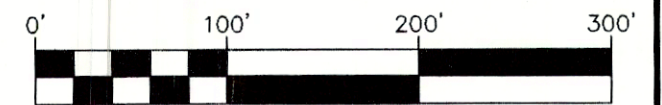


SUBDIVISION PLAT
OF
NAVARRO SOUTH
ELEMENTARY SCHOOL

BEING A TOTAL OF 20.006 ACRE TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 1, AND LOT 900, BLOCK 1, OUT OF A 20.006 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 202499020105 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, OUT OF THE M. CHERINO SURVEY, SURVEY NUMBER 20, ABSTRACT 10, IN THE CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: November 10, 2025

APPROVED AS A MINOR PLAT ON THIS _____ DAY OF _____, 2025 BY THE DIRECTOR OF PLANNING AND THE CITY ENGINEER, CITY OF SEGUIN, TEXAS.

PAMELA CENTENO
DIRECTOR OF PLANNING

MELISSA REYNOLDS, P.E., CFM, MPA
CITY ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS NAVARRO SOUTH ELEMENTARY SCHOOL SUBDIVISION, GUADALUPE COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATERCOURSE DRAINS, EASEMENTS, AND PUBLIC PLACES FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BOARD OF TRUSTEES OF THE NAVARRO
INDEPENDENT SCHOOL DISTRICT
6450 N SH 123
SEGUIN, TEXAS 78155

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MANDY P. EPLEY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATION, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES OF CONSIDERATIONS THEREIN EXPRESSED AND CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

DAY OF _____, A.D. 2025.

NOTARY PUBLIC, GUADALUPE COUNTY, TEXAS

LEGEND

OPR	OFFICIAL PUBLIC RECORDS	DR	DEED RECORDS OF
	GUADALUPE COUNTY, TEXAS		GUADALUPE COUNTY, TEXAS

VOL	VOLUME	AC	ACRE(S)
PG	PAGE(S)	SF	SQUARE FEET
DOC	DOCUMENT NUMBER	BLK	BLOCK
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK		
ETJ	EXTRATERRITORIAL JURISDICTION		

☐ SET 1/2" IRON ROD (PD)
☒ FOUND TxDOT MONUMENTATION
 (TYPE I, II OR III)
 FOUND 1/2" IRON ROD
☒ (UNLESS NOTED OTHERWISE)
 (SURVEYOR)

— — — — — C — — — — —
CENTERLINE

KEY NOTES LEGEND

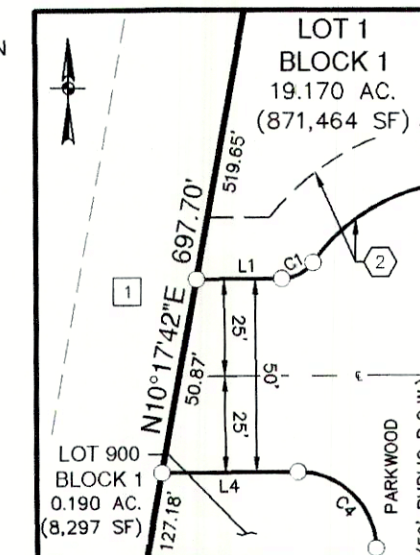
① 15' PUBLIC UTILITY EASEMENT

② 16' PUBLIC UTILITY EASEMENT

1 30' TEMPORARY CONSTRUCTION
EASEMENT
(DOC# 202599011400, OPR)

2 20' PUBLIC UTILITY EASEMENT
(DOC# 202599011399, OPR)

- 1 REMAINDER OF A CALLED
40.33 ACRE TRACT
GARY MINNICH
(DOCUMENT NUMBER
202299017830 OPR)
- 2 NAVARRO OAKS UNIT 1
(DOCUMENT NUMBER
20199024473 OPR)
- 3 NAVARRO OAKS UNIT 2
(DOCUMENT NUMBER
202299017976 OPR)



DETAIL "A"
NOT-TO-SCALE

GENERAL NOTES:

1. SITE SURVEY DATE: 1/29/2025.
2. BASE OF THE BEARING IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. DIMENSIONS SHOWN ARE SURFACE IN US SURVEY FEET, WITH SURFACE ADJUSTMENT FACTOR: 1.00016.
3. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "PAPE-DAWSON" UNLESS OTHERWISE NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/4" IRON ROD WITH WITH YELLOW CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH WASHER MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
4. THIS PLAT IS SUBJECT TO THE CITY OF SEGUIN " UNIFIED DEVELOPMENT CODE."
5. SIDEWALKS AND TRAILS MEETING ADA REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SEGUIN UNIFIED DEVELOPMENT CODE.
6. BUILDING SETBACK LINES SHALL BE PRESCRIBED UNDER THE DESIGNATED ZONING DISTRICT AS ESTABLISHED BY THE CITY OF SEGUIN.
7. LOTS BEING CREATED: 2
LOT: 1 BLOCK: 1
LOT: 900 BLOCK: 1
8. OWNER/DEVELOPER: BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT
ADDRESS: 6450 N SH 123, SEGUIN, TX, 78155
9. THE TRACT OF LAND SHOWN HEREON LIES WITHIN THE NAVARRO

OPEN SPACE:

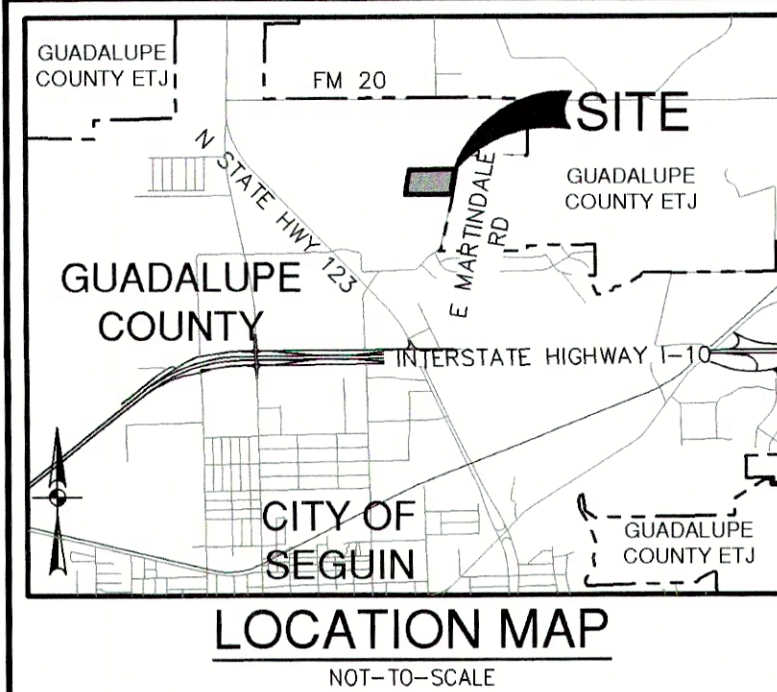
LOT 900, BLOCK 1, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A WEATHER SIREN, DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S89°40'48"W	22.24'
L2	N0°19'12"W	101.27'
L3	S0°19'12"E	105.00'
L4	N89°40'48"E	35.34'
L5	N89°40'22"E	20.24'
L6	S89°40'36"W	20.24'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	10.00'	54°18'53"	N62°31'22"E	9.13'	9.48'
C2	50.00'	198°37'46"	N45°19'12"W	98.68'	173.34'
C3	10.00'	54°18'53"	S26°50'14"W	9.13'	9.48'
C4	20.00'	90°00'00"	N45°19'12"W	28.28'	31.42'



STATE OF TEXAS
COUNTY OF BEXAR

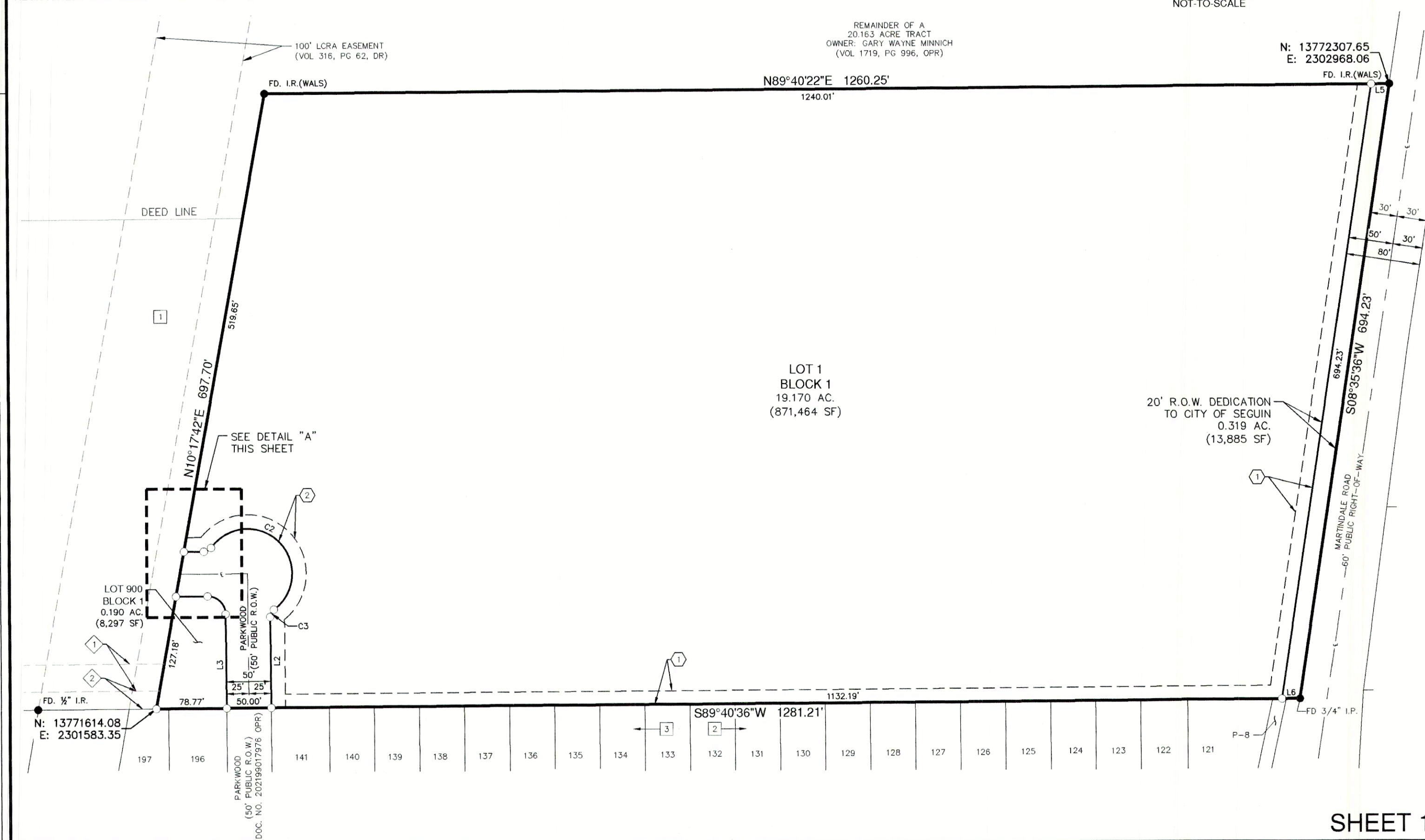
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRATED BY THE CITY OF SEGUIN.

Stacy Weidner
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I, BRIAN LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, INDICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS TRUE AND CORRECT, CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR #6839



SHEET 1 OF 1

