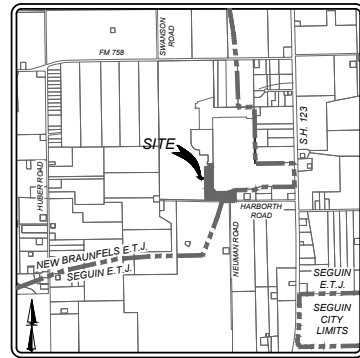


FINAL PLAT OF NAVARRO SUBDIVISION UNIT 2C

A 13.53 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. 202189017070 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 1/2" 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 4204. NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.99985765412.
- 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 NAVD83 (GEOID09).

GIVEC NOTES:

- GIVEC TO HAVE A 5' WIDE EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC OR COMMUNICATION LINES ARE LOCATED.
- GIVEC 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.
- GIVEC 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 30' OR 20' X 40' GIVEC 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 FINAL PLAT OF NAVARRO SUBDIVISION UNIT 2C 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 _____,

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. 5872
KFW SURVEYING, L.L.C.
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 _____

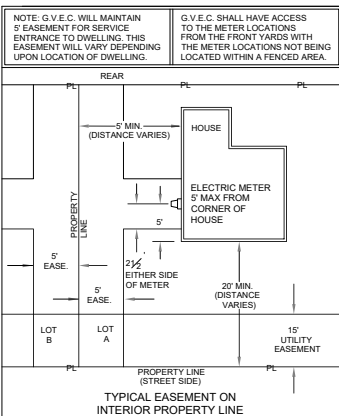
DATE _____ PLANNING DIRECTOR _____

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 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 30; LOTS 900, 901 & 902 BLOCK 31; LOT 900, BLOCK 32.
- LOT 900, BLOCK 30; LOTS 900, 901 AND 902, BLOCK 31; AND LOT 900, BLOCK 32 ARE DESIGNATED AS DRAINAGE LOTS.
- THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OR 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 MINIMUM ELEVATION ON 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 CATCH BASIN 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 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 SIDEWALK WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
 - JAMES BOWIE, LUCIANO TRAIL, MUSQUEZ RIDGE, TO FLORES.FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
 - JAMES BOWIE - LOT 900, BLOCK 30; LOTS 900, 901, BLOCK 31.
 - MUSQUEZ RIDGE - LOTS 900, BLOCK 31.
 - TO FLORES - LOT 900, BLOCK 32.
 - NORTH ROW 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.
- 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 71 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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.00'	S0°34'25"E
L2	50.00'	N89°25'35"E
L3	8.00'	N0°34'25"W
L4	41.06'	S89°06'58"E
L5	63.77'	S0°21'57"E
L6	80.00'	N0°21'57"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	31.42'	20.00'	20.00'	90°00'00"	26.28' S45°34'25"E
C2	31.42'	20.00'	20.00'	90°00'00"	26.28' N44°25'35"E
C3	23.58'	15.00'	15.00'	90°00'00"	21.21' N44°25'35"E
C4	23.18'	15.00'	14.62'	88°32'33"	20.84' S44°50'41"E
C5	4.47'	205.00'	2.24'	1°14'59"	4.47' S89°44'07"E
C6	8.47'	15.00'	4.37'	32°12'15"	8.32' N73°31'56"E
C7	152.04'	50.00'	89.18'	174°32'28"	89.67' S35°37'28"E
C8	13.82'	15.00'	7.32'	52°01'12"	13.16' S25°38'40"W
C9	23.58'	15.00'	15.00'	90°00'00"	21.21' S45°31'57"E
C10	23.58'	15.00'	15.00'	90°00'00"	21.21' N44°38'03"E
C11	39.27'	25.00'	25.00'	90°00'00"	35.36' N45°21'57"W
C12	5.55'	255.00'	2.78'	1°14'59"	5.56' S89°44'07"E
C13	23.94'	15.00'	15.39'	91°27'21"	21.48' N45°09'19"E
C14	23.58'	15.00'	15.00'	90°00'00"	21.21' N45°34'25"W



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PREPARED: SEPTEMBER 2021 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

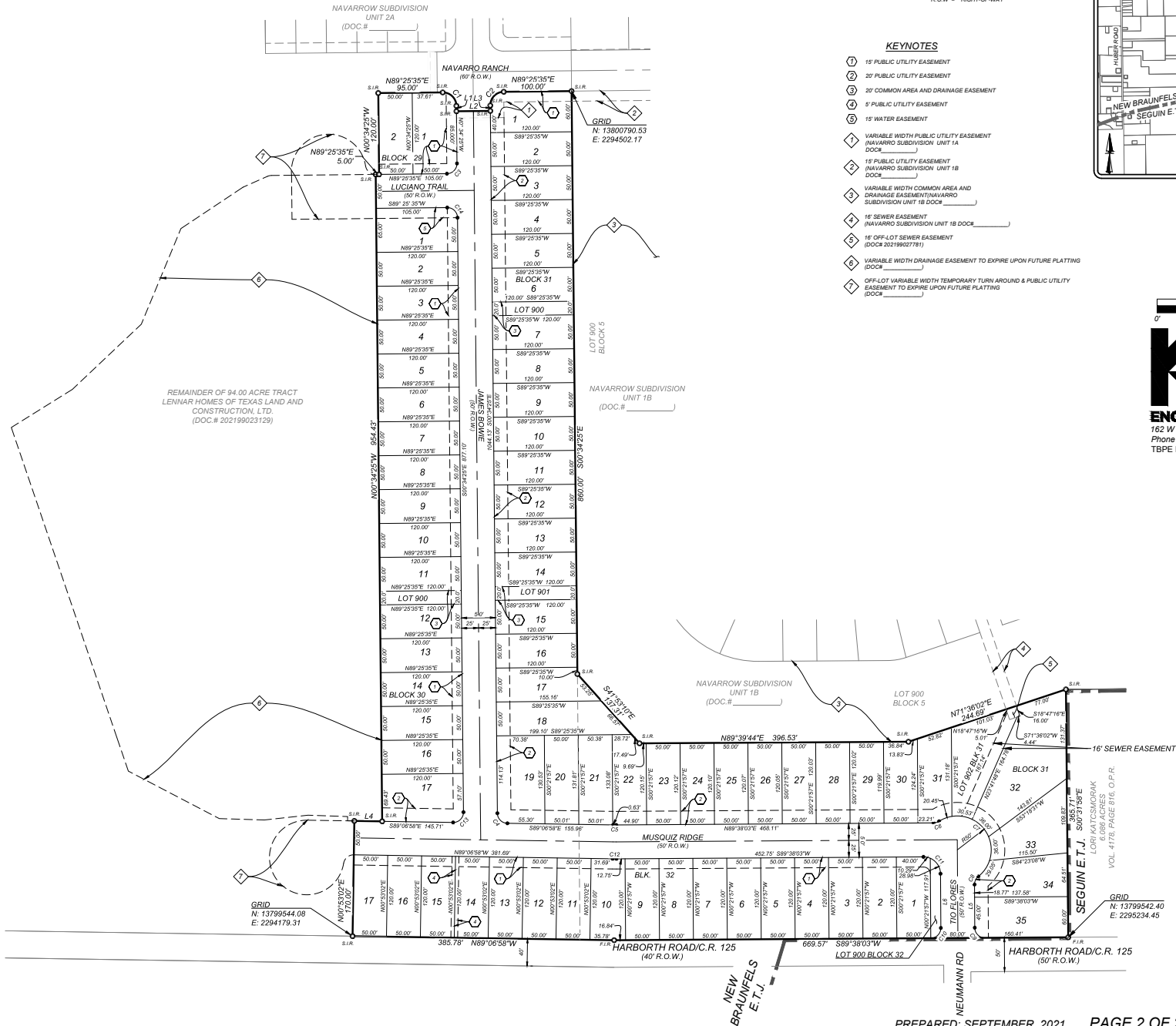
DEPUTY _____

SEE PAGE 1 OF 2 FOR PLATTING NOTES
AND FOR LINE & CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

FINAL PLAT OF NAVARRO SUBDIVISION UNIT 2C

A 13.53 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. 201989017070 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.

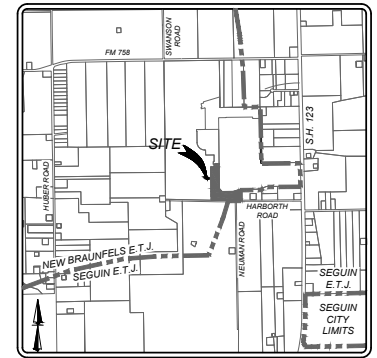


LEGEND

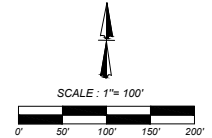
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
STAMPED "KFW SURVEYING"
- = CENTERLINE OF STREET
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY

KEYNOTES

- 1 15' PUBLIC UTILITY EASEMENT
- 2 20' PUBLIC UTILITY EASEMENT
- 3 20' COMMON AREA AND DRAINAGE EASEMENT
- 4 5' PUBLIC UTILITY EASEMENT
- 5 15' WATER EASEMENT
- 6 VARIABLE WIDTH PUBLIC UTILITY EASEMENT
(NAVARRO SUBDIVISION UNIT 1A DOCK)
- 7 15' PUBLIC UTILITY EASEMENT
(NAVARRO SUBDIVISION UNIT 1B DOCK)
- 8 VARIABLE WIDTH COMMON AREA AND
DRAINAGE EASEMENT (NAVARRO
SUBDIVISION UNIT 1B DOCK)
- 9 16' SEWER EASEMENT
(NAVARRO SUBDIVISION UNIT 1B DOCK)
- 10 16' OFF-LOT SEWER EASEMENT
(DOCK 303/902/781)
- 11 VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON FUTURE PLATTING
(DOCK)
- 12 OFF-LOT VARIABLE WIDTH TEMPORARY TURN AROUND & PUBLIC UTILITY
EASEMENT TO EXPIRE UPON FUTURE PLATTING
(DOCK)



LOCATION MAP
NOT-TO-SCALE



KFW
ENGINEERS + SURVEYING
162 W Mill St. New Braunfels, TX 78130
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