

LOCATION MAP
NOT TO SCALE

DEVELOPER:
NAVARRO 123M, LLC
1915 WALNUT GREEN DR.
HOUSTON, TX 77062
(713) 557-4250

- NOTES:
- THIS TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE X (AREAS OUTSIDE 0.2% ANNUAL FLOOD CHANCE) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEDERAL INSURANCE RATE MAP PANEL NUMBER 48187C0280F, NOVEMBER 2, 2007.
 - THIS PROPERTY WILL BE SERVED BY THE CITY OF SEGUIN PUBLIC WATER SUPPLY SYSTEM.
 - THIS PROPERTY WILL BE SERVED BY THE CITY OF SEGUIN PUBLIC SEWAGE FACILITIES.
 - ELECTRICITY TO PROPERTY WILL BE SERVED BY CITY OF SEGUIN ELECTRIC.
 - THE FEE IN-LIEU OF PARKLAND DEDICATION AND DEVELOPMENT IS DUE PRIOR TO FINAL PLAT RECORDATION WITH GUADALUPE COUNTY IN ACCORDANCE WITH THE UDC.
 - PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
 - THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY LINES.
 - THERE IS HEREBY DEDICATED A TEN (10) FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT CENTERED AND ADJACENT TO ALL NON-STREET LOT LINES.
 - BEARING BASED ON NAD 83 STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
 - THE MANAGEMENT OF STORMWATER RUNOFF IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THEIR ASSIGNED AGENT. STORMWATER MANAGEMENT INCLUDES, BUT IS NOT LIMITED TO: CONSTRUCTION, MAINTENANCE, AND ONSITE FACILITIES WHETHER TEMPORARY (EROSION/SEDIMENTATION CONTROL) OR PERMANENT INCLUDING CONVEYANCE, STORAGE, DISCHARGE AND REGULATORY COMPLIANCE SISTENT WITH APPLICABLE CITY CODES, ORDINANCES, AND STATE AND FEDERAL LAWS.
 - STORMWATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE OF RUNOFF FROM LAND DEVELOPMENT IS REQUIRED FOR RESIDENTIAL PROPERTIES
 - THE DRAINAGE EASEMENTS INDICATED SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN IN THE EASEMENT EXCEPT BY APPROVED METHODS.

UNIT 2:
ACRES = 14.46
RESIDENTIAL LOTS = 65
DRAINAGE/PARK = 2

TOTAL:
ACRES = 41.38
TOTAL LOTS = 67

DRAINAGE LOTS/PARKS:

P-9: 0.29 AC.
P-10: 1.54 AC.

TOTAL ACREAGE: 1.83 AC.

Curve Table				
Curve #	Length	Radius	Delta	Bearing
C1	23.48'	15.00'	089°40'48"	N44°50'24"E
C2	23.65'	15.00'	090°19'12"	S45°09'36"E
C3	19.89'	325.00'	003°30'20"	N01°45'10"E
C4	24.63'	275.00'	005°07'51"	S02°33'56"W
C5	46.34'	325.00'	008°10'13"	N07°35'27"E
C6	31.41'	275.00'	006°32'42"	S08°24'12"W
C7	23.68'	15.00'	090°26'48"	N33°32'50"W
C8	23.44'	15.00'	089°33'12"	S56°27'10"W
C9	23.68'	15.00'	090°26'48"	N33°32'50"W
C10	16.04'	325.00'	002°49'43"	N10°15'42"E
C12	21.16'	15.00'	080°49'57"	N49°15'49"E
C13	23.56'	15.00'	090°00'00"	S45°19'12"E
C14	23.56'	15.00'	090°00'00"	N44°40'48"E
C16	26.71'	15.00'	102°01'31"	S39°18'27"E
C17	62.81'	300.00'	011°59'46"	N05°40'41"E
C18	61.14'	300.00'	011°40'34"	S05°50'17"W

LEGEND

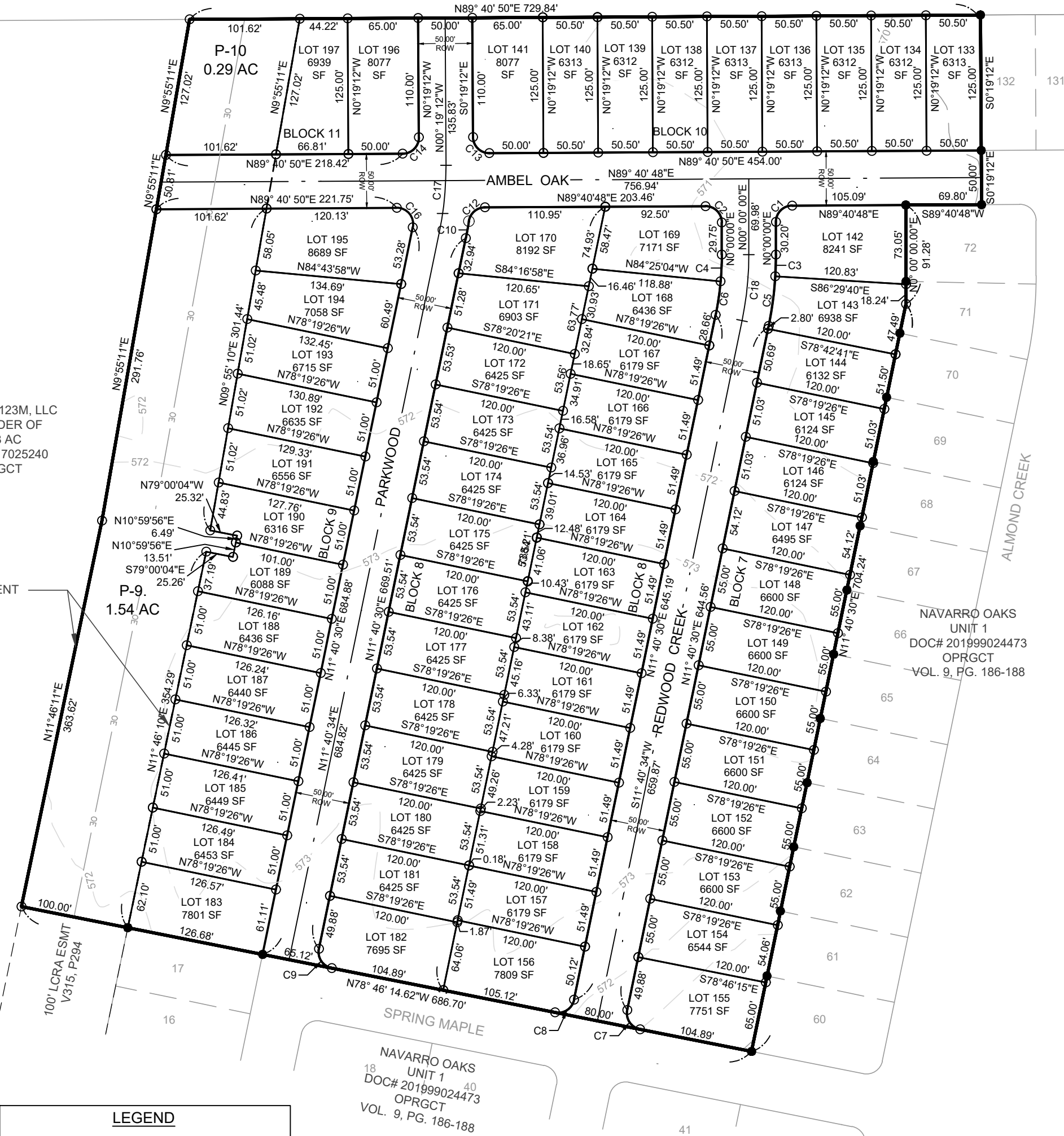
- 1/2" DIAMETER IRON PINS FOUND / UNLESS OTHERWISE NOTED
- 1/2" DIAMETER IRON PINS SET WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING"
- PROPOSED LOT LINE
- EXISTING CONTOURS
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY LINE
- ADJACENT PROPERTY LINE
- APPROXIMATE SURVEY LINE

NAVARRO OAKS UNIT 2 FINAL PLAT

A 14.46 ACRE TRACT LOCATED IN THE MARGARITA CHERINO SURVEY NO. 20, ABSTRACT 10, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, AND ALL BEING OUT OF THE 88.28 ACRE TRACT OF LAND CONVEYED TO NAVARRO 123M, LLC BY DEED OF RECORD IN DOCUMENT NO. 2017025240 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

BERNARD W. & ELWARD S. REISS
LIVING TRUST
VOL. 1340, PG. 202
(DESCRIBED IN VOL. 773, PG. 1180)

NAVARRO 123M, LLC
REMAINDER OF
88.28 AC
DOC# 2017025240
OPRGCT



LEGEND

- 1/2" DIAMETER IRON PINS FOUND WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING" UNLESS NOTED
- 1/2" DIAMETER IRON PINS SET WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING"
- PROPOSED PROPERTY BOUNDARY
- PROPOSED LOT LINE
- RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- XX' BSL BUILDING SETBACK LINE
- XXX EXISTING CONTOUR
- OPRGCT OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS

0 50 100 200
SCALE (FEET)
1" = 100'

STATE OF TEXAS COUNTY
OF GUADALUPE

I (WE) THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, NAVARRO OAKS SUBDIVISION, UNIT 2, TO THE CITY OF SEGUIN, 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, WATERCOURSES, DRAIN, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

JAY ATCHLEY
NAVARRO 123M, LLC
1915 WALNUT GREEN DR.
HOUSTON, TX 77062
(713)557-4250

STATE OF TEXAS COUNTY
OF GUADALUPE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE _____ DAY OF _____, 20____ BY _____ NOTARY PUBLIC (PRINT NAME)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY
OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED RICHARD A. GOODWIN, 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 CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

RICHARD A. GOODWIN, R.P.L.S. #4069
SHERWOOD SURVEYING & S.U.E.
6477 FM 311
SPRING BRANCH, TEXAS 78070

STATE OF TEXAS COUNTY
OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE _____ DAY OF _____, 20____ BY _____ NOTARY PUBLIC (PRINT NAME)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SEGUIN, TEXAS OR ITS RECORDER. IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES.
APPROVED BY THE PLANNING COMMISSION THIS THE _____ DAY OF _____, 20____.

CHAIRPERSON/AGENT

RECORDER

DAVID RABAGO, P.E., CFM
CITY ENGINEER

DATE

STATE OF TEXAS COUNTY
OF GUADALUPE

I, _____ COUNTY CLERK OF GUADALUPE COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATION AND AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ OF _____ AT _____ IN VOLUME _____ AT PAGE _____ OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE _____ DAY OF _____, _____.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

BY: _____, DEPUTY