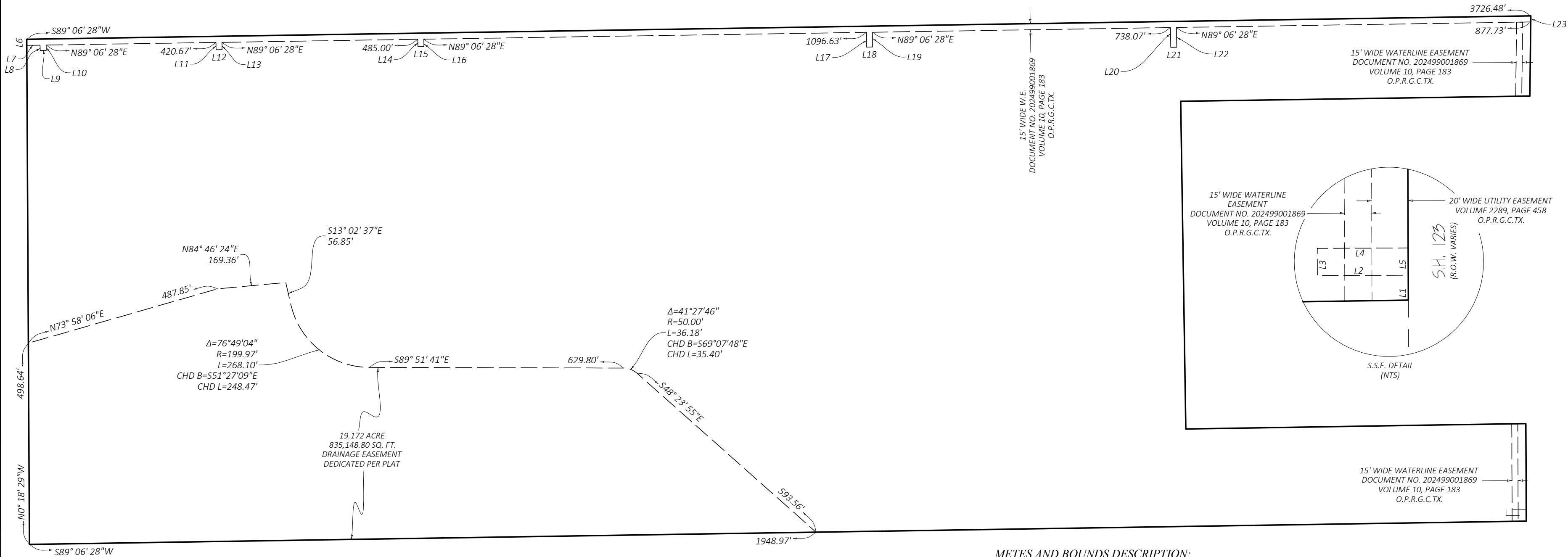
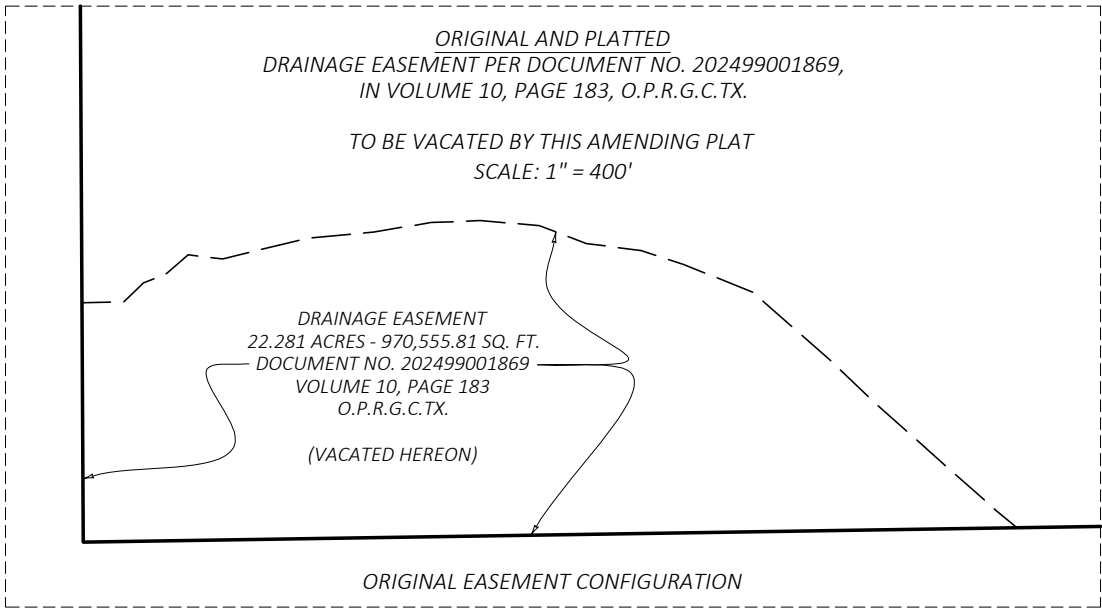


AMENDING PLAT OF
NAVARRO HIGH SCHOOL SUBDIVISION
BEING 90.851 ACRES OF LAND, MORE OR LESS, OUT OF SUBDIVISION 210 , THE ANTONIO M. ESNAURRIZAR SURVEY, ABSTRACT NO. 20,
SITUATED IN THE CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, SAID 90.851 ACRES BEING ALL OF LOT 1,
FINAL PLAT, NAVARRO HIGH SCHOOL SUBDIVISION, ACCORDING TO THE MAP OR PLAT RECORDED AS
DOCUMENT NO. 202499001869 IN VOLUME 10, PAGE 183, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



LINE TABLE		
L #	BEARING	LENGTH
L1	N0°14'45\"W	13.70'
L2	N89°45'15\"E	50.00'
L3	S0°14'45\"E	15.00'
L4	S89°45'15\"W	50.00'
L5	N0°14'45\"W	15.00'
L6	S0°18'29\"E	15.00'
L7	N89°06'28\"E	33.12'
L8	S0°53'32\"E	13.28'
L9	N89°06'28\"E	15.00'
L10	N0°53'32\"W	13.28'
L11	S0°53'32\"E	18.13'
L12	N89°06'28\"E	15.00'
L13	N0°53'32\"W	18.13'
L14	S0°53'32\"E	18.13'
L15	N89°06'28\"E	15.00'
L16	N0°53'32\"W	18.13'
L17	S0°00'02\"W	36.50'
L18	N89°06'28\"E	15.00'
L19	N0°00'02\"E	36.50'
L20	S0°53'32\"E	48.90'
L21	N89°06'28\"E	15.00'
L22	N0°53'32\"W	48.90'
L23	N0°41'42\"E	15.01'



BARTOSKEWITZ FARM FOUNDATION
REMAINDER OF 98 8/9 ACRES
DOCUMENT NO. 022981
VOLUME 4157, PAGE 319
O.P.R.G.C.TX.

PLANNING DIRECTOR/CITY ENGINEER SIGNATURE BLOCK:

APPROVED AS A AMENDING PLAT THIS ____ DAY OF _____, 20 ____, BY THE DIRECTOR OF
PLANNING AND CITY ENGINEER, CITY OF SEGUIN TEXAS.

PAMELA CENTENO DATE

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

METES AND BOUNDS DESCRIPTION:

BEING 90.851 ACRES OF LAND, MORE OR LESS, OUT OF SUBDIVISION 210 , THE ANTONIO M. ESNAURRIZAR SURVEY, ABSTRACT NO. 20, SITUATED IN THE CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, SAID 90.851 ACRES BEING ALL OF THAT 70.290 ACRE TRACT CONVEYED TO BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT BY SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 202299014677, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS (O.P.R.G.C.TX.), ALSO BEING ALL OF THAT 20.082 ACRE TRACT CONVEYED TO BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT BY DONATION DEED RECORDED AS DOCUMENT NO. 202399000520, (O.P.R.G.C.TX) AND ALSO BEING ALL OF THAT 0.479 ACRE TRACT CONVEYED TO BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT BY SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 202399018048, (O.P.R.G.C.TX), SAID 90.851 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD WITH CAP STAMPED "TRI COUNTY", SAID POINT BEING ACCEPTED AS THE SOUTHWESTERLY CORNER OF THAT 15.92 ACRE TRACT CONVEYED TO BARTOSKEWITZ FARM FOUNDATION BY CORRECTION WARRANTY DEED RECORDED AS DOCUMENT NO. 11-005019, IN VOLUME 2977, PAGE 285, (O.P.R.G.C.TX.), ALSO BEING ACCEPTED AS THE SOUTHEASTERLY CORNER OF SAID 70.290 ACRE TRACT AND ALSO BEING ACCEPTED AS A POINT IN THE NORTHERLY LIMITS OF SAID 20.082 ACRE TRACT;

THENCE N 89° 06' 28" E, 842.41 FEET LEAVING THE EASTERLY LIMITS OF SAID 70.290 ACRE TRACT, WITH THE COMMON SOUTHERLY LIMITS OF SAID 15.92 ACRE TRACT, THE NORTHERLY LIMITS OF SAID 20.082 ACRE TRACT AND THE NORTHERLY LIMITS OF SAID 0.497 ACRE TRACT TO A FOUND IRON ROD WITH CAP STAMPED "BYRN SURVEY", SAID POINT BEING ACCEPTED AS A POINT IN THE WESTERLY RIGHT OF WAY LIMITS OF S.H. 123, VARIABLE IN WIDTH, ALSO BEING ACCEPTED AS THE SOUTHEASTERLY CORNER OF SAID 15.92 ACRE TRACT AND AS THE NORTHEASTERLY CORNER OF SAID 0.497 ACRE TRACT;

THENCE S 00° 14' 45" E, 241.52 FEET LEAVING THE SOUTHERLY LIMITS OF SAID 15.92 ACRE TRACT, WITH THE COMMON WESTERLY RIGHT OF WAY LIMITS OF SAID S.H. 123, THE EASTERLY LIMITS OF SAID 20.082 ACRE TRACT AND THE EASTERLY LIMITS OF SAID 0.497 ACRE TRACT TO A SET 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING" (S.I.R.C.), SAID POINT BEING ACCEPTED AS THE NORTHEASTERLY REMAINDER CORNER OF THAT 98 8/9 ACRE TRACT CONVEYED TO BARTOSKEWITZ FARM FOUNDATION BY CORRECTION SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 022981 IN VOLUME 4157, PAGE 319, (O.P.R.G.C.TX.), AND AS THE SOUTHEASTERLY CORNER OF SAID 20.082 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE S 89° 06' 28" W, 3,708.53 FEET LEAVING THE WESTERLY RIGHT OF WAY LIMITS OF SAID S.H. 123, WITH THE COMMON NORTHERLY LIMITS OF SAID 98 8/9 ACRE REMAINDER TRACT AND THE SOUTHERLY LIMITS OF SAID 20.082 ACRE TRACT TO A (S.I.R.C.), SAID POINT BEING ACCEPTED AS THE NORTHWESTERLY REMAINDER CORNER OF SAID 98 8/9 ACRE TRACT, ALSO BEING ACCEPTED AS A POINT IN THE EASTERLY LIMITS OF THAT 11.84 ACRE TRACT CONVEYED TO JOHN D. BENHAM, JR. BY WARRANTY DEED RECORDED AS DOCUMENT NO. 7570 IN VOLUME 1103, PAGE 636, (O.P.R.G.C.TX) AND ALSO BEING ACCEPTED AS THE SOUTHWESTERLY CORNER OF SAID 20.082 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE N 00° 18' 29" W, 1,251.57 FEET LEAVING THE NORTHERLY LIMITS OF SAID 98 8/9 ACRE REMAINDER TRACT, WITH THE COMMON EASTERLY LIMITS OF SAID 11.84 ACRE TRACT, THE WESTERLY LIMITS OF SAID 20.082 ACRE TRACT AND THE WESTERLY LIMITS OF SAID 70.290 ACRE TRACT TO A (S.I.R.C.), SAID POINT BEING ACCEPTED AS THE SOUTHWESTERLY REMAINDER CORNER OF THAT 253.68 ACRE TRACT CONVEYED TO LAYNE L. PULS AND SUSAN J. PULS BY ADMINISTRATOR'S DEED RECORDED AS DOCUMENT NO. 15534 IN VOLUME 2655, PAGE 1004, (O.P.R.G.C.TX) AND ALSO BEING ACCEPTED AS THE NORTHWESTERLY CORNER OF SAID 70.290 ACRE TRACT, FOR THE NORTHWESTERLY CORNER HEREOF, PASSING AT 241.51 FEET A FOUND IRON ROD WITH CAP - ILLEGIBLE, SAID POINT BEING ACCEPTED AS THE COMMON NORTHWESTERLY CORNER OF SAID 20.082 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID 70.290 ACRE TRACT;

THENCE N 89° 06' 28" E, 3,726.48 FEET LEAVING THE EASTERLY LIMITS OF SAID 11.84 ACRE TRACT, WITH THE COMMON SOUTHERLY LIMITS OF SAID 253.68 ACRE REMAINDER TRACT AND THE NORTHERLY LIMITS OF SAID 70.290 ACRE TRACT TO A (S.I.R.C.), SAID POINT BEING ACCEPTED AS A POINT IN THE WESTERLY RIGHT OF WAY LIMITS OF SAID S.H. 123, ALSO BEING ACCEPTED AS THE SOUTHEASTERLY REMAINDER CORNER OF SAID 253.68 ACRE TRACT AND ALSO BEING ACCEPTED AS THE NORTHEASTERLY CORNER OF SAID 70.290 ACRE TRACT, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE S 00° 41' 42" W, 198.43 FEET LEAVING THE SOUTHERLY LIMITS OF SAID 253.68 ACRE REMAINDER TRACT, WITH THE COMMON WESTERLY RIGHT OF WAY LIMITS OF SAID S.H. 123 AND THE EASTERLY LIMITS OF SAID 70.290 ACRE TRACT TO A FOUND IRON ROD WITH CAP STAMPED "TRI COUNTY", SAID POINT BEING ACCEPTED AS THE NORTHEASTERLY CORNER OF SAID 15.92 ACRE TRACT;

THENCE LEAVING THE WESTERLY RIGHT OF WAY LIMITS OF SAID S.H. 123, WITH THE COMMON LIMITS OF SAID 15.92 ACRE TRACT AND SAID 70.290 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- S 89° 07' 24" W, 864.95 FEET TO A FOUND IRON ROD WITH CAP STAMPED "TRI COUNTY", SAID POINT BEING ACCEPTED AS THE NORTHWESTERLY CORNER OF SAID 15.92 ACRE TRACT;
- S 00° 53' 46" E, 811.87 FEET TO THE POINT OF BEGINNING HEREOF, CONTAINING A CALCULATED AREA OF 3,957,468.65 SQ. FT., 90.851 ACRES.

ENGINEER'S CERTIFICATION:

I, IVAN RODRIGUEZ, 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 GRANTED BY THE CITY OF SEGUIN.

IVAN RODRIGUEZ - P.E. 148613 DATE
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON CONSULTING ENGINEERS, LLC
TBPE FIRM NO.: F-470
10801 NORTH MOPAC EXPRESSWAY,
AUSTIN, TX. 78759

SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, 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.

2025/10/10
SCOTT A. HAHN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR #6375
TBPLS FIRM NO.: 10193894
SPOT ON SURVEYING, INC.
614 JERRYS LANE
BUDA, TX. 78610



OWNER'S CERTIFICATION:

THAT (WE) THE BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS

AMENDING PLAT OF NAVARRO HIGH 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 STREETS, ALLEYS, PARKS, WATERCOURSES DRAINS, EASEMENTS, AND PUBLIC PLACES FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PROPERTY OWNER/AGENT: DATE
BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT
6450 N. S.H. 123
SEGUIN, TEXAS 78155

STATE OF TEXAS:
COUNTY OF GUADALUPE:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____
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 THEREIN EXPRESSED AND CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC DATE
IN AND FOR THE STATE OF _____