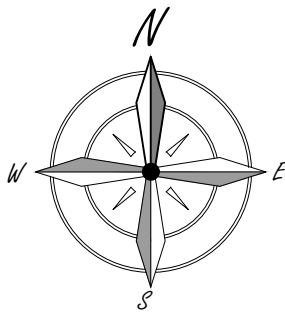
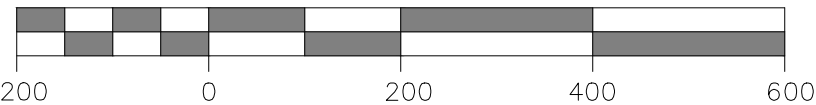


AMENDING PLAT OF
NAVARRO HIGH SCHOOL SUBDIVISION

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.



GRAPHIC SCALE
1" = 200'



LAYNE L. PULS AND
SUSAN J. PULS
REMAINDER OF 253.68 ACRES
DOCUMENT NO. 15534
VOLUME 2655, PAGE 1004
O.P.R.G.C.TX.

REFERENCE LEGEND:

R.O.W. = RIGHT OF WAY
O.P.R.G.C.TX. = OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.B. = POINT OF BEGINNING
S.S.E. = SANITARY SEWER EASEMENT

LINETYPE LEGEND:

———— BOUNDARY
———— RIGHT OF WAY
- - - - - ADJOINING LOT LINES
- - - - - EASEMENT
- - - - - BROKEN LINE, NOT TO SCALE

MONUMENT LEGEND / NOTES:

● = SURVEY MONUMENT STAMPED
"SPOT ON SURVEYING", SET UPON APPROVAL
○ = FOUND SURVEY MONUMENT AS DESCRIBED
[A] = FOUND IRON ROD WITH CAP STAMPED "BYRN SURVEY"
[B] = FOUND IRON ROD WITH CAP STAMPED "TRI COUNTY"
[C] = FOUND IRON ROD WITH CAP - ILLEGIBLE
[D] = FOUND 1/2" IRON ROD
[E] = FOUND 1" SQUARE IRON ROD
[F] = FOUND CONC. TXDOT MONUMENT
[G] = FOUND 3/4" IRON ROD

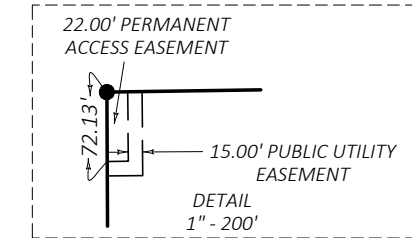
FLOYD AND JAMIE BRAUNE
20.250 ACRES
VOLUME 1627, PAGE 725
O.P.R.G.C.TX.
GPID - 56121

551° 00' 49"W
6.50'
S89° 11' 38"W
233.90'
LINK RD.
(R.O.W. VARIES)
S89° 34' 05"W
267.22'
N0° 48' 22"W
55.59'

JOHN D. BENHAM, JR.
11.84 ACRES
DOCUMENT NO. 7570
VOLUME 1103, PAGE 636
O.P.R.G.C.TX.

EASEMENTS DEDICATED BY
DOCUMENT NO. 202499001869
VOLUME 10, PAGE 183
O.P.R.G.C.TX.

SEE DETAIL THIS SHEET



WATERLINE EASEMENT
DOCUMENT NO. 202499001869
VOLUME 10, PAGE 183
O.P.R.G.C.TX.

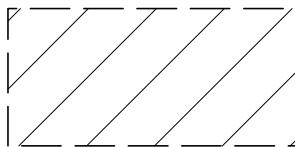
SEE EASEMENTS SHEET 2

LOT 1
90.851 ACRES
3957468.65 SQ. FT.

DRAINAGE EASEMENT,
SEE EASEMENTS SHEET 2

FLOODPLAIN LIMITS ESTABLISHED BY CIVIL
ENGINEER REFERENCED HEREON

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



AREA BEING AMENDED:
SCALE: 1" = 200'

AMENDING NOTES:

19.17 ACRES BEING AMENDED WAS PREVIOUSLY PLATTED AS A DRAINAGE EASEMENT IN THE NAVARRO HIGH SCHOOL
SUBDIVISION, RECORDED IN VOLUME 10, PAGES 183 - 184, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

REASON FOR AMENDING:

ADJUSTMENT OF THE DRAINAGE EASEMENT IN ACCORDANCE WITH THE CITY OF SEGUIN STORMWATER CRITERIA
MANUAL AND AN APPROVED STORMWATER DRAINAGE REPORT RELATED TO THE HIGH SCHOOL PROPERTY.

GVEC NOTES:

ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.

WHERE UNDERGROUND SERVICES ARE UTILIZED 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.

EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.

ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.

ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER
OBSTRUCTIONS WHICH IMPEDE ACCESS, ENDANGER, OR INTERFERE WITH USE OF EASEMENT), INSPECTING, PATROLLING, READING OF METERS,
RECONSTRUCTION AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.

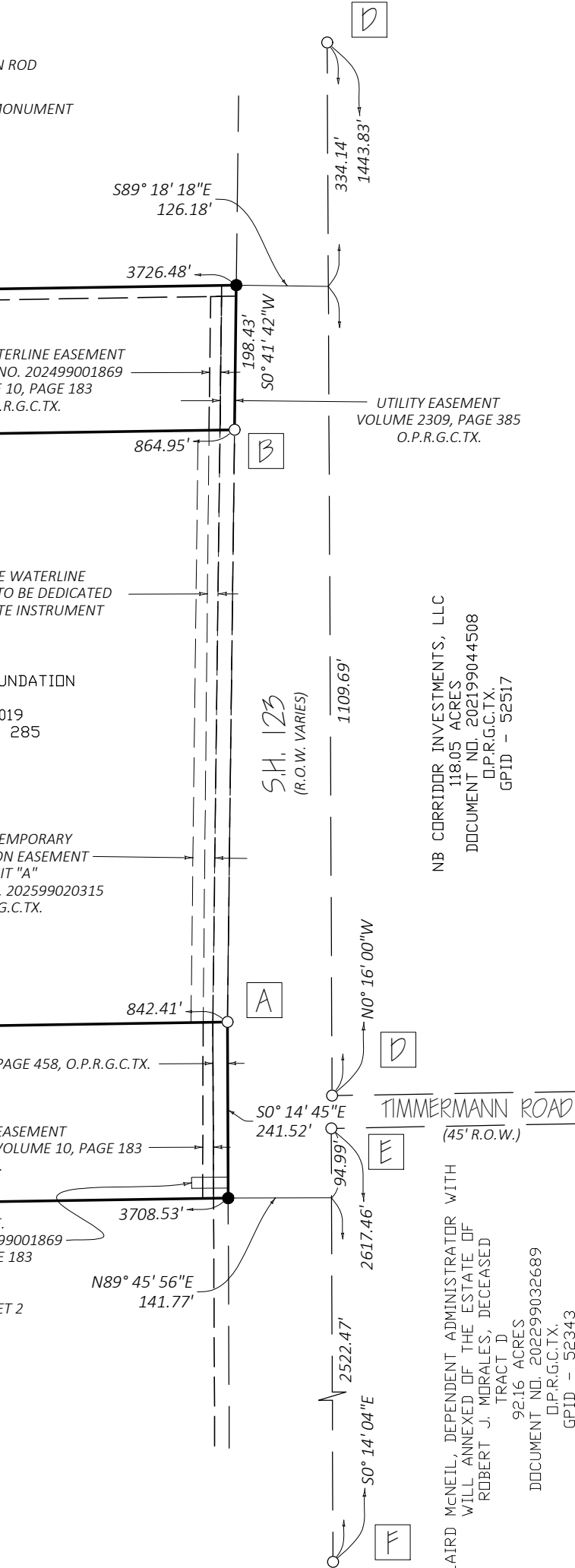
NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS
OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.

THIS SUBDIVISION PLAT OF FINAL PLAT, NAVARRO HIGH SCHOOL SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY
ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

GENERAL NOTES:

- SITE SURVEY DATE: NOVEMBER 2022
- BASIS OF BEARINGS: THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE
SYSTEM NAD83, SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY
THE NGS-OPUS WEBSITE AND VERIFIED BY TYING INTO LCRA BENCHMARK NO. A286 HAVING THE ELEVATION
OF 572.29 FEET, NAVD 88 DATUM, BEING A 3" DISC MONUMENT STAMPED "LOWER COLORADO RIVER
AUTHORITY 1995-A286".
- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SPOT ON SURVEYING" UNLESS
OTHERWISE NOTED. MONUMENTS OR PINS WERE FOUND OR SET AT EACH CORNER OF SURVEY BOUNDARY IN
ACCORDANCE WITH THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND
SURVEYING.
- THIS PLAT IS SUBJECT TO THE CITY OF SEGUIN "UNIFIED DEVELOPMENT CODE".
- SIDEWALKS MEETING ADA REQUIREMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE
REGULATIONS OF THE CITY OF SEGUIN AT THE TIME OF DEVELOPMENT.
- BUILDING SETBACK LINES SHALL BE PRESCRIBED UNDER THE DESIGNATED ZONING DISTRICT AS ESTABLISHED
BY THE CITY OF SEGUIN.
- LOTS BEING CREATED:
LOT: 1, BLOCK 1
- OWNER/DEVELOPER: BOARD OF TRUSTEES OF THE NAVARRO INDEPENDENT SCHOOL DISTRICT
ADDRESS: 6450 N. S.H. 123, SEGUIN, TEXAS 78155
- THIS TRACT OF LAND SHOWN HEREON LIES WITHIN THE NAVARRO INDEPENDENT SCHOOL DISTRICT.
- THIS TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" AS SHOWN ON THE NATIONAL FLOOD
INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP NO. 48187CD140F, DATED NOVEMBER 2, 2007,
COMMUNITY PANEL NO. 480266, GUADALUPE COUNTY, TEXAS.
- STORMWATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE OF RUNOFF FROM LAND DEVELOPMENT
IS REQUIRED.
- THE MANAGEMENT OF STORM WATER 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 CONSISTENT
WITH APPLICABLE CITY CODES, ORDINANCES, AND STATE AND FEDERAL LAW.
- OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENTS, DRAINAGE LOTS
AND/OR OPEN SPACE LOTS.
- 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 INFRASTRUCTURE AND APPURTENANCES.
- UTILITY PROVIDERS:
WATER: CITY OF SEGUIN
ELECTRIC: GVEC
WASTEWATER: CITY OF SEGUIN



VICINITY MAP
NOT TO SCALE

SOS J/N: 0021-22-001