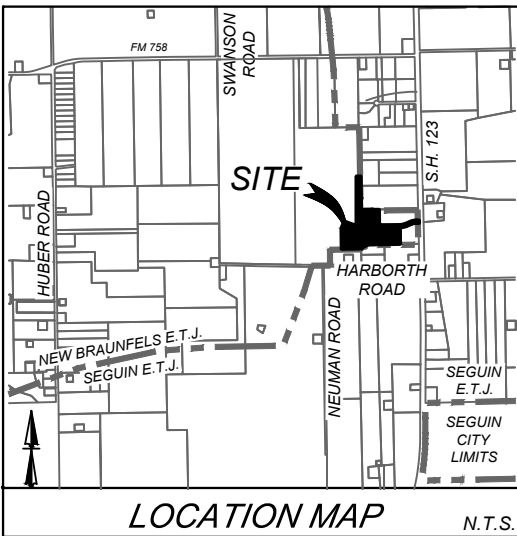


FINAL PLAT OF  
NAVARRO SUBDIVISION UNIT 1A

A 25.86 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MARIA ESNAUURIZAR SURVEY, ABSTRACT 20, AND THE WILLIAM J. RAGSDALE SURVEY NO. 52, ABSTRACT 269, 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 24.50 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:**

- 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 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.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

**GVEC NOTES:**

- GVEC TO HAVE A 5' WIDE EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC OR COMMUNICATION LINES ARE LOCATED.
- 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 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.
- 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:**

- THE PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:  
CRYSTAL CLEAR SUB - WATER  
CITY OF SEGUIN UTILITIES - 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 3; LOT 902, BLOCK 4; LOTS 900, BLOCK 2.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF TEN (10) INCHES ABOVE FINISHED ADJACENT GRADE
- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
- 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.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- 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.
- 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.
- 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.
- 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.
- 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.

**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 415 LOTS, WHERE FEES ARE DUE AT THE TIME OF FINAL PLAT RECORDED. 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:**

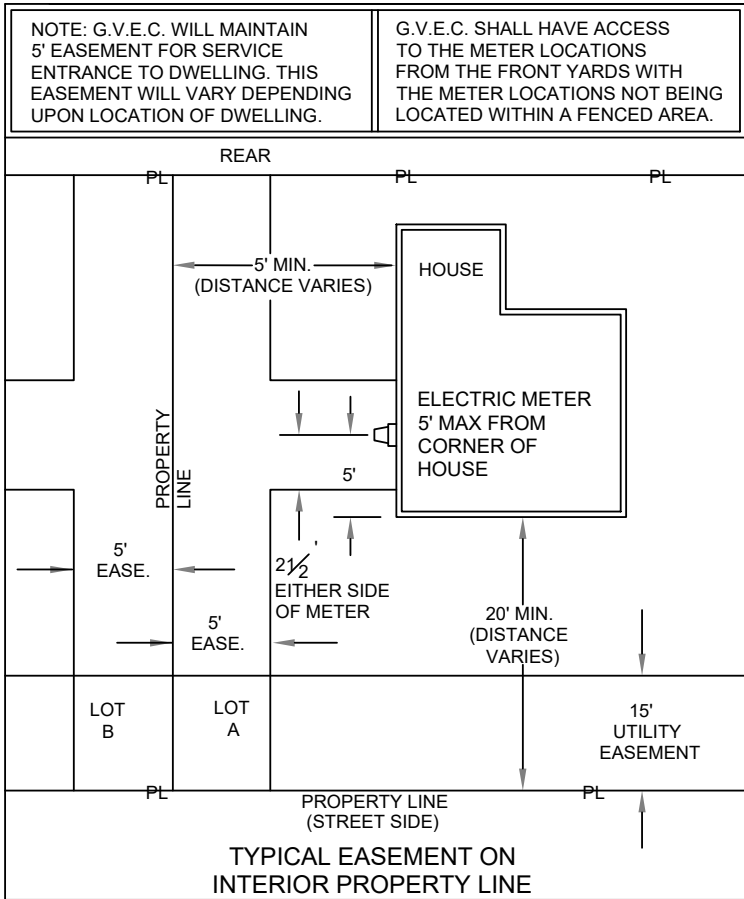
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY 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.
- 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.

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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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

PREPARED: September 19, 2019 SHEET 1 OF 3

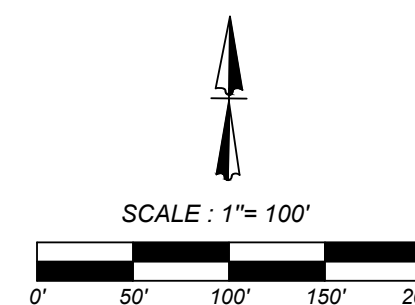
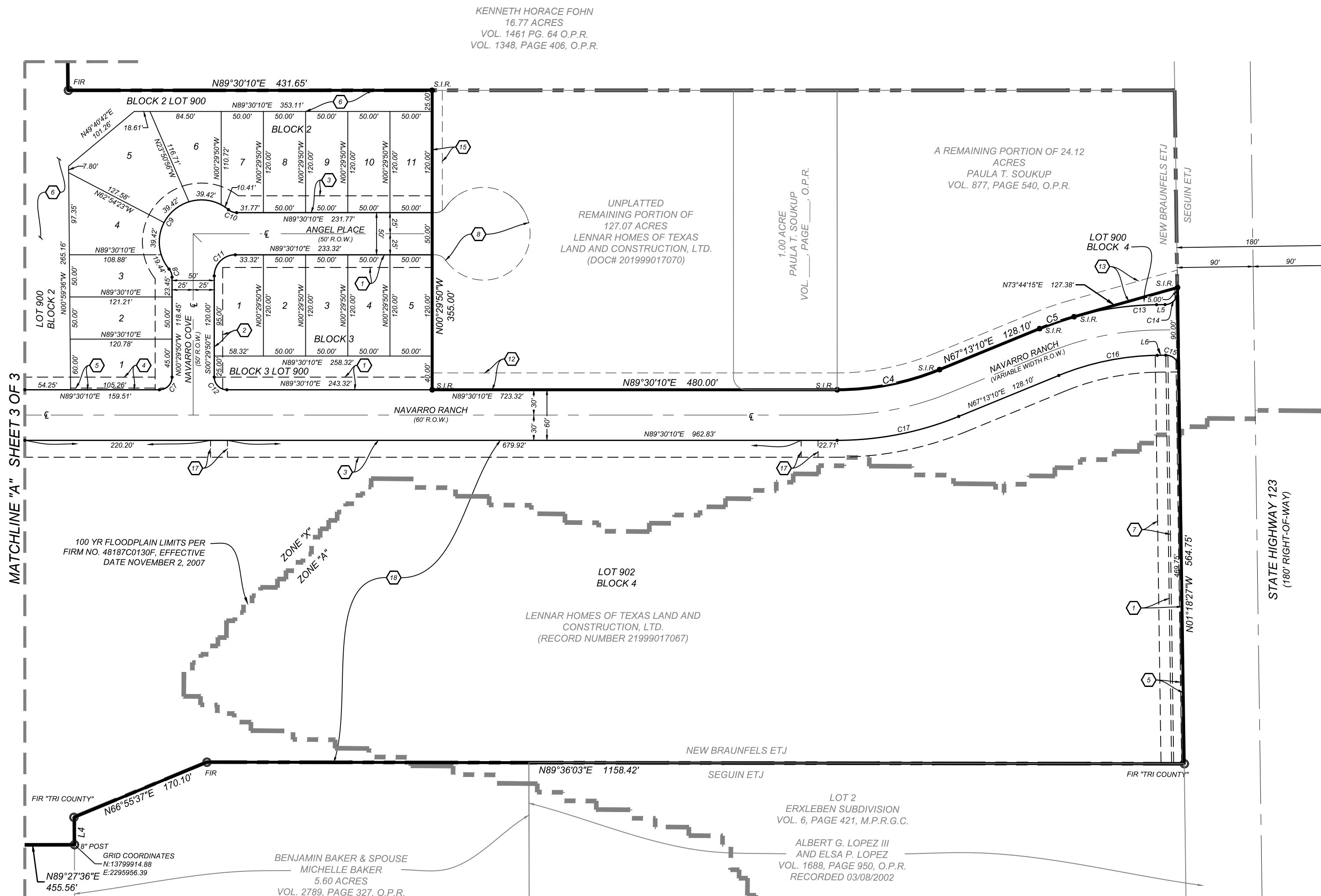
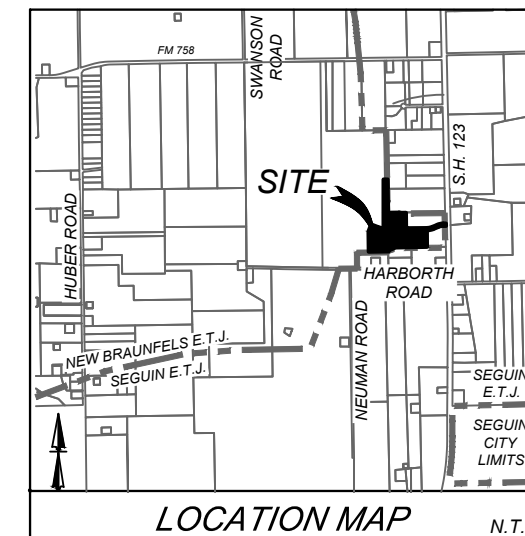
# KEYNOTES

- ① 15' PUBLIC UTILITY EASEMENT
- ② 10' PUBLIC UTILITY EASEMENT
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- ④ 15' WATER LINE EASEMENT
- ⑤ 1' VEHICULAR NON ACCESS EASEMENT
- ⑥ VARIABLE WIDTH DRAINAGE EASEMENT
- ⑦ 15' SANITARY SEWER EASEMENT
- ⑧ OFF-LOT 55' RADIUS TEMPORARY TURNAROUND, E.G.T.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.23 AC.) (NON-PERMEABLE) (DOCUMENT NO. \_\_\_\_\_)
- ⑨ OFF-LOT 55' RADIUS TEMPORARY TURNAROUND, E.G.T.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.23 AC.) (NON-PERMEABLE) (DOCUMENT NO. \_\_\_\_\_)
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- ⑪ OFF-LOT 50'X50' E.G.T.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.06 AC.) (NON-PERMEABLE) (DOCUMENT NO. \_\_\_\_\_)
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- ⑬ OFF-LOT 20' PUBLIC UTILITY AND ACCESS EASEMENT (0.19 AC.) (DOCUMENT NO. \_\_\_\_\_)
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## FINAL PLAT OF NAVARRO SUBDIVISION UNIT 1A

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  - 600— = EXISTING CONTOURS
  - C— = CENTERLINE OF STREET
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - R.O.W. = RIGHT-OF-WAY
  - — — — — CITY E.T.J.



# KFW

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

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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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PREPARED: June 9, 2020

SHEET 2 OF 3

KEYNOTES

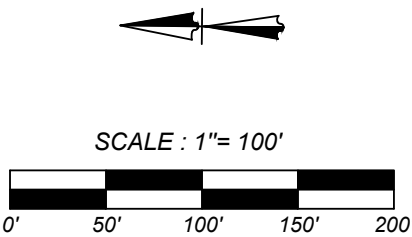
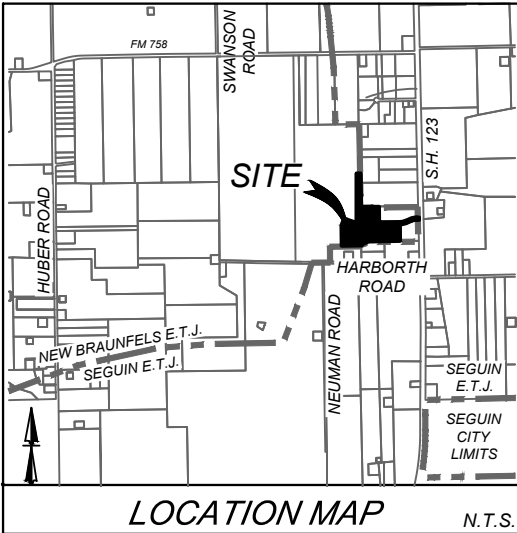
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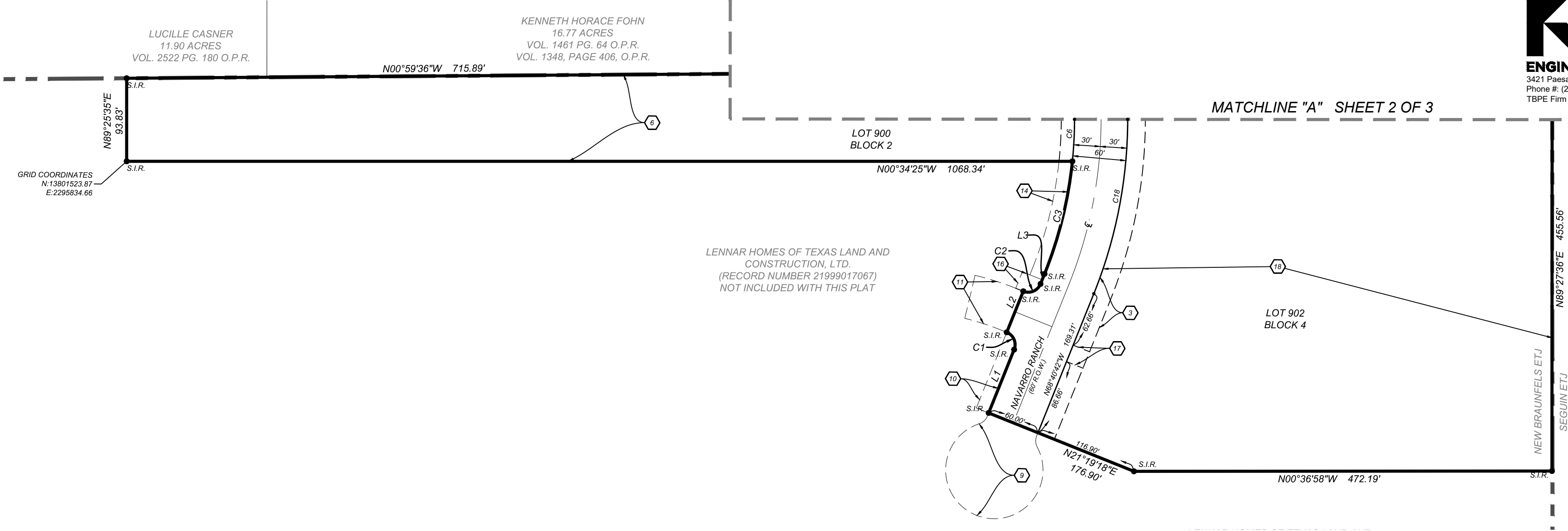
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SEE SHEET 1 OF 3 FOR PLATTING NOTES  
AND LINE & CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

PREPARED: September 19, 2019 SHEET 3 OF 3