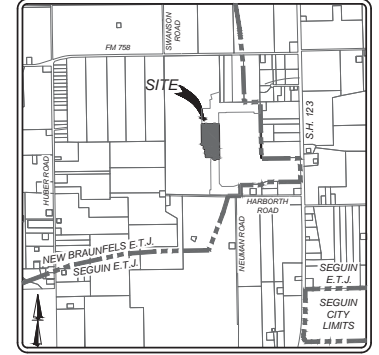


FINAL PLAT OF NAVARRO SUBDIVISION UNIT 2A

A 14.23 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MARIA ENSAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS AND BEING PORTIONS OF THAT CALLED 127.57 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT NO. 20199901070 AND A PORTION OF A CALLED 94.00 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT NO. 202199023129 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

SURVEYOR NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "NVS 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 4004 NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.9998576642.
- 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 486, COMMUNITY PANEL NO. 48187C0130F, DATED 11/02/2007).
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12).

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 NAVARRO SUBDIVISION UNIT 2A 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 NOTT
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 _____.

NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF GUADALUPE

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
R.P.L.S. NO. 5072
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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

DATE _____ CHAIRMAN _____

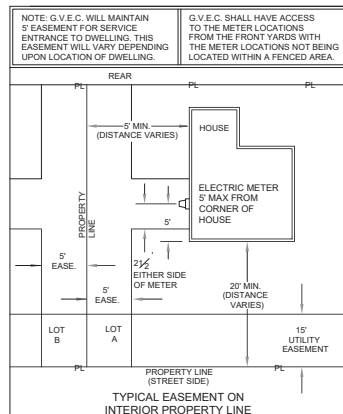
APPROVED FOR ACCEPTANCE

DATE _____ CITY ENGINEER _____

DATE _____ PLANNING DIRECTOR _____

GENERAL NOTES:

- THE PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:
CRYSTAL CLEAR SUD - WATER
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 UNDERGOING THE SAFE TRANSFER OF WATER THROUGH THE EASEMENT. MAINTENANCE OF DRAINAGE EASEMENTS LOCATED 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 24.
- 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 DIRECTION 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 SLOPE 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 486, 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:
• HONEY MESQUITE, JAMES BOWIE, LUCIANO PLACE, TEXAS SPUR, SAINT JEROME.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
• HONEY MESQUITE - WEST RIGHT-OF-WAY ADJACENT TO THE CALLED REMAINING PORTION OF A 94.00 ACRE TRACT OWNED BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
• JAMES BOWIE - LOT 900, BLOCK 24.
• LUCIANO PLACE - SOUTH RIGHT-OF-WAY ADJACENT TO THE CALLED REMAINING PORTION OF A 94.00 ACRE TRACT OWNED BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
• SAINT JEROME - ADJACENT TO THE CALLED REMAINING PORTION OF A 94.00 ACRE TRACT OWNED BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
- SIX (6) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
• NAVARRO RANCH
- ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPT.
- 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 80 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.



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PREPARED: MARCH, 2020 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

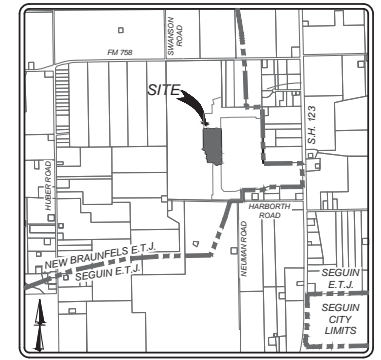
DEPUTY _____

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

FINAL PLAT OF NAVARRO SUBDIVISION UNIT 2A

A 14.23 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MARIA ENSAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS AND BEING PORTIONS OF THAT CALLED 127.07 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT NO. 20199017070 AND A PORTION OF A CALLED 94.00 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT NO. 202199023129 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

LEGEND
● F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
○ S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
P.U.E. = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY



LOCATION MAP
NOT-TO SCALE

SCALE: 1"= 100'

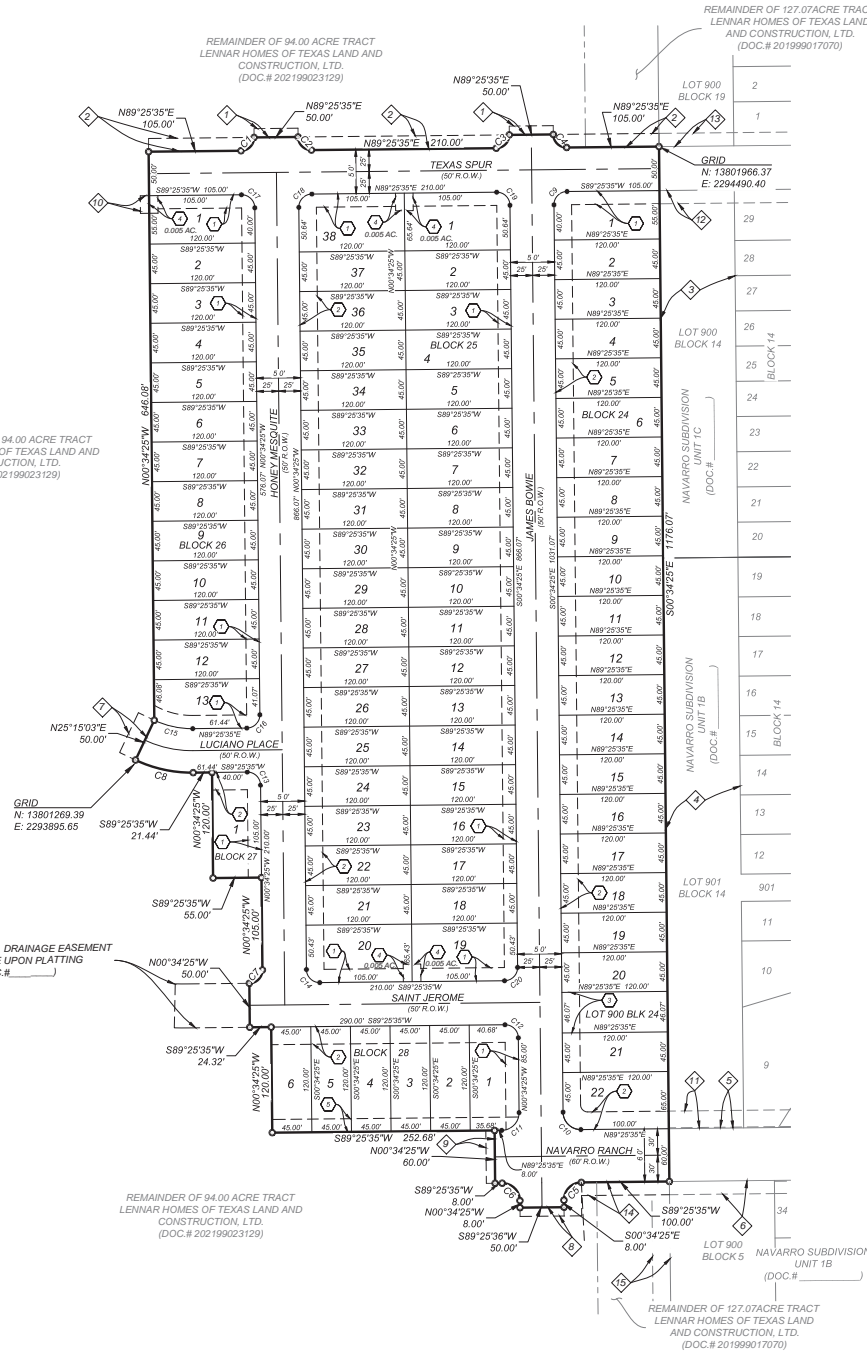
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162 W Mill St. New Braunfels, TX 78130
Phone #: (830) 220-6042 • Fax #: (830) 627-9097
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

KEYNOTES

- 1 15' PUBLIC UTILITY EASEMENT
- 2 20' PUBLIC UTILITY EASEMENT
- 3 46.07' COMMON AREA AND DRAINAGE EASEMENT
- 4 10' X 20' PUBLIC UTILITY EASEMENT
- 5 15' WATER EASEMENT
- 6 10' X 50' OFF-LOT PUBLIC UTILITY EASEMENT TO EXPIRE UPON PLATTING (DOC. #)
- 7 15' OFF-LOT WATER EASEMENT (DOC. #)
- 8 VARIABLE WIDTH COMMON AREA AND DRAINAGE EASEMENT (NAVARRO SUBDIVISION UNIT 1C DOC. #)
- 9 VARIABLE WIDTH COMMON AREA AND DRAINAGE EASEMENT (NAVARRO SUBDIVISION UNIT 1B DOC. #)
- 10 1" VEHICULAR NON-ACCESS EASEMENT (NAVARRO SUBDIVISION UNIT 1B DOC. #)
- 11 15' PUBLIC UTILITY EASEMENT (NAVARRO SUBDIVISION UNIT 1B DOC. #)
- 12 20' X 50' OFF-LOT SEWER EASEMENT TO EXPIRE UPON PLATTING (DOC. #)
- 13 10' X 50' OFF-LOT SEWER EASEMENT TO EXPIRE UPON PLATTING (DOC. #)
- 14 10' X 60' OFF-LOT PUBLIC UTILITY EASEMENT TO EXPIRE UPON PLATTING (DOC. #)
- 15 10' X 50' OFF-LOT PUBLIC UTILITY EASEMENT (DOC. #)
- 16 20' PUBLIC UTILITY EASEMENT (NAVARRO SUBDIVISION UNIT 1B DOC. #)
- 17 15' PUBLIC UTILITY EASEMENT (NAVARRO SUBDIVISION UNIT 1C DOC. #)
- 18 15' WATER EASEMENT (NAVARRO SUBDIVISION UNIT 1C DOC. #)
- 19 VARIABLE WIDTH PUBLIC UTILITY EASEMENT (DOC. #)
- 20 OFF-LOT TEMPORARY FIRE ACCESS TO EXPIRE UPON PLATTING (DOC. #)

REMAINDER OF 94.00 ACRE TRACT
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
(DOC. # 202199023129)

85' X 50' SEWER, DRAINAGE EASEMENT
TO EXPIRE UPON PLATTING
(DOC. #)



PREPARED: MARCH, 2020

PAGE 2 OF 2