

# FINAL PLAT OF NAVARRO AMENITY CENTER

A 5.78 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MARIA ENSAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS AND BEING PORTIONS OF THAT 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.

## SURVEYOR NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1" 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 0.9998576412.
- 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.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (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 FINAL PLAT OF NAVARRO AMENITY CENTER 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. 5672  
KFW SURVEYING, LLC  
3421 PASEANOS 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 \_\_\_\_\_

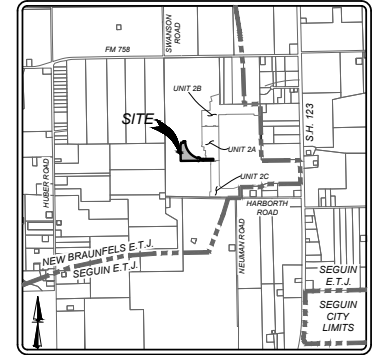
APPROVED FOR ACCEPTANCE

DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_

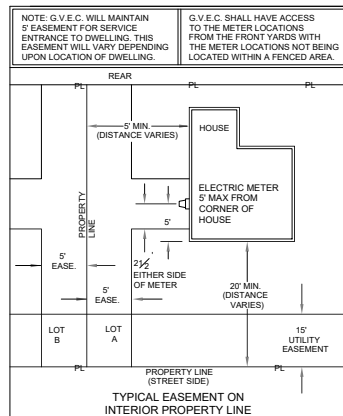
## GENERAL NOTES:

- 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.
- 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 SLOPE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- 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.
- SIX (6) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF STREET CONSTRUCTION ALONG:
  - NAVARRO RANCH.FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF STREET CONSTRUCTION ALONG:
  - GREEN DEWITT.
- 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. AT SUCH TIME THAT ANY ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.



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



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\_\_\_\_.

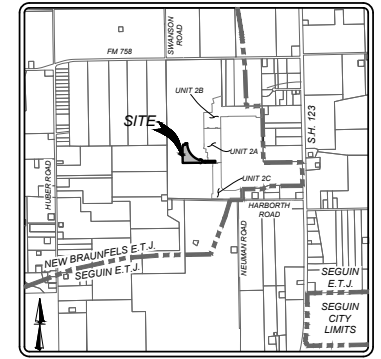
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

DEPUTY \_\_\_\_\_

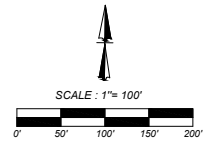
FINAL PLAT OF  
NAVARRO AMENITY CENTER

### 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"
	---	=	EXISTING CONTOURS
	—C—	=	CENTERLINE OF STREET
	P.U.E.	=	PUBLIC UTILITY EASEMENT
	R.O.W.	=	RIGHT-OF-WAY



LOCATION MAP  
NOT-TO-SCALE



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LINE TABLE		
LINE	LENGTH	BEARING
L1	53.05'	N14°20'25"E
L2	50.00'	N21°16'49"E
L3	12.17'	N80°21'31"E
L4	60.00'	N84°39'06"E
L5	57.66'	S50°34'25"E
L6	14.14'	N16°40'19"E
L7	50.00'	S73°19'41"E
L8	14.14'	S16°40'19"E
L9	60.00'	S3°34'25"E
L10	7.71'	S16°40'19"E
L11	50.00'	N75°49'23"E
L12	7.71'	N16°40'19"E
L13	57.66'	N50°34'25"E
L14	12.17'	S80°21'31"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	7.07	154.00	3.54	2°37'52"	7.07	N70°02'07"W
C2	16.14	154.00	28.77	30°55'18"	55.48	S84°10'06"E
C3	22.70	154.00	14.16	86°46'20"	20.59	N37°00'00"E
C4	11.75	680.00	5.90	0°59'37"	11.75	N5°04'42"W
C5	489.23	620.00	258.44	45°13'31"	476.78	S72°57'39"E
C6	187.23	573.00	94.46	16°39'30"	186.54	S54°05'10"E
C7	24.63	15.00	16.11	94°03'46"	21.96	N67°43'12"E
C8	24.63	15.00	16.11	94°03'46"	21.96	S33°22'32"E
C9	131.96	575.00	66.27	17°08'58"	131.67	S83°59'09"E
C10	152.02	575.00	66.27	17°08'58"	151.67	N83°59'09"E
C11	22.70	154.00	14.16	10°	20.59	S54°54'29"E
C12	6.70	1000.00	3.05	3°29'42"	6.70	S74°55'28"E
C13	6.70	1000.00	3.40	2°59'49"	6.70	S71°52'48"E
C14	9.15	1500.00	4.58	3°29'42"	9.15	N14°55'28"E
C15	22.64	15.00	14.10	86°20'18"	20.55	N67°33'00"E
C16	213.08	635.00	107.75	19°13'35"	212.68	N60°11'22"W
C17	446.63	635.00	231.51	37°35'58"	435.65	N31°45'26"E
C18	22.70	15.00	14.16	86°46'20"	20.59	N56°17'28"W
C19	83.11	154.00	42.60	30°55'18"	82.11	N40°10'30"W

