

Line Table

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

JOE DAVID LEHMBERG AND WIFE LORI GAYLE LEHMBERG  
 TRACT "A" 38.8986 ACRES  
 VOL. 2785, PAGE 109, O.P.R.

IRMA RANDOW  
 TRACT "A" 38.8986 ACRES  
 VOL. 950, PAGE 754, O.P.R.

GENERAL NOTES:

- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL AND COMMERCIAL.
- THE ENTIRE PROJECT WILL BE PLATTED AS ELEVEN (11) DIFFERENT UNITS.
- SIDEWALKS WILL BE CONSTRUCTED FOR THIS DEVELOPMENT.
- ALL STREETS WILL BE DEDICATED AS PUBLIC RIGHT OF WAYS. STREET AND RIGHT OF WAY WIDTHS ARE IDENTIFIED BY THE 30' STREET SECTIONS SHOWN. ALL STREETS ARE PROPOSED TO BE 30' WIDE STREETS WITH 50' R.O.W EXCEPT STREET "A" & STREET "KK" 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. 48187C0130F, 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 PLAN IS APPROVED FOR ONE (1) DWELLING UNIT PER BUILDABLE LOT WHERE FEES ARE DUE AT THE TIME OF RECORDATION WITH A MAXIMUM OF 1,450 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 AND THE SEGUIN ETJ.
- THE LAND OWNER IS SUBMITTING A PETITION TO THE CITY OF NEW BRAUNFELS TO INCLUDE ENTIRE TRACT IN THE NEW BRAUNFELS ETJ.
- FOUR (4) FOOT WIDE SIDEWALKS THAT FRONT LOTS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG THE FOLLOWING STREETS: B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN.
- FOUR (4) FOOT WIDE SIDEWALKS ALONG SIDE LOTS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG THE FOLLOWING STREETS: B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN.
- SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG THE FOLLOWING STREET: A.
- ALL STREETS ARE TO BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION CONSTRUCTION.
- UNITS 1D WILL NOT HAVE DIRECT ACCESS TO SH 123. ACCESS WILL BE REQUIRED FROM STREET "A".

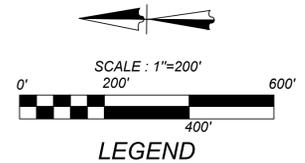
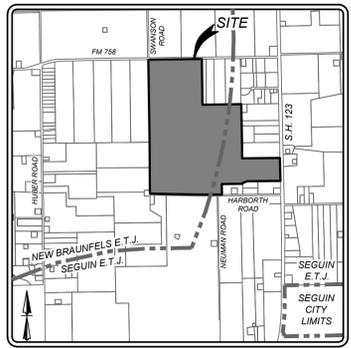
**DEVELOPER / APPLICANT:**  
 LENNAR HOMES OF TEXAS LAND & CONSTRUCTION  
 1922 DRY CREEK WAY, STE. 101,  
 SAN ANTONIO, TX 78259  
 PHONE: (210) 403-6282

**OWNER:**  
 LOUIS C & ANNIE HEINEMEYER  
 737 CORONA STREET  
 SAN ANTONIO, TX 78209-4425

**PAULA T. SOUKUP**  
 P.O. BOX 7  
 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



**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 PETITION LINE

**NEW BRAUNFELS ETJ ACREAGE SUMMARY**

RESIDENTIAL LOTS AND STREETS:	225.08 ACRES
RIGHT OF WAY DEDICATION:	2.60 ACRES
**COMMON AREA / DRAINAGE / DETENTION:	47.09 ACRES
**COMMON AREA / DRAINAGE WITHIN ELEC. EASEMENT:	5.84 ACRES
**COMMON AREA / PARK AREA / TRAILS:	19.49 ACRES
TOTAL ACREAGE:	300.10 ACRES

LOT DENSITY (1,413 / 297.50): 4.75 LOTS / ACRE  
 AVERAGE RESIDENTIAL LOT SIZE: 0.11 ACRES  
 LENGTH OF STREETS: 9.06 MILES

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

**SEGUIN ETJ ACREAGE SUMMARY**

RESIDENTIAL LOTS AND STREETS:	8.32 ACRES
RESERVED SPACE:	6.81 ACRES
**COMMON AREA / DRAINAGE / DETENTION:	9.04 ACRES
TOTAL ACREAGE:	24.17 ACRES

LOT DENSITY (35 / 17.38): 2.02 LOTS / ACRE  
 AVERAGE RESIDENTIAL LOT SIZE: 0.14 ACRES  
 LENGTH OF STREETS: 0.48 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
1413	0	16	1429

**LOT SUMMARY - SEGUIN E.T.J.**

RESIDENTIAL LOTS	COMMERCIAL LOTS	COMMON AREA / DRAINAGE / DETENTION	TOTAL
35	2	3	40

**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. 715, 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. 758 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 OTHER 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.

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**NAVARRO SUBDIVISION**  
 GUADALUPE COUNTY, TEXAS  
**MASTERPLAN**