

PLAT OF
NAVARRO SUBDIVISION UNIT 3B

A 22.91 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MARIA ENSNAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS, AND BEING PORTIONS OF A CALLED 94.00 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD RECORDED IN DOCUMENT NO. 202199023129 AND A PORTION OF A CALLED 96.41 ACRE TRACT OF LAND CONVEYED TO 325 NAVARRO FARM LP RECORDED IN DOCUMENT NO. 21999017066 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

SURVEYOR NOTES:

- 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.
- 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.
- REFERENCED PROPERTY LIES ENTIRELY WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND NO PORTIONS 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.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12).

GVEC NOTES:

- 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.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- 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.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, AND MAINTAINING THE ELECTRICAL FACILITIES.
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF NAVARRO UNIT 3B SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

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 FINAL PLAT OF NAVARRO SUBDIVISION UNIT 3B 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 _____.

STATE OF TEXAS
COUNTY OF BEXAR

NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED TERESA A. SEIDEL, 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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
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 _____

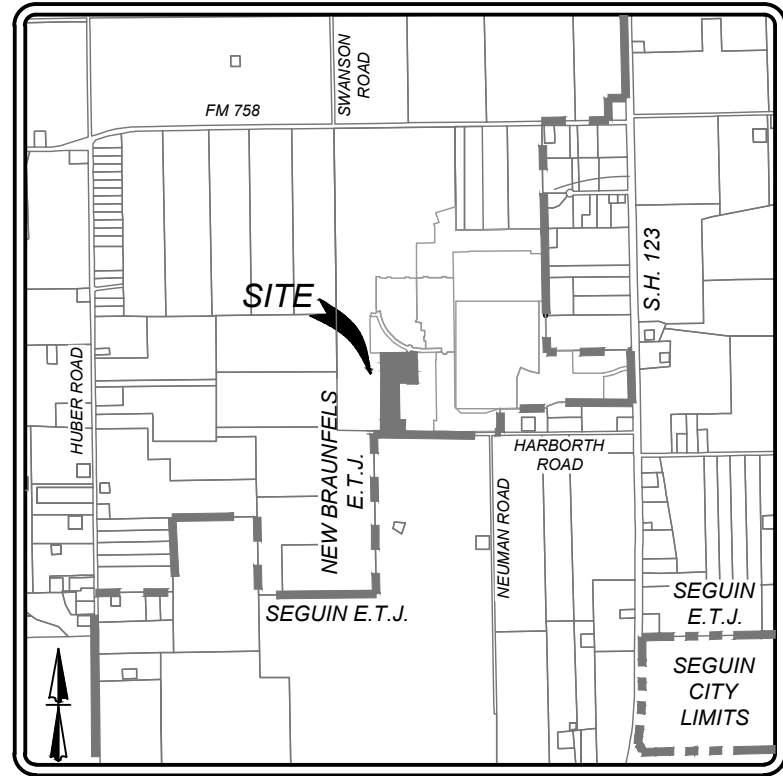
APPROVED FOR ACCEPTANCE

DATE _____ CITY ENGINEER _____

DATE _____ PLANNING DIRECTOR _____

GENERAL NOTES:

- THE PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:
CRYSTAL CLEAR SUD - WATER
LONE OAK FARM MUD - SEWER
GUADALUPE VALLEY ELECTRIC COOPERATIVE - ELECTRIC
SPECTRUM - CABLE
AT&T - TELEPHONE
- THIS PROPERTY IS LOCATED WITHIN THE NAVARRO INDEPENDENT SCHOOL DISTRICT.
- 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.
- 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.
- 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 34; LOT 900 BLOCK 35; LOT 901, BLOCK 35; & LOT 901, BLOCK 32.
- THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSE ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
- REFERENCED PROPERTY LIES ENTIRELY WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND NO 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.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
 - LUCIANO TRAIL, MUSQUIZ RIDGE, TURKEY CREEK AND GILA RIDGE.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
 - TURKEY CREEK -- LOT 11, BLOCK 34
 - MESQUIZ RIDGE -- LOT 1, BLOCK 34; LOT 901, BLOCK 35
 - GILA RIDGE -- LOT 900, BLOCK 34; LOT 900, BLOCK 35
 - HARBORTH ROAD -- ALONG NORTH RIGHT-OF-WAY OF HARBORTH ROAD
- ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPT.
- ANY ACTIVITY OCCURRING WITHIN THE REGULATORY FLOODPLAIN OF THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY FLOODPLAIN.
- LOT 900, BLOCK 35, LOT 900, BLOCK 34 AND LOT 901, BLOCK 35 ARE DESIGNATED AS DRAINAGE LOTS
- LOT 901, BLOCK 32 IS DESIGNATED AS A COMMON AREA LOT



LOCATION MAP
NOT-TO-SCALE

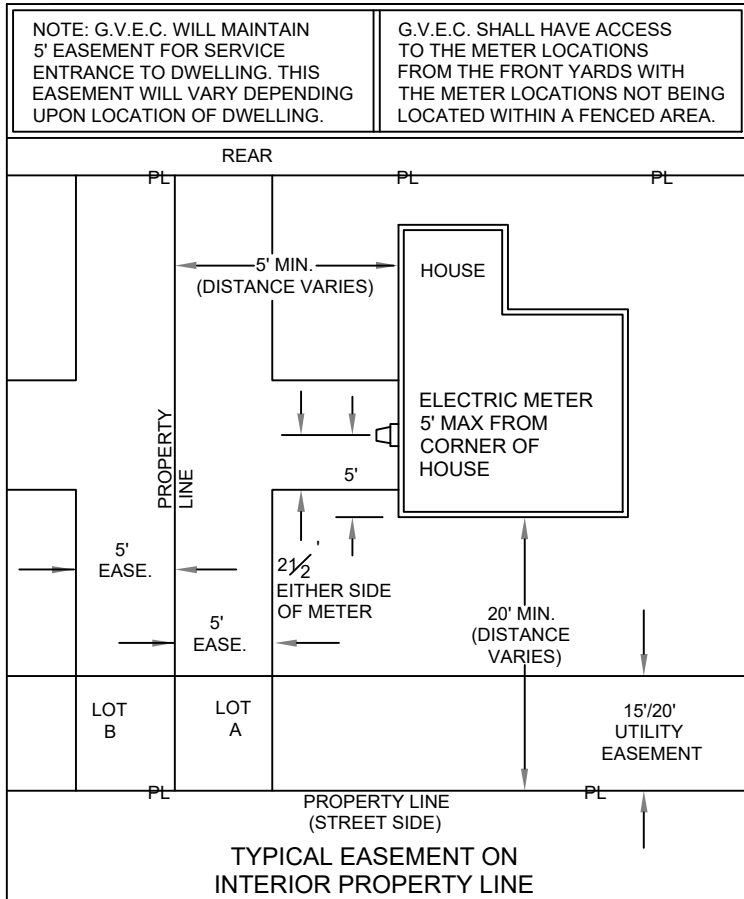
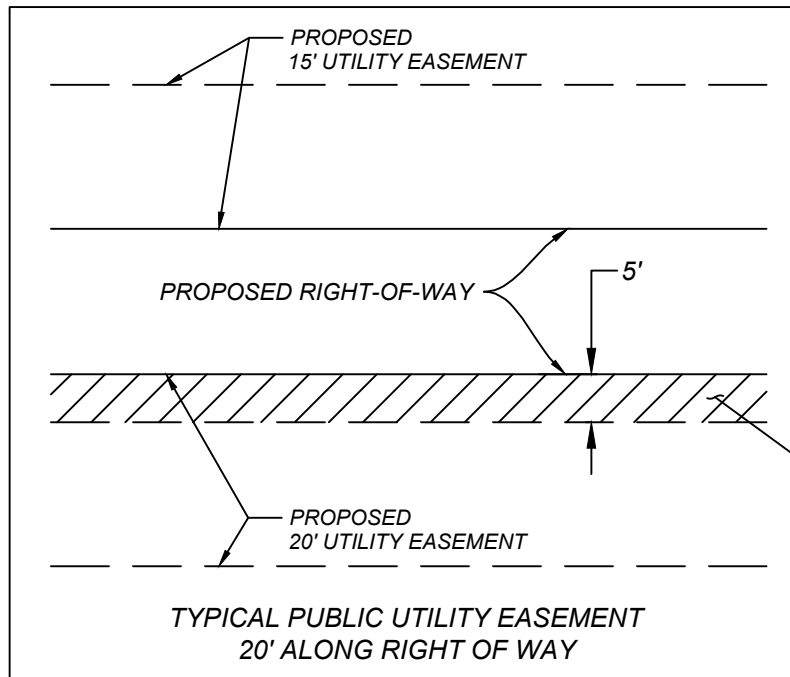
KFW
ENGINEERS + SURVEYING

162 W Mill St, New Braunfels, TX 78130
Phone #: (830) 220-6042 • Fax #: (830) 627-9097
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

CCSUD NOTES:

- THE TRACT IS WITHIN THE BOUNDARIES OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 10297, SERVED BY CRYSTAL CLEAR SPECIAL UTILITY DISTRICT (CCSUD).
- CCSUD SHALL HAVE ACCESS TO ALL METERS. METERS SHALL BE LOCATED IN THE FRONT YARD, WITHIN EASEMENT AND NOT WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED FOR PLACEMENT OF A CCSUD UTILITY SHALL REMAIN OPEN AND ACCESSIBLE AT ALL TIMES. ONLY SIDE LOT EASEMENTS MAY BE WITHIN A FENCED AREA. NO UTILITIES MAY BE INSTALLED WITHIN REAR LOT EASEMENTS.
- ALL CCSUD EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY CCSUD INFRASTRUCTURE LOCATED WITHIN THE UTILITY EASEMENT.
- NO CONCRETE OR PAVEMENT MAY BE PLACED OVER CCSUD WATER INFRASTRUCTURE EXCEPT AT PERPENDICULAR CROSSINGS. IN AREAS WHERE A WATER MAIN CROSSES A ROADWAY, THE WATER MAIN MUST BE ENCASED OR CONSTRUCTED OF DUCTILE IRON PIPE. SERVICE LINES MUST BE ENCASED PER CCSUD STANDARD CONSTRUCTION DETAILS.

CRYSTAL CLEAR SPECIAL UTILITY DISTRICT _____ DATE _____



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PREPARED: APRIL, 2022

PAGE 1 OF 2

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

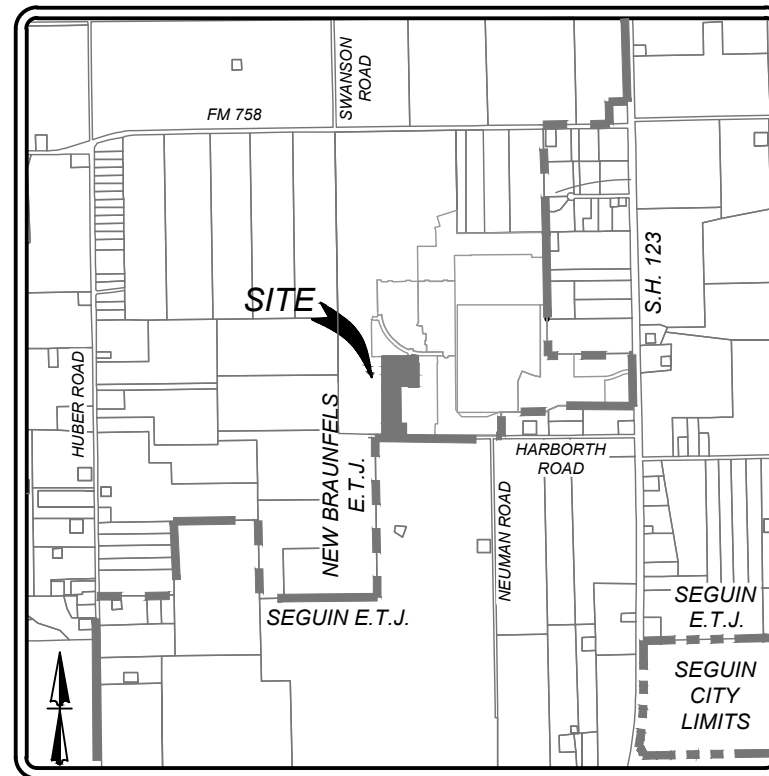
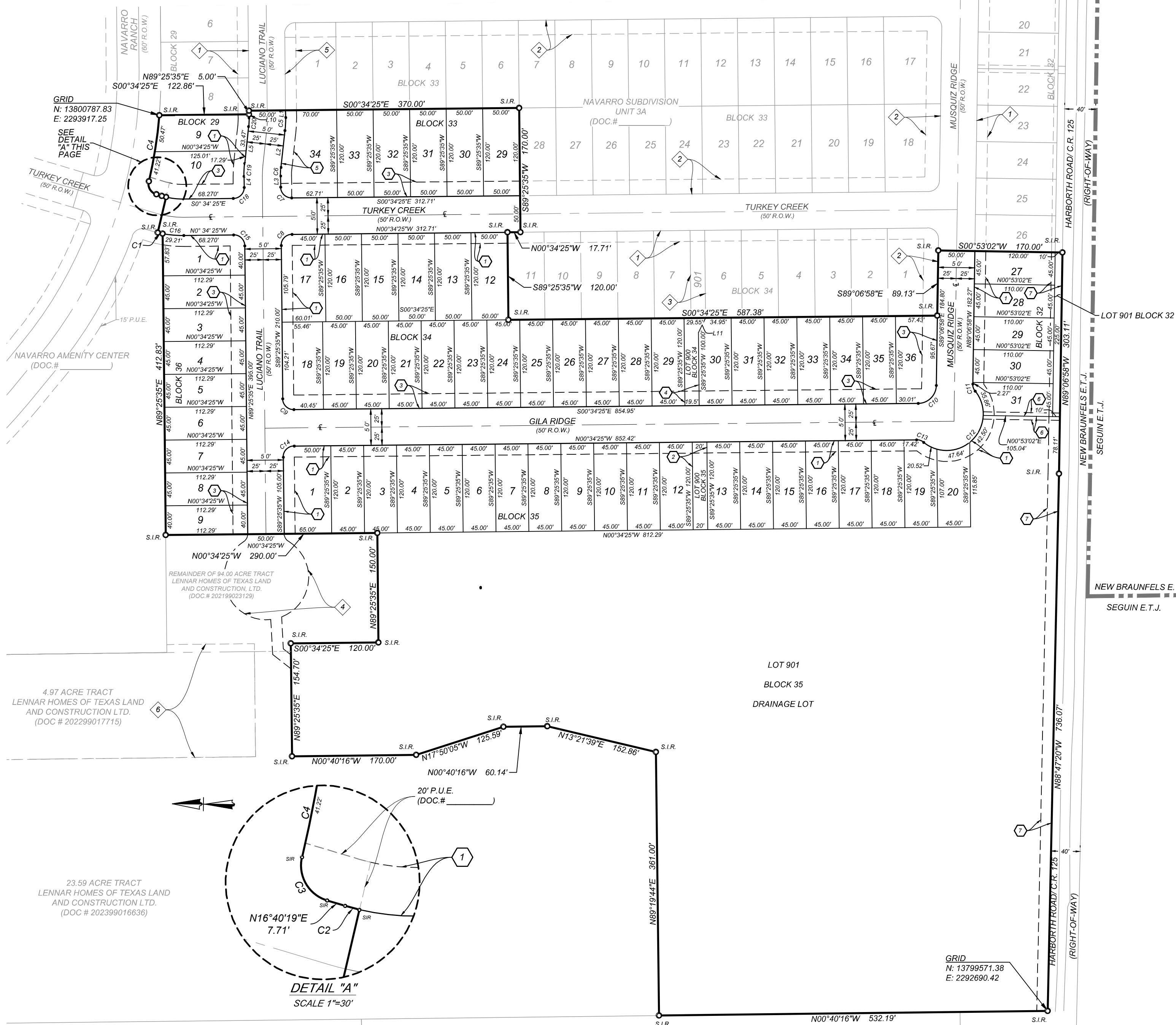
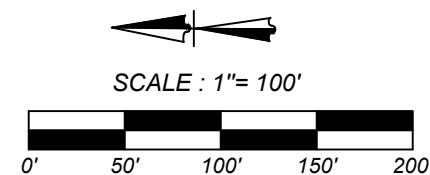
DEPUTY

SEE SHEET 1 OF 2 FOR PLATTING NOTES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT OF NAVARRO SUBDIVISION UNIT 3B

A 22.91 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS, AND BEING PORTIONS OF A CALLED 94.00 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD RECORDED IN DOCUMENT NO. 202199023129 AND A PORTION OF A CALLED 96.41 ACRE TRACT OF LAND CONVEYED TO 325 NAVARRO FARM LP RECORDED IN DOCUMENT NO. 21999017066 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE

KFW

ENGINEERS + SURVEYING

162 W Mill St, New Braunfels, TX 78130
Phone #: (830) 220-6042 • Fax #: (830) 627-9097
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
STAMPED "KFW SURVEYING"
- 600--- = EXISTING CONTOURS
- E— = CENTERLINE OF STREET
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY

KEYNOTES

- ① 15' PUBLIC UTILITY EASEMENT
- ② 20' DRAINAGE LOT
- ③ 20' PUBLIC UTILITY EASEMENT
- ④ VARIABLE WIDTH DRAINAGE LOT
- ⑤ 15' WATER LINE EASEMENT
- ⑥ 5' PUBLIC UTILITY EASEMENT
- ⑦ 15' SEWER AND GVEC EASEMENT
- ① 15' PUBLIC UTILITY EASEMENT (NAVARRO SUBDIVISION UNIT 3A DOC#)
- ② 20' PUBLIC UTILITY EASEMENT (NAVARRO SUBDIVISION UNIT 3A DOC#)
- ③ 20' COMMON AREA AND DRAINAGE EASEMENT (NAVARRO SUBDIVISION UNIT 3A DOC#)
- ④ OFF-LOT VARIABLE WIDTH TEMPORARY TURN AROUND & PUBLIC UTILITY EASEMENT TO EXPIRE UPON FUTURE PLATTING (DOC#)
- ⑤ 15' WATER EASEMENT (NAVARRO SUBDIVISION UNIT 3A (DOC#)
- ⑥ VARIABLE WIDTH OFF LOT DRAINAGE EASEMENT (NAVARRO AMENITY CENTER DOC#)

Curve Table					LINE TABLE		
Curve #	Length	Radius	Delta	Chord	Chord Bearing	LINE	LENGTH BEARING
C1	6.79'	150.00'	2°35'39"	6.79'	N11°52'48"E	L1	10.00' S89°25'35"W
C2	6.10'	100.00'	3°29'42"	6.10'	N14°55'28"E	L2	50.76' N83°49'04"W
C3	22.64'	15.00'	86°28'19"	20.55'	N59°54'29"E	L3	15.19' S89°25'35"W
C4	91.69'	635.00'	8°16'24"	91.61'	S80°59'34"E	L4	15.19' S89°25'35"W
C5	17.69'	150.00'	6°45'20"	17.68'	N87°11'45"W	L5	50.76' S83°49'04"E
C6	11.79'	100.00'	6°45'20"	11.78'	N87°11'45"W	L10	10.00' N89°25'35"E
C7	23.56'	15.00'	90°00'00"	21.21'	S44°25'35"W	L11	22.39' S63°53'03"E
C8	23.56'	15.00'	90°00'00"	21.21'	N45°34'25"W		
C9	23.56'	15.00'	90°00'00"	21.21'	S44°25'35"W		
C10	38.63'	25.00'	88°32'33"	34.90'	S44°50'41"E		
C11	10.39'	15.00'	39°40'52"	10.18'	S71°02'36"W		
C12	146.52'	50.00'	167°54'18"	99.44'	N44°50'41"W		
C13	10.39'	15.00'	39°40'52"	10.18'	N19°16'02"E		
C14	23.56'	15.00'	90°00'00"	21.21'	N45°34'25"W		
C15	23.56'	15.00'	90°00'00"	21.21'	S44°25'35"E		
C16	36.00'	150.00'	13°45'02"	35.91'	N06°18'06"E		
C17	24.00'	100.00'	13°45'02"	23.94'	S06°18'06"W		
C18	23.56'	15.00'	90°00'00"	21.21'	S45°34'25"E		
C19	17.69'	150.00'	6°45'20"	17.68'	S87°11'45"E		
C20	11.79'	100.00'	6°45'20"	11.78'	S87°11'45"E		

PREPARED: APRIL, 2022

PAGE 2 OF 2