SCALE: 1"= 100'

PAPE-DAWSON

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: November 10, 2025

2025 BY THE DIRECTOR OF PLANNING AND

LEGEND

BLK

ROW

DR DEED RECORDS OF

GUADALUPE COUNTY, TEXAS

SQUARE FEET

RIGHT-OF-WAY

ACRE(S)

BLOCK

OPR OFFICIAL PUBLIC RECORDS

VOLUME

PAGE(S)

O SET 1/2" IRON ROD (PD)

FOUND 1/2" IRON ROD

(UNLESS NOTED OTHERWISE)

(2) 16' PUBLIC UTILITY EASEMENT

BLOCK 1

19.170 AC.

(TYPE I, II OR III)

DOC

CB

GUADALUPE COUNTY, TEXAS

COUNTY BLOCK

NEW CITY BLOCK

JURISDICTION

FOUND TXDOT MONUMENTATION

EXTRATERRITORIAL

DOCUMENT NUMBER

(DOCUMENT NUMBER 202299017830 OPR) NAVARRO OAKS UNIT 1 (DOCUMENT NUMBER 20199024473 OPR) (DOCUMENT NUMBER

1 REMAINDER OF A CALLED

40.33 ACRE TRACT

GARY MINNICH

(871,464 SF) 202199017976 OPR)

STATE OF TEXAS

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

GENERAL NOTES GUADALUPE 1. SITE SURVEY DATE: 1/29/2025. COUNTY ETJ FM 20 2. BASE OF THE BEARING IS THE NORTH AMERICAN DATUM OF 1983 **GUADALUPE** COUNTY ETJ GUADALUPE 😚 COUNTY INJERSTATE HIGHWAY 1-10 4. THIS PLAT IS SUBJECT TO THE CITY OF SEGUIN " UNIFIED **GITY OF** 6. BUILDING SETBACK LINES SHALL BE PRESCRIBED UNDER THE GUADALUPE COUNTY ETJ SEGUIN 7. LOTS BEING CREATED: 2 LOCATION MAP 8. OWNER/DEVELOPER: BOARD OF TRUSTEES OF THE NAVARRO

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.

,0<u>9</u>) 50

50.00

FD. 1/2" I.R.

N: 13771614.08 E: 2301583.35

STACEY L. WEICHERT 84036 84036 CENSES



NAVARRO OAKS UNIT 2 LICENSED PROFESSIONAL ENGINEER **CURVE TABLE** LINE TABLE CURVE # RADIUS DELTA CHORD BEARING CHORD LENGTH INE # | BEARING | LENGTH APPROVED AS A MINOR PLAT ON THIS STATE OF TEXAS 1 1 COUNTY OF BEXAR C1 54'18'53" N62°31'22"E 9.13' 9.48' S89'40'48"W 22.24 10.00' THE CITY ENGINEER, CITY OF SEGUIN, TEXAS. 198'37'46" N45'19'12"W 98.68 173.34" N0'19'12"W 101.27 50.00 I. BRIAN LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, INDICATE TO THE BEST OF MY KNOWLEDGE AND S26'50'14"W 54'18'53' 9.13 9.48 S0'19'12"E 105.00 C3 10.00' BELIEF, THIS PLAT IS TRUE AND CORRECT, CONFORMS TO THE MINIMUM N89°40'48"E 35.34 C4 20.00' 90,00,00, N45"19'12"W 28.28 STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND LOT 900 SURVEYING AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE N89°40'22"E 20.24 PAMELA CENTENO BLOCK 1 PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION. DIRECTOR OF PLANNING S89°40'36"W 20.24 0.190 AC. DETAIL "A' MELISSA REYNOLDS, P.E., CFM, MPA NOT-TO-SCALE CITY ENGINEER REMAINDER OF A 20.163 ACRE TRACT OWNER: GARY WAYNE MINNICH - 100' LCRA EASEMENT N: 13772307.65 (VOL 1719, PG 996, OPR) (VOL 316, PG 62, DR) E: 2302968.06 FD. LR. (WALS N89°40'22"E 1260.25' FD. I.R.(WALS) COUNTY OF GUADALUPE DEED LINE 1 BLOCK 1 20' R.O.W. DEDICATION -19.170 AC (871,464 SF) TO CITY OF SEGUIN 0.319 AC. - SEE DETAIL "A" (13,885 SF) THIS SHEET BLOCK 1 0.190 AC. (8,297 SF) Park Pur

1132.19

129

128

127

126

124

125

123

122

S89°40'36"W 1281.21

131

130

132

133

137

136

135

134

11.STORMWATER RUNOFF MANAGEMENT TO MITIGATE THE

12.THE MANAGEMENT OF STORMWATER RUNOFF IS THE

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

PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK

MARKED "PAPE-DAWSON" UNLESS OTHERWISE NOTED.

MONUMENTS AND LOT MARKERS WILL BE SET WITH 1 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

SIDEWALKS AND TRAILS MEETING ADA REQUIREMENTS SHALL BE

PROVIDED IN ACCORDANCE WITH THE CITY OF SEGUIN UNIFIED

DESIGNATED ZONING DISTRICT AS ESTABLISHED BY THE CITY OF

9. THE TRACT OF LAND SHOWN HEREON LIES WITHIN THE NAVARRO

10. THIS TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE " X"

AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT

AGENCY (FEMA) FEDERAL INSURANCE RATE MAP PANEL

SURFACE ADJUSTMENT FACTOR: 1.00016.

CONSTRUCTION UNLESS NOTED OTHERWISE.

DEVELOPMENT CODE.

DEVELOPMENT CODE

LOT: 1 BLOCK: 1

LOT: 900 BLOCK: 1

INDEPENDENT SCHOOL DISTRICT

INDEPENDENT SCHOOL DISTRICT.

48187C0280G DATED 3/27/2024.

ADDRESS: 6450 N SH 123, SEGUIN, TX, 78155

SEGUIN.

INCREASE OF RUNOFF FROM LAND DEVELOPMENT IS REQUIRED.

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 CONSISTENT WITH

APPLICABLE CITY CODES, ORDINANCES, AND STATE AND

FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO

THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY

AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN

AND DRAINAGE EASEMENTS, DRAINAGE LOTS, AND/OR OPEN

14.OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING

15. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION,

MAINTENANCE. (INCLUDING BUT NOT LIMITED TO THE REMOVAL

OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS,

AND THE REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITY

LOT 900, BLOCK 1, IS DESIGNATED AS OPEN SPACE AND AS A COMMON

AREA AND A WEATHER SIREN, DRAINAGE, SEWER, WATER, ELECTRIC,

13. THE DRAINAGE EASEMENT INDICATED SHALL BE KEPT CLEAR OF

INTO THE EASEMENT EXCEPT BY APPROVED METHODS.

INFRASTRUCTURE AND APPURTENANCES.

FEDERAL LAW.

SPACE LOTS.

16.UTILITY PROVIDERS:

OPEN SPACE:

WATER: SEGUIN

ELECTRIC: SEGUIN

WASTEWATER: SEGUIN

CABLE/TELEPHONE: SPECTRUM

GAS, TELEPHONE AND CABLE TV EASEMENT.

NATURAL GAS: CENTERPOINT

SHEET 1 OF 1

←FD 3/4" I.P.