, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 (ONE) ACCESS POINT BASED ON AN OVERALL PLATTED FRONTAGE OF APPROXIMATELY 796 FEET. THIS ACCESS POINT MAY BECOME RIGHT-IN/OUT ONLY WITH THE FUTURE EXPANSION OF SH 123 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.
- (4) 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.
- (5) 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.

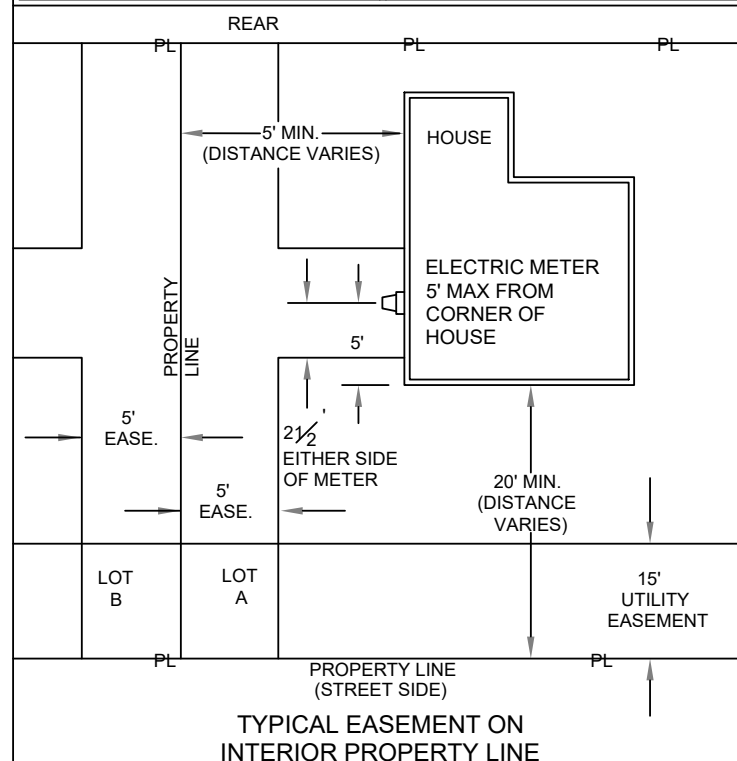
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.56'	15.00'	90°00'00"	21.21'	N66°19'18"E
C2	23.56'	15.00'	90°00'00"	21.21'	S23°40'42"E
C3	131.47'	470.00'	16°01'36"	131.04'	S76°41'30"E
C4	124.45'	320.00'	22°17'00"	123.67'	N78°21'40"E
C5	43.23'	380.00'	6°31'05"	43.21'	S70°28'43"W
C6	47.51'	470.00'	5°47'31"	47.49'	S87°36'04"E
C7	23.56'	15.00'	90°00'00"	21.21'	N44°30'10"E
C8	10.43'	15.00'	39°51'13"	10.22'	N20°25'27"W
C9	148.10'	50.00'	169°42'26"	99.60'	S44°30'10"W
C10	10.43'	15.00'	39°51'13"	10.22'	S70°34'14"E
C11	39.27'	25.00'	90°00'00"	35.36'	S44°30'10"W
C12	23.56'	15.00'	90°00'00"	21.21'	S45°29'50"E
C13	142.41'	380.00'	21°28'23"	141.58'	S77°57'22"W
C14	23.56'	15.00'	90°00'00"	21.21'	N43°41'33"E
C15	23.56'	15.00'	90°00'00"	21.21'	N46°18'27"W
C16	119.93'	320.00'	21°28'23"	119.23'	S77°57'22"W
C17	147.79'	380.00'	22°17'00"	146.86'	N78°21'40"E
C18	201.83'	530.00'	21°49'08"	200.61'	S79°35'16"E

Line Table		
Line #	Length	Direction
L1	77.12	N68°40'42"W
L2	50.00	N68°40'42"W
L3	12.19	N68°40'42"W
L4	32.63	N00°59'35"W
L5	10.00	N88°41'33"E
L6	10.00	N88°41'33"E

DEVELOPER / APPLICANT:
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PHONE: (210) 403-6282

OWNER:
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1922 DRY CREEK WAY, STE. 101,
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NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.	G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.
---	---



STATE OF TEXAS
COUNTY OF GUADALUPE

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS IN VOLUME _____, PAGE _____, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

DEPUTY _____

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

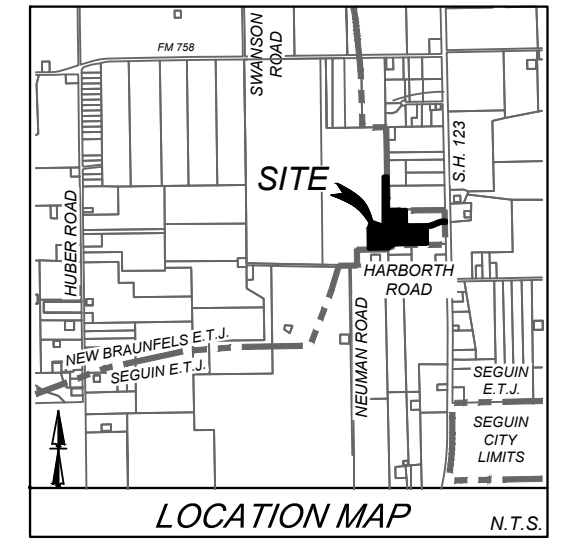
KEYNOTES

- ① 15' PUBLIC UTILITY EASEMENT
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- ⑤ 1' VEHICULAR NON ACCESS EASEMENT
- ⑥ VARIABLE WIDTH DRAINAGE EASEMENT
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- ⑩ OFF-LOT 15' WATER EASEMENT (0.03 AC.) (DOCUMENT NO. _____)
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- ⑫ OFF-LOT 20' PUBLIC UTILITY EASEMENT (0.22 AC.) (DOCUMENT NO. _____)
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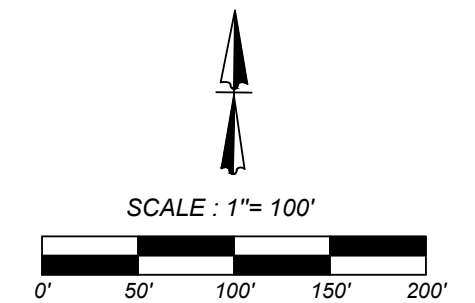
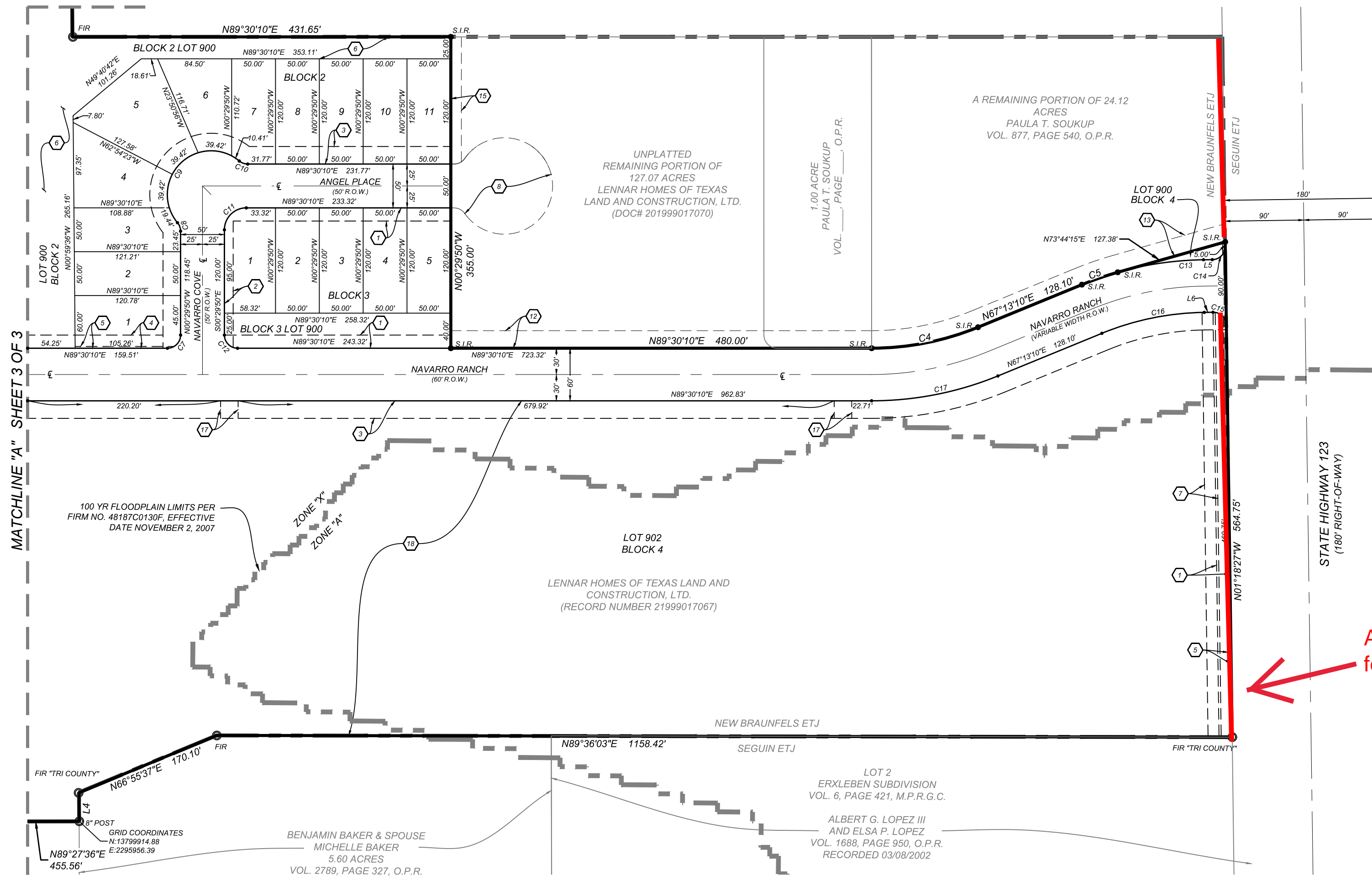
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 - — — — — CITY E.T.J.



KENNETH HORACE FOHN
16.77 ACRES
VOL. 1461 PG. 64 O.P.R.
VOL. 1348, PAGE 406, O.P.R.



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Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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OWNER:
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Approximately 750 linear feet of future sidewalk.

SEE SHEET 1 OF 3 FOR PLATTING NOTES AND LINE & CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PREPARED: June 9, 2020

SHEET 2 OF 3

FINAL PLAT OF NAVARRO SUBDIVISION UNIT 1A

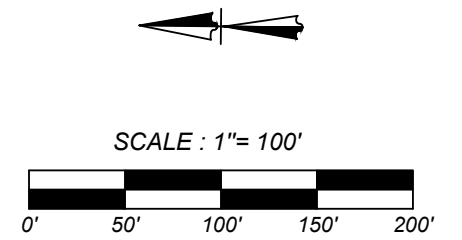
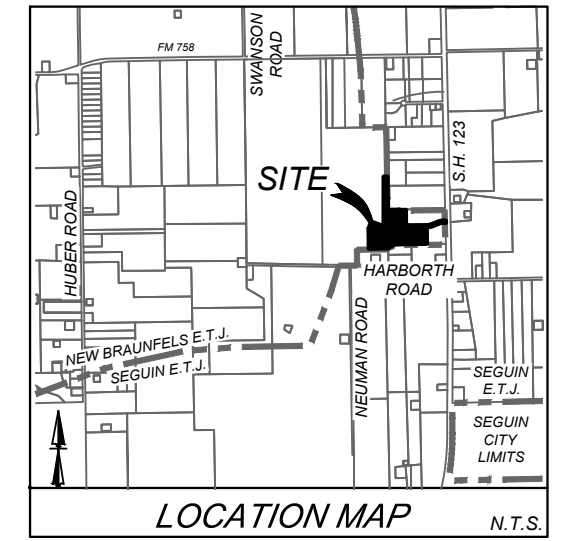
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KEYNOTES

- | | |
|---|---|
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LEGEND

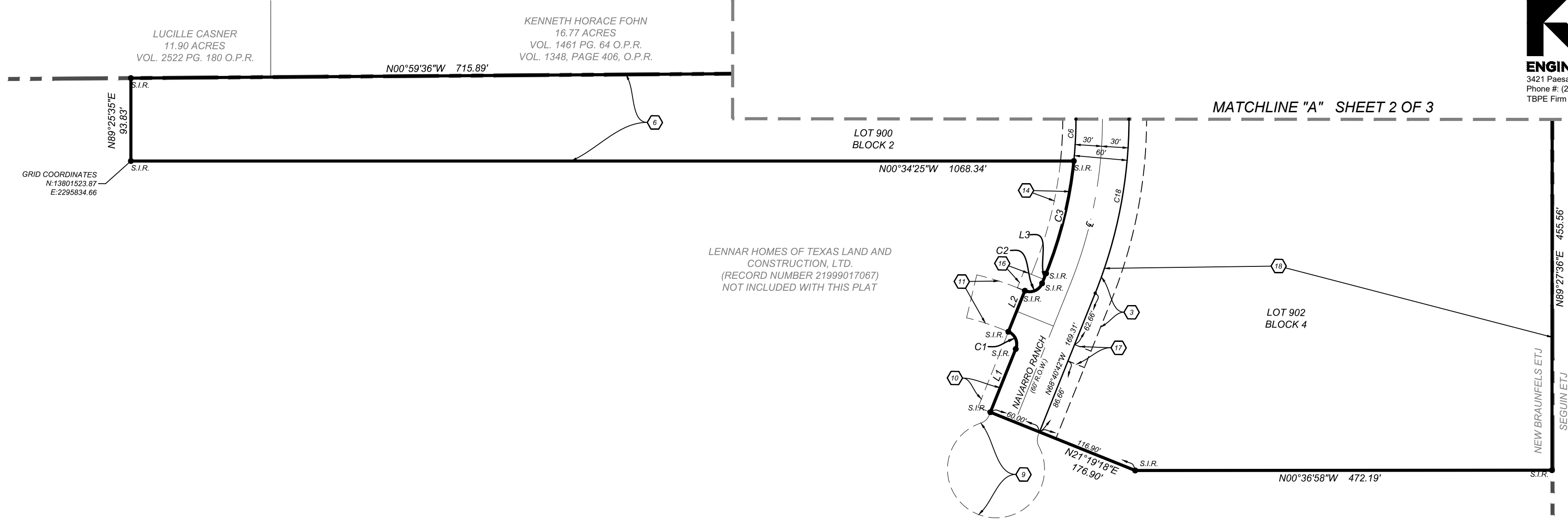
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MATCHLINE "A" SHEET 2 OF 3

DEVELOPER / APPLICANT:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION
1922 DRY CREEK WAY, STE. 101,
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SEE SHEET 1 OF 3 FOR PLATTING NOTES
AND LINE & CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
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